



**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 11/4/2021**

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

**Present:** Tom Morris – Chair, Bonnie Kieffer – Vice Chair, Alix Winsby, Joseph Simoni, Rachelle Louis (alternate), Mercedes Perez (Planning and Zoning Assistant)

**Absent:** Robert McDonough, Laura Holmes McCarthy (alternate), Michele Greig (Planning Consultant), Nancy Clark (Engineering Consultant,) Lisa M. Cobb (Attorney)

The meeting was called to order at 7:04 p.m.

The Planning Board Chair read the Statement of Compliance.

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

Motion to postpone voting on the October 7<sup>th</sup> minutes until the December 2<sup>nd</sup> meeting:

Motion: Bonnie Kieffer

Second: Alix Winsby

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye

Rachelle Louis – Aye

Joseph Simoni – Aye

Alix Winsby – Aye

Tom Morris – Aye

***NEW APPLICATIONS***

**SUNSHINE HOMECARE - 2622 South Avenue (Grid #6158-18-361189) – Sunshine Realty Holdings LLC (Owner), Francis Clement (Applicant) – New Use.**

The property is located in the Village Mixed (VM) zoning district. The applicant is proposing allowing mental health counseling services to the general community by nonprofit ABBA Human Services.

Motion to approve use:

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

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

**HIPPO HYDROPONICS & ORGANICS - 1582 Route 9 (Grid #6158-19-559223) – Davis Fowler Group, LLC (Owner), Michael Perrini (Applicant) – New Business and New Signs.**

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

Motion to approve use:

Motion: Bonnie Kieffer  
Second: Joseph Simoni  
All in favor – none opposed

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

Motion to approve signs:

Motion: Bonnie Kieffer  
Second: Joseph Simoni  
All in favor – none opposed

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

**HUDSON VALLEY OFFICE FURNITURE - 1701 Route 9 (Grid #6158-10-497508) – 93 NYRPT LLC (Owner), John Chickery (Applicant) – New Business.**

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

Motion to approve use:

Motion: Bonnie Kieffer

Second: Alix Winsby

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye

Rachelle Louis – Aye

Joseph Simoni – Aye

Alix Winsby – Aye

Tom Morris – Aye

***DISCUSSIONS***

**WEST VILLAGE LOFTS – 2701 W Main Street (Grid #6158-14-276356) Hardy II Corp (Owner) - Discussion.**

This property is located in the Village Commercial (VC) zoning district.

- The Planning Board discussed the sewer line placement.
- The Planning Board Chair read a statement from Nancy Clark.

Motion to not require a reappearance before the Planning Board for the sewer line placement, but the applicant must complete the legal easement and not disturb the building:

Motion: Bonnie Kieffer

Second: Joseph Simoni

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye

Rachelle Louise – Aye

Joseph Simoni – Aye

Alix Winsby – Aye

Tom Morris – Aye

**9 S MESIER AVENUE - 9 S Mesier Avenue (Grid #6158-18-384202) – Centurion Realty Management, LLC (Joe Pettinella and Albert Pettinella) (Owners and Applicants)**

This property is located in the Village Mixed (VM) zoning district.

- The Planning Board discussed the grease trap concerns and the applicant’s proposal to submit an amended site plan without the kitchen.

Motion to approve an amended site plan and resolution:

Motion: Bonnie Kieffer

Second: Alix Winsby

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye

Rachelle Louis – Aye

Joseph Simoni – Aye

Alix Winsby – Aye

Tom Morris – Aye

Motion to adjourn the meeting:

Motion: Bonnie Kieffer

Second: Joseph Simoni

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye

Rachelle Louis – Aye

Joseph Simoni – Aye

Alix Winsby – Aye

Tom Morris – Aye

The meeting was adjourned at 7:42 p.m.