

VILLAGE OF WAPPINGERS FALLS
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AGENDA OF THE PLANNING BOARD

November 7, 2019

The Planning Board of the Village of Wappingers Falls will hold a meeting at the American Legion Hall, 7 Spring Street, Wappingers Falls, on November 7, 2019 beginning at 7 p.m. The agenda is as follows:

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 the 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. **To be adjourned at the request of the applicant until the December meeting.**

CONTINUED APPLICATIONS:

FARM STORES

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.

DOWNEY SUBDIVISION

35 Downey Avenue (Grid # 6158-13-201438) Daniel Garay Jr. (Owner and Applicant) - Subdivision Application. The property is located in the 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 .0174 acres.

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.

BUCKINGHAM

Nelson Ave. (Grid #6158-19-527150) - Site Plan. Charles May (Applicant). 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**).

NEW APPLICATIONS:**A & A BEAUTY SUPPLY INC.**

1572 Rt. 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.

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.

