



Village of Wappingers Falls

Office of Planning & Zoning

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MINUTES OF PLANNING BOARD MEETING HELD 11/07/2019

Present: Tom Morris – Chairman, Bonnie Kieffer – Vice Chair, Trent Atkinson, Michael Ruffen, Alix Winsby, Adam Lauricella (Alternate), Donald McCormick (Alternate), George Moran (Alternate), Lisa M. Cobb (Attorney), Christian Moore (Engineering Consultant), Michele Greig (Planning Consultant)

Absent: None

Meeting was called to order at 7:00 p.m.

CONTINUED PUBLIC HEARING

West Village Lofts – 2701 West Main Street – (Grid # 6158-14-276356) and 7 Church Street (Grid # 6158-14-267355) – Michael Kocan (owner and applicant) - Site Plan Application

The property is located in a Village Commercial (VC) zoning district. The applicant is proposing to construct a 4-story mixed use building consisting of 3,000 square feet of commercial space on the first floor and 15 residential units on the 2nd, 3rd, and 4th floors. The proposed parking will consist of 18 spaces and will have access via Church Street. **Adjourned at the request of the applicant.**

Motion to open public hearing:

Motion: Bonnie Kieffer

Second: Alix Winsby

All in favor - none opposed

Abstain: Trent Atkinson

Motion to adjourn the public hearing until the December 11, 2019 meeting:

Motion: Michael Ruffen

Second: Bonnie Kieffer

All in favor – none opposed

Abstain: Trent Atkinson

CONTINUED APPLICATIONS

Farm Stores - 1574 Route 9 - (Grid # 6158-15-589264) - Imperial Improvements LLC (owner), Richard Barone (applicant) - Site Plan and Special Use Permit

The property is located in the Commercial Mixed Use (CMU) zoning district. The applicant seeks to open a Farm Stores franchise in the location.

Motion to Rescind the Classification of the Project as a Type II Action under SEQRA:

Motion: Trent Atkinson

Second: Bonnie Kieffer

All in favor - none opposed

- Review of Michele Greig's comment letter
- Review of Christian Moore's comment letter
- A public hearing will be set for the next Planning Board meeting on December 11, 2019

35 Downey Avenue – (Grid # 6158-13-201438) – Daniel Garay Jr. (owner and applicant) – Subdivision Application

The property is located in a Residential (R) zoning district. The applicant is proposing to subdivide a 0.35-acre parcel into two residential parcels, lot #1 will be 0.175 acres and lot #2 will be 0.174 acres.

- Review of Michele Greig's comment letter
- Review of Christian Moore's comment letter

Motion to approve Resolution:

Motion: Bonnie Kieffer

Second: Alix Winsby

All in favor – none opposed

NEW PUBLIC HEARING

Paggi Terrace – (Grid #6158-80-423052) – Habitat for Humanity of Dutchess County (owner), David Freeman (applicant) – Subdivision

The property is located in a Village Residential (VR) zoning district. The applicant is proposing a subdivision of existing .26-acre lot into three residential lots for single-family homes.

Motion to approve the State Environmental Quality Review Act (SEQRA), Negative Declaration, Notice of Determination of Non-Significance:

Motion: Trent Atkinson

Second: Bonnie Kieffer

All in favor – none opposed

Motion to open public hearing:
Motion: Trent Atkinson
Second: Bonnie Kieffer
All in favor – none opposed

Motion to adjourn public hearing until December 11, 2019 meeting:
Motion: Michael Ruffen
Second: Bonnie Kieffer
All in favor – none opposed

CONTINUED APPLICATIONS

Buckingham - Nelson Avenue - (Grid #6158-19-527150) - Charles May (applicant) – Site Plan

The property is located in the Residential Mixed-Use (RMU) zoning district. The applicant proposes a 172-unit apartment complex, townhomes and associated structures (informal discussion only).

- The board discussed visual impact

NEW APPLICATIONS

A & A Beauty Supply, Inc. - 1572 Route 9 (Grid #6158-19-575182) - Imperial Improvements LLC (owner), A & A Beauty Supply, Inc. (applicant) - New Business and Signs

The property is located in the Commercial Mixed-Use (CMU) zoning district. The applicant is proposing to operate a beauty supply store in the former AT&T location and to install 2 wall signs.

Motion to approve use:
Motion: Trent Atkinson
Second: Bonnie Kieffer
All in favor – none opposed

Motion to approve signs:
Motion: Michael Ruffen
Second: Bonnie Kieffer
All in favor – none opposed

Mario's Sandwich Company - 10 Market Street (Grid #6158-14-300255) - JSK Rentals LLC. (Owner), Francisco Camey (Applicant) - New Business and Sign

The property is located in the Village Commercial (VC) zoning district. The applicant is looking to open new deli in the former A to Z Deli location and to replace an existing wall sign.

Motion to approve use:

Motion: Trent Atkinson

Second: Bonnie Kieffer

All in favor – none opposed

Motion to approve sign:

Motion: Bonnie Kieffer

Second: Trent Atkinson

All in favor – none opposed

Motion to adjourn meeting:

Motion: Bonnie Kieffer

Second: Trent Atkinson

All in favor – none opposed

The meeting was adjourned at 10:15 p.m.