



Village of Wappingers Falls

Office of Planning & Zoning

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MINUTES OF PLANNING BOARD MEETING HELD 12/11/2019

Present: Tom Morris – Chairman, 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), Mercedes Perez (Planning and Zoning Assistant)

Absent: Bonnie Kieffer – Vice Chair

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

Motion to table the prior month's Planning Board meeting minutes:

Motion: Adam Lauricella

Second: Alix Winsby

All in favor: none opposed

Planning Board Chair appoints Adam Lauricella as voting member of any application in the absence of Bonnie Kieffer – Vice Chair.

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 residential units on the 2nd, 3rd, and 4th floors. **Adjourned at the request of the applicant.**

Motion to open the public hearing:

Motion: Michael Ruffen
Second: Alix Winsby
All in favor - none opposed
Abstained: Trent Atkinson

Motion to adjourn the public hearing until the January 9, 2020 meeting:

Motion: Michael Ruffen
Second: Alix Winsby
All in favor - none opposed
Abstain: Trent Atkinson

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.

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

Motion to open public hearing:

Motion: Trent Atkinson
Second: Adam Lauricella
All in favor - none opposed

Motion to adjourn the public hearing until the January 9, 2020 meeting:

Motion: Trent Atkinson
Second: Alix Winsby
All in favor - none opposed

DISCUSSIONS

McDonald's - 1567 Route 9 (Grid #6158-19-527150) – Ormater Development Corp. (Owner) – Alan Roscoe PE (Applicant) – Site Plan

The property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is seeking approval for proposed amendments to the approved site plan resolution.

Motion to concur with Planning Board discussion on how to proceed if Village Board amenable with temporary Certificate of Compliance, with expiration date of midnight, February 14, 2020:

Motion: Trent Atkinson
Second: Adam Lauricella
All in favor - none opposed

NEW APPLICATIONS

Cafe Con Leche - 32 Market Street (Grid # 6158-18-281224) – I & G Property, LLC (owner), Felipe Cordero (applicant) – New Business and Signs

The property is located in the Village Commercial (VC) zoning district. The applicant is proposing to operate a restaurant and to install one wall sign and one awning sign.

Motion to approve use:

- Motion: Michael Ruffen
- Second: Alix Winsby
- All in favor - none opposed

Motion to approve sign and include the ability for the applicant to install down lighting fixtures per Village Code (Goose neck light preferred):

- Motion: Trent Atkinson
- Second: Alix Winsby
- All in favor - none opposed

J.A.C.E. - 1574 Route 9 (Grid # 6158-15-589264) - Imperial Improvements LLC (owner), Anthony Ross (applicant) – New Sign

The property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing one wall sign and one slat of the existing multi-tenant.

Motion to approve use:

- Motion: Trent Atkinson
- Second: Adam Lauricella
- All in favor - none opposed

Motion to approve signs:

- Motion: Trent Atkinson
- Second: Alix Winsby
- All in favor - none opposed

Planet Wings - 1546 Route 9 (Grid #6158-19-582123) – Danny Petrizzo (owner and Applicant) – New Signs

The property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing one wall sign on the front and one wall sign on the side of the building.

Motion to approve signs:

- Motion: Adam Lauricella
- Second: Trent Atkinson
- All in favor - none opposed

Pacini's Pizza - 2554 South Avenue (Grid #6158-18-305016) – Joseph A. Indovino (owner), Caitlin Bellamy (applicant) – New Business and Signs

The property is located in the Village Residential (VR) zoning district. The applicant is proposing to operate a restaurant and to install one wall sign and one slat on the existing multi-tenant.

Motion to approve use:

Motion: Trent Atkinson

Second: Alix Winsby

All in favor - none opposed

Motion to approve signs:

Motion: Adam Lauricella

Second: Alix Winsby

All in favor - none opposed

Motion to adjourn the meeting:

Motion: Trent Atkinson

Second: Alix Winsby

All in favor – none opposed

The meeting was adjourned at 8:36 p.m.