



Village of Wappingers Falls

Office of Planning & Zoning

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MINUTES OF PLANNING BOARD MEETING HELD 08/06/2020

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

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

Absent: Alix Winsby, Adam Lauricella, 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.

CONTINUED APPLICATION

GAS LAND - 1663 Route 9 - 1663 Route 9 (Grid #6158-14-498418) – Gas Land 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 Dutchess County comment letter

Planning Board member Joseph Simoni joined the meeting during this conversation.

The Planning Board Chair made Joseph Simoni an active voting member for this meeting.

- Review of Short Environmental Assessment Form Part 2
- The State Environmental Quality Review (SEQR) Negative Declaration was postponed

NEW APPLICATION

81 MARKET STREET - 81 Market Street (Grid #6158-17-149194) – Anthony Macho (Owner and Applicant); Povall Engineering, PLLC (Engineer) – Site Plan.

This property is located in the CMU (Commercial Mixed Use) zoning district. The applicant is proposing to renovate and convert an existing 3 story single family residence into a four (4) unit multi-family dwelling with associated parking, as well as proposing to construct a 3 story addition to include three (3) more apartment units on the northern side of the existing building. Sixteen (16) parking spaces are proposed.

- Review of Michele Greig’s comment letter
- Review of Christian Moore’s comment letter
- 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 Board of Trustees and Village of Wappingers Falls Water Board.

Motion to approve Resolution Establishing Intent to be Lead Agency:

Motion: Bonnie Kieffer
Second: Michael Ruffen
All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye
Michael Ruffen – Aye
Joseph Simoni – Aye
Tom Morris – Aye

Approval of July 2nd minutes:

Motion: Bonnie Kieffer
Second: Michael Ruffen
All in favor – none opposed
Abstained: Joseph Simoni

Roll Call Vote: Bonnie Kieffer – Aye
Michael Ruffen – Aye
Joseph Simoni – Abstained
Tom Morris – Aye

WORK SESSION - Removed from agenda

Motion to adjourn meeting:

Motion: Bonnie Kieffer

Second: Joseph Simoni

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye

Michael Ruffen – Aye

Joseph Simoni – Aye

Tom Morris – Aye

The meeting was adjourned at 9:26 p.m.