



Village of Wappingers Falls

Office of Planning & Zoning

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MINUTES OF PLANNING BOARD MEETING HELD 06/04/2020

This meeting was held online and telephonically utilizing the WebEx platform.

Present: Tom Morris – Chairman, Bonnie Kieffer – Vice Chair, Michael Ruffen, Alix Winsby, Lisa M. Cobb (Attorney), Michele Greig (Planning Consultant), Christian Moore (Engineering Consultant), Mercedes Perez (Planning and Zoning Assistant)

Absent: Adam Lauricella (Alternate), Donald McCormick (Alternate)

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

The Planning Board Chair completed roll call of the Planning Board members.

The Planning Board Chair read the Statement of Compliance.

Approval of April 2nd minutes:

Motion: Bonnie Kieffer

Second: Michael Ruffen

All in favor: none opposed

Roll Call Vote: Bonnie Kieffer – Aye

Michael Ruffen – Aye

Tom Morris – Aye

Approval of May 7th minutes:

Motion: Bonnie Kieffer

Second: Michael Ruffen

All in favor: none opposed

Roll Call Vote: Bonnie Kieffer – Aye

Michael Ruffen – Aye

Tom Morris – Aye

CONTINUED APPLICATIONS

GasLand - 1663 Route 9 - 1663 Route 9 (Grid #6158-14-498418) – GasLand Holdings Corp. (Zeidan Nesheiwat) (Owner and Applicant); Chazen Companies (Consultant) – Site Plan.

This property is located Commercial Mixed Use (CMU) zoning district. The applicant is proposing modification of an existing gasoline service station, the removal of a motor vehicle repair facility, and the expansion of an existing convenience store.

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

Planning Board member Alix Winsby joined the meeting during this conversation.

- Tom Morris, Planning Board Chair, read the Resolution Establishing Intent to be Lead Agency
- The lead agency coordination request letter will be circulated to the following involved agencies: Village of Wappingers Falls Zoning Board of Appeals, Village of Wappingers Falls Board of Trustees, Dutchess County Department of Behavioral and Community Health, and New York State Department of Transportation

Motion to approve the Resolution Establishing Intent to be Lead Agency:

Motion: Bonnie Kieffer

Second: Alix Winsby

All in favor: none opposed

Roll Call Vote: Bonnie Kieffer – Aye
Michael Ruffen – Aye
Alix Winsby – Aye
Tom Morris – Aye

- The Site Plan will be forwarded to the County for review
- The Planning Board agreed that a public hearing is not necessary

NEW APPLICATIONS

VARIEDADES ECUATORIANAS - 1562 Route 9, Unit 365-1 (Grid #6158-19-571157) – 1554-1564 Route 9 LLC (Owner), Nube Lorena Guaricela (Applicant) – New Signs.

This property is located in the CMU (Commercial Mixed Use) zoning district. The applicant is proposing 3 window signs.

Motion to approve signs as proposed, with green lettering:

Motion: Bonnie Kieffer

Second: Alix Winsby

All in favor: none opposed

Roll Call Vote: Bonnie Kieffer – Aye

Michael Ruffen – Aye

Alix Winsby – Aye

Tom Morris – Aye

Approval of March 5th minutes:

Motion: Bonnie Kieffer

Second: Alix Winsby

All in favor: none opposed

Abstained: Tom Morris

Roll Call Vote: Bonnie Kieffer – Aye

Michael Ruffen - Aye

Alix Winsby – Aye

Tom Morris – Abstained

WORK SESSION

The Planning Board reviewed and discussed aspects of the draft revised zoning code. No public comment was taken during this portion of the meeting. Public Hearings will be scheduled by the Village Board at a future date.

- Michele Greig reviewed and discussed the draft revised zoning code with the board

Motion to adjourn meeting:

Motion: Bonnie Kieffer

Second: Alix Winsby

All in favor: none opposed

Roll Call Vote: Bonnie Kieffer – Yes

Michael Ruffen – Aye

Alix Winsby – Aye

Tom Morris – Aye

The meeting was adjourned at 9:04 p.m.