

VILLAGE OF WAPPINGERS FALLS  
Offices of Planning/Zoning  
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**MINUTES OF THE PLANNING BOARD**  
**December 7, 2023**

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The Planning Board of the Village of Wappingers Falls will hold a meeting at the American Legion Hall, 7 Spring Street, Wappingers Falls, on December 7, 2023, beginning at 7 p.m. One continuation of a public hearing.

The agenda is as follows:

**Present:** Tom Morris-Chair, Joseph Simoni-Vice Chair, Rachelle Louis (Member), Laura Holmes McCarthy (Member), Robert McDonough (Member), Joseph Rivera-Ramos (Alternate), Lisa Cobb (Attorney), Michele Robinson Greig (Environmental Consultant), Todd Atkinson (Engineer), Brenda Alfonso (Planning and Zoning Assistant)

**Absent:** Hilda Duque (Alternate)

**Approval of November 2, 2023 Minutes**

Motion: Joseph Simoni

Second: Rachelle Louis

All in favor-none opposed.

Abstain: Laura Holmes McCarthy and Robert McDonough

**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.

**Motion to open the public hearing:**

Motion: Laura Holmes McCarthy

Second: Robert McDonough

All in favor- none opposed.

**Motion to adjourn the public hearing:**

Motion: Joseph Simoni  
Second: Laura Holmes McCarthy  
All in favor-none opposed.

**CONTINUED 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 Commercial Mixed Use (CMU) zoning district. The applicant is proposing an architectural review and a new sign.

There was no representative present for the project.  
Michele Greig read her comments on this project.

**2544 SOUTH AVENUE**

**(Grid #6157-06-301997) Djallel Bouneffouf (Owner/Applicant) John Sullivan and William Moreau, P.E. (Consultant).** This property is located in the Village Residential (VR) zoning district. The applicant is requesting a site plan review for an amended site plan of an existing two-family residence proposing two additional dwelling units. Four-family total, site plan improvements for landscaping and refuse area. Also, a new exterior stair to 3<sup>rd</sup> level dwelling unit.

**Motion to approve Resolution to establish the intent of the Planning Board to be the Lead Agency for the 2544 South Avenue project:**

Motion: Laura Holmes McCarthy  
Second: Robert McDonough  
All in favor- none opposed.

Some revisions need to be made to plans to meet lot coverage requirements, Exterior stairs will be moved to the interior. Once changes are made and approved, we will need the County's approval

**1542 ROUTE 9**

**(Grid #6158-19-582114) Samuel Finnerman (Owner) 7-Eleven, Inc. (Applicant) David Leiffer, PE, Core States Group (Engineer).** This property is located within the Commercial Mixed Use (CMU) zoning district. The applicant is proposing an amended site plan to replace fuel tanks.

Comments from consultants were read and discussed with the representatives. No action was taken by the planning board at this time.  
We will not include it on future agendas until notified by the project coordinator for the next steps.

The Consultants were excused from the meeting.

**HUDSON VALLEY CREDIT UNION**

**11 Marshall Road (Grid #6157-07-709968) Hudson Valley Credit Union (Owner) Paul Beichert-Timely Signs of Kingston (Applicant)** This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing new signs.

**Motion to classify as a type II under SEQR:** Motion:

Joseph Simoni

Second: Laura Holmes McCarthy

All in favor-none opposed.

**Motion was made to approve the new signs:** Motion:

Rachelle Louis

Second: Robert McDonough

All in favor- none opposed.

**SALT BOUTIQUE LAB, LLC**

**70 E Main Street (Grid#6158-18-453222) Reina Barrett-Baas (Owner/Applicant).**

This property is located in the Village Commercial Use (VC) Zoning District. The applicant is proposing a new business, a Wellness Training Center, and a sign.

**Motion to classify the use as a type II project under SEQR:**

Motion: Joseph Simoni

Second: Robert McDonough

All in favor-none opposed.

**Motion was made to approve the use:**

Motion: Laura Holmes McCarthy

Second: Joseph Simoni

All in favor- none opposed.

**Motion was made to approve the sign:**

Motion: Joseph Simoni

Second: Rachelle Louis

All in favor- none opposed.

**BEST TILE**

**1671 Route 9 (Grid # 6158-14-488445) MFRIL, LLC Mr. Bill Dupuis (Owner) GNS Group, LTD (Applicant)** This property is located in the Village Commercial Mixed Use (CMU) zoning district. The applicant is proposing a new sign.

**Motion was made to classify the project as a type II under SEQR**

Motion: Laura Holmes McCarthy

Second Joseph Simoni

All in favor-none opposed.

**Motion to approve sign:**

Motion: Laura Holmes McCarthy

Second Joseph Simoni

All in favor-none opposed.

**QUINCY'S CANDY SHOP**

**2651 E. Main Street (Grid #6158-14-316251) Marybeth Wise (Owner) Amy Hall**

**(Applicant)** This property is located within the Village Commercial Use (VC) zoning district. The applicant is proposing a retail store.

**Motion to classify the use as a type II project under SEQR:**

Motion: Joseph Simoni

Second: Robert McDonough

All in favor-none opposed.

**Motion to approve use:**

Motion: Laura Holmes McCarthy

Second: Robert McDonough

All in favor- none opposed.

Chairperson Tom Morris notified the Board that Laura Holmes McCarthy was stepping down from her position. A luncheon will be held on December 17, 2023, at Café Con Leche at noon. Laura will be missed.

Chairperson Morris reminded all the education requirements.

**Motion was made to adjourn the meeting at 8:00 pm.:**

Motion: Laura Holmes McCarthy

Second: Rachelle Louis

All in favor- none opposed.