

VILLAGE OF WAPPINGERS FALLS
Offices of Planning/Zoning
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**AGENDA OF THE PLANNING
BOARD**

January 4, 2024

The Planning Board of the Village of Wappingers Falls will hold a meeting at the American Legion Hall, 7 Spring Street, Wappingers Falls, on January 4, 2024, beginning at 7 p.m. There will be one continuation of a public hearing.

The agenda is as follows:

ROLL CALL

APPROVAL OF December 7, 2023, MINUTES

CONTINUATION OF PUBLIC HEARING

BUCKINGHAM-

Nelson Avenue (Grid #6158-13-071325) – Dan F. Leary, Esq., Berlandi Nussbaum & Reitzas LLP (Attorney) – Eric M. Schlobohm, PE, Sr. Associate, and Richard D. Williams Jr., PE, Insite Engineering, Surveying & Landscape Architecture, P.C. (Engineers)

The property is located in the Residential Mixed Use (RMU) zoning district. The applicant is proposing 188-units in a mixed residential housing complex consisting of townhomes and apartment buildings.

CONTINUED APPLICATIONS

DELAVERGNE AVENUE

(Grid # 134601-6158-09-246621-0000) Toje Delavergne LLC (Owner/Applicant)- Lawrence J. Paggi, PE, PC, and Christian Paggi (Senior Engineer). The property is located in the Village Mixed Use (VMU) zoning district. The applicant is proposing the addition of a dumpster enclosure to the existing parking lot.
Applicant to supply easement information.

ONGOING APPLICATIONS

WENDY'S

1601 Route 9 (Grid #6158-19-517247) CKA Management (Owner)- Luis Montoya (Applicant)- Donald Wallin of Wallin Gomez Architects LTD. The property is located in the Village Commercial (VC) zoning district. The applicant is proposing an architectural review and a new sign.

NEW APPLICATIONS

58 MCKINNLEY STREET

(Grid# 135601-6158-13-208259)- Market Properties, Inc. (Owner), Ernst Martin Jr., PE, LS (Engineer/Applicant)

The property is currently located in the commercial mixed-use (CMU) zoning district. **(to be known in the future as the Bleachery District (B) zoning district upon adoption of the new zoning code)**. The applicant is proposing to realign the property line to reflect the actual site conditions regarding the parking area and rear patio.

SITE PLAN AND SPECIAL USE PERMIT

DEMCO, LLC

1546 Route 9 (Grid #6158-19-582123) Danny Petrizzo (Owner/Applicant)

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing a change of use from an existing restaurant to an Adult-Use Cannabis Retail Dispensary.