



Village of Wappingers Falls

Office of Planning & Zoning

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MINUTES OF PLANNING BOARD MEETING HELD 12/2/2021

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

Present: Tom Morris – Chair, Bonnie Kieffer – Vice Chair, Joseph Simoni, Robert McDonough, Rachele Louis (alternate), Lisa M. Cobb (Attorney), Mercedes Perez (Planning and Zoning Assistant)

Absent: Alix Winsby, Laura Holmes McCarthy (alternate), Michele Greig (Planning Consultant), Nancy Clark (Engineering Consultant)

The meeting was called to order at 7:00 p.m.

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

The Planning Board Chair read the Statement of Compliance.

Approval of October 7th minutes:

Motion: Bonnie Kieffer

Second: Joseph Simoni

4 in favor – 1 abstained

Roll Call Vote: Bonnie Kieffer – Aye

Rachele Louis – Aye

Robert McDonough – Aye

Joseph Simoni – Abstain

Tom Morris – Aye

Approval of November 4th minutes:

Motion: Bonnie Kieffer

Second: Joseph Simoni

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye
Rachelle Louis – Aye
Robert McDonough – Aye
Joseph Simoni – Aye
Tom Morris – Aye

NEW APPLICATIONS

2746 W MAIN STREET WITH SHARED PARKING AT 20 WEST STREET - 2746 W Main Street (Grid #6158-14-252469) and 20 West Street (Grid #6158-13-240412) – Viserba Breglia Holdings, LLC (Owner and Applicant) – Site Plan Review. 2746 W Main Street is located in the Village Mixed (VM) zoning district and 20 West Street is located in the Residential (R) zoning district.

The applicant is proposing approval for a basement apartment located at 2746 W Main Street, and approval to share the required parking with the parcel located at 20 West Street.

- Review of Michele Greig’s comment letter
- The Site Plan will be forwarded to Dutchess County for review.
- The Planning Board agreed that a public hearing is not necessary.

Motion to classify as Type II Action:

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

Roll Call Vote: Bonnie Kieffer – Aye
Rachelle Louis – Aye
Robert McDonough – Aye
Joseph Simoni – Aye
Tom Morris - Aye

Motion to not hold a public hearing:

Motion: Bonnie Kieffer
Second: Robert McDonough
All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye
Rachelle Louis – Aye
Robert McDonough – Aye
Joseph Simoni – Aye
Tom Morris - Aye

DISCUSSION

The Planning Board discussed Tinkelman Architecture's request to have a bond, issued for Patriot's Park Building F alterations (Starbucks) at 1557 Route 9 (Grid #6158-19-527150), released.

Motion to affirm to the Village Board that a condition of prior site plan approval has been satisfied, and that the bond can be released:

Motion: Robert McDonough

Second: Bonnie Kieffer

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye

Rachelle Louis – Aye

Robert McDonough – Aye

Joseph Simoni – Aye

Tom Morris – Aye

The meeting ended at 7:40 p.m.