



Village of Wappingers Falls

Office of Planning & Zoning

2582 South Avenue, Wappingers Falls, NY 12590

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www.wappingersfallsny.gov

MINUTES OF PLANNING BOARD MEETING HELD 9/2/2021

Present: Tom Morris – Chair, Bonnie Kieffer – Vice Chair, Robert McDonough, Nancy Clark (Engineering Consultant), Lisa M. Cobb (Attorney), Mercedes Perez (Planning and Zoning Assistant)

Absent: Alix Winsby, Joseph Simoni, Laura Holmes McCarthy (alternate), Rachelle Louis (alternate), Michele Greig (Planning Consultant)

The meeting was called to order at 7:01 p.m.

CONTINUED APPLICATIONS

GAS LAND - 1663 Route 9 - 1663 Route 9 (Grid #6158-14-498418) – Gas Land Holdings Corp. (Zeidan Nesheiwat) (Owner and Applicant), Chazen Companies (Consultant) – Amend Site Plan.

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing removing two existing underground fuel storage tanks and replacing them with two new underground fuel storage tanks.

- Review of Michele Greig’s comment letter
- Review of Nancy Clark’s comment letter

Motion to approve Resolution Granting Conditional Amended Site Plan Approval (Tank Replacement):

Motion: Bonnie Kieffer

Second: Robert McDonough

All in favor – none opposed

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 Michele Greig's comment letter
- Review of Nancy Clark's comment letter
- Review of Dutchess County comment letter

Motion to approve Resolution Granting Conditional Amended Site Plan Approval to Lordae (1554 to 1564 Route 9):

Motion: Bonnie Kieffer

Second: Robert McDonough

All in favor – none opposed

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 Nancy Clark's comment letter
- Review of Dutchess County comment letter

Motion to approve Resolution Granting Conditional Site Plan Approval to 81 Market Street Multifamily Dwelling:

Motion: Bonnie Kieffer

Second: Robert McDonough

All in favor – none opposed

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 Nancy Clark's comment letter
- Review of Dutchess County comment letter

Motion to approve Resolution Granting Conditional Site Plan Approval to Auto Trends:

Motion: Bonnie Kieffer

Second: Robert McDonough

All in favor – none opposed

Motion to approve sign:

Motion: Bonnie Kieffer

Second: Robert McDonough

All in favor – none opposed

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

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

Motion to approve sign:

Motion: Bonnie Kieffer

Second: Robert McDonough

All in favor – none opposed

THE GROUND HOG - 2703 W Main Street (Grid #6158-14-275361) – Hardy II Corp (Owner), The Ground Hog Food Co LLC (Applicant) – New Sign.

This property is located in the Village Commercial (VC) zoning district. The applicant is proposing one projecting sign.

Motion to approve sign:

Motion: Bonnie Kieffer

Second: Robert McDonough

All in favor – none opposed

Motion to adjourn the meeting:

Motion: Bonnie Kieffer

Second: Robert McDonough

All in favor – none opposed

The meeting was adjourned at 7:53 p.m.