



Village of Wappingers Falls

Office of Planning & Zoning

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MINUTES OF PLANNING BOARD MEETING HELD 5/6/2021

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

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

Absent: none

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

The Planning Board Chair read the Statement of Compliance.

Approval of April 1st minutes:

Motion: Bonnie Kieffer

Second: Alix Winsby

All in favor – none opposed

Abstained: Joseph Simoni

Roll Call Vote: Bonnie Kieffer – Aye

Alix Winsby – Aye

Joseph Simoni – Abstain

Tom Morris – Aye

CONTINUED 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 building 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
- The Site Plan will be forwarded to Dutchess County for review.
- The Planning Board agreed that a public hearing is necessary.

81 MARKET STREET - 81 Market Street (Grid #6158-17-149194) – Anthony Macho (Owner and Applicant), Day Stokosa Engineering (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 11 parking spaces.

- Review of Michele Greig’s comment letter
- Review of Christian Moore’s comment letter
- The Planning Board agreed that a public hearing is not necessary.

AUTO TRENDS INC. - 1578 Route 9 (Grid #6158-19-552197) – Kenneth Levine and Richard Rutta (Owners), Crystal Ramadan (Applicant), Day Stokosa Engineering (Engineer) – Site Plan and New Sign.

This property is located in the CMU (Commercial Mixed Use) zoning district. The applicant is proposing opening an auto accessory shop that does installations. The applicant also proposing one internally illuminated wall sign.

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

Motion to approve building paint colors based on independent verification by the board members:

Motion: Bonnie Kieffer
Second: Alix Winsby
All in favor – none opposed

Roll Call Vote: Bonnie Kieffer - Aye
Alix Winsby - Aye
Joseph Simoni - Aye
Tom Morris – Aye

2695 W MAIN STREET - 2695 W Main Street (Grid #6158-14-277339) – HAJUL LLC (Owner), Richard Hollister (Applicant), Day Stokosa Engineering P.C. (Engineer) – Site Plan.

This property is located in the Village Commercial (VC) zoning district. The applicant is proposing to demolish the top 2 floors of the building and reconstruct them to include one 2-bedroom apartment on the third floor, two 1-bedroom apartments on the second floor, and commercial space on the ground floor.

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

NEW APPLICATIONS

2602 SOUTH AVE - 2602 South Avenue (Grid #6158-18-342140) – Jeffrey A. Smith and Natalie Smith (Owners and Applicants) – Lot Line Adjustment.

This property is located in the Village Residential (VR) zoning district. The applicants are seeking a lot line adjustment.

- Review of Michele Greig’s comment letter
- Review of Christian Moore’s comment letter
- A public hearing will be required.

Motion to classify as Type II Action:

Motion: Bonnie Kieffer

Second: Alix Winsby

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer - Aye

Alix Winsby – Aye

Joseph Simoni - Aye

Tom Morris - Aye

McDONALD’S - 1567 Route 9 (Grid #6158-19-527150) – Ormater Development Corp. (Owner) – and Alan Roscoe PE (Applicant) – Menu Boards.

The property is located in the Commercial Mixed Use (CMU) zoning district. The applicant has received variances from the ZBA to allow digital menu boards in its drive thrus, and is seeking the removal of a condition of its prior site plan approval from the Planning Board that requires the signs to be turned off/go dark when the drive thru is not in use. **ADJOURNED AT THE REQUEST OF THE APPLICANT.**

PIECE OF THE GAME - 1659 Route 9 (Grid #6158-14-493399) – Wappingers K Holdings LLC (Owner), David Prince (Applicant) – New Business and New Sign.

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing operating a retail store. The applicant is also proposing one wall sign.

Motion to approve use:

Motion: Bonnie Kieffer

Second: Joseph Simoni

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye

Joseph Simoni -Aye

Alix Winsby-Aye

Tom Morris – Aye

Motion to approve sign:

Motion: Joseph Simoni

Second: Bonnie Kieffer

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye

Joseph Simoni – Aye

Alix Winsby – Aye

Tom Morris – Aye

Motion to approve the multitenant sign contingent upon the applicant updating their sign permit application to include the multitenant slot and appropriate information:

Motion: Bonnie Kieffer

Second: Alix Winsby

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer - Aye

Alix Winsby – Aye

Joseph Simoni – Aye

Tom Morris – Aye

COUPE CHAMPAGNE BAR - 2656 E Main Street (Grid #6158-14-318271) – Peter C. Petralia (Owner), Vanessa Goodwin (Applicant) – New Business.

This property is located in the Village Commercial (VC) zoning district. The applicant is proposing to operate a bar.

Motion to approve use:

Motion: Bonnie Kieffer

Second: Alix Winsby

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer - Aye
Joseph Simoni – Aye
Alix Winsby – Aye
Tom Morris - Aye

HUDSON VALLEY WELLNESS - 1582 Route 9 (Grid #6158-19-559223) – Davis Fowler Group LLC (Owner), Hudson Valley Wellness (Jose Sanchez) (Applicant) – New Business.

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

Motion to approve use contingent upon this being a CBD, hemp product store:

Motion: Alix Winsby
Second: Bonnie Kieffer
All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye
Alix Winsby – Aye
Joseph Simoni – Aye
Tom Morris - Aye

Motion to adjourn meeting:

Motion: Bonnie Kieffer
Second: Alix Winsby
All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye
Alix Winsby – Aye
Joseph Simoni – Aye
Tom Morris – Aye

The meeting was adjourned at 9:39 p.m.