



Village of Wappingers Falls

Office of Planning & Zoning

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MINUTES OF PLANNING BOARD MEETING HELD 01/09/2020

Present: Bonnie Kieffer – Vice Chair, 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), Mercedes Perez (Planning and Zoning Assistant)

Absent: Tom Morris – Chairman

The meeting was called to order at 7:00 p.m.

Approval of the October 3rd minutes:

Motion: Alix Winsby

Second: Michael Ruffen

All in favor: none opposed

Abstain: George Moran

Approval of the November 7th minutes:

Motion: Michael Ruffen

Second: Alix Winsby

All in favor: none opposed

CONTINUED PUBLIC HEARINGS

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 residential units on the 2nd, 3rd, and 4th floors.

Planning Board member Trent Atkinson previously recused himself from all proceedings on this matter and was not present during this agenda item.

Motion to open the public hearing:

Motion: Michael Ruffen

Second: Alix Winsby

All in favor - none opposed

Recused, not present: Trent Atkinson

- Additional materials (“Parking Study”) provided by Richard Cantor, Esq., attorney for the applicant

Motion to close public hearing:

Motion: Michael Ruffen

Second: Adam Lauricella

All in favor - none opposed

Recused, not present: Trent Atkinson

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

Planning Board member Adam Lauricella left the meeting following this agenda item due to illness. Planning Board member Trent Atkinson joined the meeting at this time.

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

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

Motion to open public hearing:

Motion: Alix Winsby

Second: Michael Ruffen

All in favor - none opposed

- Review of Michele Greig’s comment letter
- Review of Christian Moore’s comment letter
- The applicant provided additional material

Motion to close the public hearing:

Motion: Trent Atkinson

Second: Michael Ruffen

All in favor - none opposed

Motion to approve Resolution Granting Approval to the Final Subdivision Plat for Habitat for Humanity Subdivision:

Motion: Trent Atkinson

Second: Alix Winsby

All in Favor – none opposed

NEW PUBLIC HEARING

Farm Stores at Imperial Plaza - 1574 Route 9 (Grid #6158-15-589264) – Imperial Improvements LLC (owner), Richard Barone (applicant) – Site Plan and Special Use Permit Applications. The property is located in the Commercial Mixed Use (CMU) zoning district. The applicant seeks to open a Farm Stores franchise in the location. **Adjourned to the February meeting.**

CONTINUED APPLICATION

BUCKINGHAM - Nelson Ave. (Grid #6158-19-527150) – Charles May (applicant) – Site Plan Application. The property is located in the Residential Mixed Use (RMU) zoning district. The applicant proposes a 172-unit apartment complex, townhomes and associated structures.

- The board discussed visual simulations provided by applicant

INFORMAL PRE-APPLICATION DISCUSSION

2693, 2695, 2697 West Main Street - 2693 West Main Street (Grid #6158-14-276331), 2695 West Main Street (Grid #6158-14-277339), 2697 West Main Street (Grid #6158-14-276346) – Providence Realty of Lagrange LLC, Joe and Albert Pettinella (owners and applicants) – Potential Site Plan Application. The property is located in the Village Commercial (VC) zoning district. The applicant is proposing a 4-story building, consisting of 3,136 square feet, with commercial space on the ground floor and residential units above.

- Lisa Cobb recused herself
- Trent Atkinson recused himself
- The applicants explained the project

Motion to adjourn the meeting:

Motion: Michael Ruffen

Second: Alix Winsby

All in favor – none opposed

The meeting was adjourned at 9:46 p.m.