



Village of Wappingers Falls

Office of Planning & Zoning

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www.wappingersfallsny.gov

MINUTES OF PLANNING BOARD MEETING HELD 02/06/2020

Present: Bonnie Kieffer – Vice Chair, Michael Ruffen, Alix Winsby, 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, Adam Lauricella (Alternate)

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

Approval of the January 9th minutes:

Motion: Michael Ruffen

Second: Alix Winsby

All in favor: none opposed

CLOSED 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.

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

Motion that the Recreation Fees be paid upon signing of the Site Plan:

Motion: Michael Ruffen

Second: George Moran

All in favor – none opposed

- Richard Cantor, Esq., attorney for the applicant, discusses the consolidation of the lots
- Environmental Assessment Form (EAF) - Part II is discussed

Motion to approve the Negative Declaration:

Motion: Michael Ruffen

Second: Alix Winsby

All in favor – none opposed

Motion to accept the Resolution Granting Site Plan Approval to West Village Lofts:

Motion: Michael Ruffen

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.

Planning Board member Donald McCormick joined the meeting at this time.

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

Motion to open the public hearing:

Motion: Michael Ruffen

Second: Alix Winsby

All in favor – none opposed

Motion to close the public hearing:

Motion: Alix Winsby

Second: George Moran

All in favor – none opposed

- Review of Dutchess County comment letter
- Review of Environmental Assessment Form (EAF) - Part II and Part III

Motion to approve the Negative Declaration as revised:

Motion: Donald McCormick

Second: George Moran

All in favor – none opposed

Motion to approve the Resolution Granting Special Permit Approval to Farm Stores at Imperial Plaza:

Motion: Donald McCormick

Second: Alix Winsby

All in favor – none opposed

Motion to approve the Resolution Granting Site Plan Approval to Farm Stores at Imperial Plaza:

Motion: Michael Ruffen

Second: Alix Winsby

All in favor – none opposed

Motion for 3 minute recess of Planning Board meeting:

Motion: Michael Ruffen

Second: Bonnie Kieffer

All in favor – none opposed

NEW APPLICATIONS

Hudson Valley Tattoo Company - 1552 Route 9 (Grid #6158-19-581136) – Giuseppe Porco (owner), Diego Gonzalez Basso (applicant) – New Sign

The property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing one wall sign, window signs and new awnings.

Motion to approve signs:

Motion: Alix Winsby

Second: George Moran

All in favor – none opposed

Locks That Rock - 1552 Route 9 (Grid #6158-19-581136) – Giuseppe Porco (owner), Locks That Rock (applicant) represented by Tom Walsh – New Sign

The property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing one wall sign.

Motion to approve sign:

Motion: Michael Ruffen

Second: Alix Winsby

All in favor – none opposed

DISCUSSION

Local Law No. 1 of 2020: a local law amending Chapter 151 of the Code of the Village of Wappingers Falls entitled “Zoning” to clarify the provisions for street level dwellings.

Motion to convey positive recommendation back to the Village Board about Local Law No. 1 of 2020:

Motion: Alix Winsby

Second: George Moran

All in favor – none opposed

Motion to adjourn the meeting:

Motion: Michael Ruffen

Second: George Moran

All in favor – none opposed

The meeting was adjourned at 9:02 p.m.