



Village of Wappingers Falls

Office of Planning & Zoning

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MINUTES OF PLANNING BOARD MEETING HELD 6/10/2021

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

Absent: Robert McDonough

The meeting was called to order at 7:03 p.m.

The Planning Board Chair made Rachelle Louis an active voting member for this meeting.

Approval of May 6th minutes:

Motion: Bonnie Kieffer

Second: Alix Winsby

All in favor – none opposed

PUBLIC HEARING

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.

Motion to open the public hearing:

Motion: Bonnie Kieffer

Second: Alix Winsby

All in favor – none opposed

- Review of Dutchess County comment letter
- Review of Michele Greig's comment letter
- Review of Christian Moore's comment letter
- The Chair read an email from Courtney Kolb, neighbor, into the record.

Motion to adjourn the public hearing until July 1, 2021:

Motion: Bonnie Kieffer

Second: Alix Winsby

All in favor – none opposed

CONTINUED APPLICATIONS

1554-1560 ROUTE 9, 1562-1566 ROUTE 9, & 1564 ROUTE 9 - 1554-1560 Route 9 (Grid #6158-19-590154), 1562-1566 Route 9 (Grid #6158-19-571157), & 1564 Route 9 (Grid #6158-19-593165) – 1554-1564 Route 9 LLC (Owner), David A. Barbuti Architect, PC (Applicant) – Amend Site Plan.

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing to amend the site plan.

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

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

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

9 S MESIER AVENUE - 9 S Mesier Avenue (Grid #6158-18-384202) – Centurion Realty Management, LLC (Joe Pettinella and Albert Pettinella) (Owners and Applicants), Al Cappelli (Architect) – Change of Use.

This property is located in the Village Mixed (VM) zoning district. The applicant is proposing converting the existing school annex into a cultural center of performing and cultural arts.

- Lisa M. Cobb, Attorney with Wallace & Wallace, LLP, recused herself for this application.

NEW APPLICATIONS

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

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

Motion to approve the signs contingent upon the acceptability of the gold sample and the limitation of the window coverage per code:

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

HEALTH QUEST URGENT MEDICAL - 1530 Route 9 (Grid #6158-19-605079) – Health Quest Urgent Medical (Owner), Amber Smith of Expedite the Diehl (Applicant) – New Signs.

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing to change in-kind wall and multitenant signs and install new window sign.

ADJOURNED: APPLICANT UNABLE TO ATTEND

DISCUSSIONS

Hilda Duque, member of the public, discussed the Village owned alleyway adjacent to 10 Market Street.

Cindy Latino, Recreation Chair, discussed Goring Hall.

Motion to adjourn meeting:

- Motion: Alix Winsby
- Second: Joseph Simoni
- All in favor – none opposed

The meeting was adjourned at 9:35 p.m.