



Village of Wappingers Falls

Office of Planning & Zoning

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MINUTES OF PLANNING BOARD MEETING HELD 10/03/2019

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

Absent: Donald McCormick (Alternate)

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

Approval of the September 5th minutes:

Motion: Michael Ruffen

Second: Bonnie Kieffer

All in favor - none opposed

Abstain: Trent Atkinson

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 public hearing until the November 7, 2019 meeting:
Motion: Bonnie Kieffer
Second: Michael Ruffen
All in favor – none opposed
Abstain: Trent Atkinson

NEW PUBLIC HEARING

2723 West Main Street – (Grid # 6158-13-248417) – Hasan Mumin (owner and applicant) – Site Plan Application and Special Use Permit

This property is located in a Village Commercial (VC) zoning district. This is a reapplication; prior approvals expired. Applicant is proposing to convert first floor into an apartment. Electric, plumbing and heating system will be installed. Apartment will follow proposed blueprint submitted. Applicant is also applying for a special use permit for street level dwelling.

- Review of Michele Greig’s comment letter
- Review of Dutchess County’s comment letter

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

Motion to close public hearing:
Motion: Trent Atkinson
Second: Alix Winsby
All in favor – none opposed

Motion to approve the Resolution Granting Special Permit Approval to 2723 West Main Street Multifamily with Street Level Dwelling:
Motion: Trent Atkinson
Second: Bonnie Kieffer
All in favor: none opposed

Motion to approve the Resolution Granting Site Plan Approval to 2723 West Main Street Multifamily with Street Level Dwelling:

Motion: Bonnie Kieffer

Second: Trent Atkinson

All in favor – none opposed

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

This 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 open public hearing:

Motion: Trent Atkinson

Second: Bonnie Kieffer

All in favor – none opposed

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

Motion: Bonnie Kieffer

Second: Alix Winsby

All in favor – none opposed

Motion to close public hearing:

Motion: Michael Ruffen

Second: Trent Atkinson

All in favor – none opposed

CONTINUED APPLICATIONS

9 Moran Avenue Parking Lot – (Grid # 6158-19-512223) – Thomas C Webber Sr. Trust, (owner), Moran Realty LLC (applicant) – Site Plan Application

The property is located in a Commercial Mixed Use (CMU) zoning district. The applicant is proposing to construct an employee-only parking lot to service the adjacent lot. The existing house on 9 Moran Ave will remain and three parking spaces have been designated for use by the occupants of that house.

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

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 approve the State Environmental Quality Review Act (SEQRA) Resolution Classifying the Project as an unlisted Action:

Motion: Bonnie Kieffer

Second: Michael Ruffen

All in favor – none opposed

Motion to approve the Resolution Granting Site Plan Approval to 9 Moran Avenue Parking Lot:

Motion: Bonnie Kieffer

Second: Michael Ruffen

All in favor – none opposed

1557 Route 9 – Building “F” – (Grid # 6158-19-527150) – Ormater Development Corporation (owner), Robert Turner (applicant) – Amend Site Plan Application

The property is located in a Commercial Mixed Use (CMU) zoning district. The applicant is proposing to make modifications to the central portion of the east and west elevations of the building to accommodate a new tenant and to construct an extension to the front and rear of the building to accommodate the new forms.

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

Motion to Classify the Project as a Type II Action under State Environmental Quality Review Act (SEQRA):

Motion: Trent Atkinson

Second: Bonnie Kieffer

All in favor – none opposed

Motion to approve Resolution Granting Amended Site Plan Approval to Patriot’s Park Building “F” Building Facade Alterations:

Motion: Michael Ruffen

Second: Bonnie Kieffer

All in favor – none opposed

NEW APPLICATIONS

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.

- Review of Christian Moore's comment letter
- Review of Michele Greig's comment letter
- A public hearing will be set for the next Planning Board meeting on November 7, 2019

Motion to approve State Environmental Quality Review Act (SEQRA) Resolution
Classifying the Project as an Unlisted Action Undergoing Uncoordinated Review:

Motion: Bonnie Kieffer

Second: Alix Winsby

All in favor – none opposed

Stephano's Restaurant - 2710 West Main Street – (Grid #6158-14-282391) – George Roberta (owner), Carmine Mazzola (applicant) – Sign Permit

The property is located in a Village Commercial (VC) zoning district. The applicant is looking to replace restaurant sign.

Motion to approve:

Motion: Bonnie Kieffer

Second: Trent Atkinson

All in favor – none opposed

Mix N Mac Restaurant – 1557 Route 9 – (Grid #6158-19-527150) – Ormater Development Corporation (owner), Jason and Michele Whipland (applicant) – New Business

The property is located in a Commercial Mixed Use (CMU) zoning district. The applicant is proposing renovations to existing space that has been demolished.

- Applicant gives explanation of project

Motion to approve:

Motion: Trent Atkinson

Second: Michael Ruffen

All in favor – none opposed

2758 West Main Street – (Grid #6158-14-261496) – Matt C Alexander and Anthony J D’Arinzo (applicant and owners) – Architectural Review

The property is located in a Village Mixed (VM) zoning district. The applicant would like to repaint exterior of the building.

Motion to approve:

Motion: Alix Winsby

Second: Bonnie Kieffer

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 9:53 p.m.