

VILLAGE OF WAPPINGERS FALLS
Offices of Planning/Zoning
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**MINUTES 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-Present- *Joseph Simoni (Chair) Joseph Ramos Rivera (Member), Rachele Louis (Member), Robert McDonough (Member)*

Also present- Lisa Cobb (attorney), Michelle Greig (Consultant), Todd Atkinson (Consultant), Brenda Alfonso (Secretary to Planning and Zoning Boards)

Absent- *Tom Morris*

APPROVAL OF December 7, 2023, MINUTES

Motion: Joseph Ramos Rivera

Second: Robert McDonough

All in favor-none opposed

Carried.

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.

Motion to open the public hearing:

Motion: Rachele Louis

Second: Joseph Ramos Rivera
All in favor-none opposed
Carried.

Motion to adjourn the public hearing to February 2, 2024:
Motion: Rachelle Louis
Second: Robert McDonough
All in favor-none opposed.
Carried.

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.

Refer to County.

Motion for no public hearing:
Motion: Joseph Ramos Rivera
Second: Robert McDonough
All in favor-none opposed.
Carried.

Motion to classify as a Type II action:
Motion: Joseph Ramos Rivera
Second: Robert McDonough
All in favor-none opposed.
Carried.

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.

No representative present.

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.

Motion to classify as a Type II action:

Motion: Rachelle Louis

Second: Robert McDonough

All in favor-none opposed.

Carried.

Public hearing set for February 2, 2024

Draft publication to Ernie with a mailing list.

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.

DISCUSSION

2722 WEST MAIN STREET

(Grid #6158-14-267424) Adam Lauricella (Owner/Applicant) The property is located in the Village Residential District (VR), Mr. Lauricella is proposing converting a basement to an apartment.

This is prohibited in the VR Zoning District.

Motion to adjourn the meeting at 8:10 PM:

Motion: Rachelle Louis

Second: Joseph Ramos Rivera

All in favor-none opposed.

Carried.

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