



Village of Wappingers Falls

Office of Planning & Zoning

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MINUTES OF PLANNING BOARD MEETING HELD 3/4/2021

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), Michele Greig (Planning Consultant), Christian Moore (Engineering Consultant), Lisa M. Cobb (Attorney) Mercedes Perez (Planning and Zoning Assistant)

Absent: Alix Winsby, Donald McCormick (Alternate)

The meeting was called to order at 7:05 p.m.

The Planning Board Chair read the Statement of Compliance.

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

Approval of February 4th minutes:

Motion: Bonnie Kieffer

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

NEW APPLICATIONS

10 MARKET STREET - 10 Market Street (Grid #6158-14-300255) – JSK Rentals LLC (Jeffrey Knipe) (Owner and Applicant), Michael Gillespie of M. Gillespie & Associates Consulting Engineering P.L.L.C. (Engineer) – Reconstruction.

This property is located in the Village Commercial (VC) zoning district. The applicant is proposing the reconstruction of a three (3) story mixed-use development consisting of four (4) commercial spaces on the ground level and ten (10) dwelling units on the second and third levels.

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

Motion classifying this as an unlisted action:

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

- The lead agency coordination request letter will be circulated to the following involved agencies: Village of Wappingers Falls Board of Trustees, Village of Wappingers Falls Water Board, and Dutchess County Department of Behavioral and Community Health

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

Motion: Bonnie Kieffer

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

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

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing one wall sign and one monument sign.

Motion to approve signs:

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

GRACELAND TATTOO - 2722 W Main Street (Grid #6158-14-267424) – Adam Lauricella (Owner), Robert Sebeth of GNS Group Ltd (Applicant) – New Sign.

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

- Adam Lauricella is the applicant and recused himself as a Planning Board member for this application

Motion to approve sign:

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

Adam Lauricella – Recused

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

This property is located in the Village Commercial (VC) zoning district. The applicant is proposing one wall sign and two awning signs.

Motion to approve signs:

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

Motion to adjourn meeting:

Motion: Bonnie Kieffer

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

The meeting was adjourned at 8:06 p.m.