



**Village of Wappingers Falls**

**Office of Planning & Zoning**

**2582 South Avenue, Wappingers Falls, NY 12590**

**Phone: (845) 297-5277 Fax: (845) 296-0379**

**[www.wappingersfallsny.gov](http://www.wappingersfallsny.gov)**

**MINUTES OF PLANNING BOARD MEETING HELD 2/4/2021**

**This meeting was held online and telephonically utilizing the Webex platform.**

**Present:** Tom Morris – Chair, Bonnie Kieffer – Vice Chair, Michael Ruffen, Adam Lauricella, Joseph Simoni (Alternate), Mercedes Perez (Planning and Zoning Assistant)

**Absent:** Alix Winsby, Donald McCormick (Alternate), Michele Greig (Planning Consultant), Christian Moore (Engineering Consultant), Lisa M. Cobb (Attorney)

The meeting was called to order at 7:02 p.m.

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

The Planning Board Chair read the Statement of Compliance.

Approval of January 7<sup>th</sup> minutes:

Motion: Bonnie Kieffer

Second: Michael Ruffen

All in favor – none opposed

Abstained: Joseph Simoni

Roll Call Vote: Bonnie Kieffer – Aye

Michael Ruffen – Aye

Adam Lauricella – Aye

Joseph Simoni – Abstain

Tom Morris – Aye

**NEW APPLICATIONS**

**EXIT REALTY CONNECTIONS - 2790 W Main Street (Grid #6158-10-283588) – 2790 W Main St, LLC, Lino Mendogni (Owner and Applicant) – New Sign.**

This property is located in the Village Mixed (VM) zoning district. The applicant is proposing one freestanding sign.

Motion to approve sign:

Motion: Bonnie Kieffer

Second: Joseph Simoni

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye

Michael Ruffen – Aye

Adam Lauricella – Aye

Joseph Simoni – Aye

Tom Morris – Aye

**CONTENDER eSPORTS GAMING CENTER - 1557-1571 Route 9 (Grid #6158-19-527150) – Ormater Development Corp. (Owner), Deanna Fino (Applicant) – New Signs.**

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

Motion to approve signs:

Motion: Michael Ruffen

Second: Bonnie Kieffer

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye

Michael Ruffen – Aye

Adam Lauricella – Aye

Joseph Simoni – Aye

Tom Morris – Aye

**CASA ORTEGA - 32 Market Street (Grid #6158-18-281224) – Jeff Berisha (Owner), O & G Restaurant, LLC (Applicant) – New Business.**

This property is located in the Village Commercial (VC) zoning district. The applicant is proposing operating a restaurant.

Motion to approve the use as a restaurant with the same parameters and conditions as the prior restaurant (Café con Leche):

Motion: Adam Lauricella

Second: Bonnie Kieffer

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye

Michael Ruffen – Aye

Adam Lauricella – Aye

Joseph Simoni – Aye

Tom Morris – Aye

**FLORES TAPAS BAR - 1659 Route 9 (Grid #6158-14-493399) – Wappingers K Holdings, LLC (Owner), Flores Food Group, Inc. and Thomas Walsh (Applicants) – New Business.**

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing operating a restaurant.

Motion to approve use:

Motion: Michael Ruffen

Second: Adam Lauricella

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye

Michael Ruffen – Aye

Adam Lauricella – Aye

Joseph Simoni – Aye

Tom Morris – Aye

***INFORMAL DISCUSSION***

**UNITED METHODIST CHURCH - 9 S Mesier Avenue (Grid #6158-18-384202) – Joe Pettinella and Albert Pettinella (Owners), Al Cappelli (Architect) – Change of Use.**

This property is located in the Village Mixed (VM) zoning district. The new owners would like to discuss the proposed change of use.

- Al Cappelli, Architect, discussed the proposed change of use.

Motion to adjourn meeting:

Motion: Bonnie Kieffer

Second: Michael Ruffen

All in favor – none opposed

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

The meeting was adjourned at 8:16 p.m.