



Village of Wappingers Falls

Office of Planning & Zoning

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MINUTES OF PLANNING BOARD MEETING HELD 1/6/2022

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

Present: Tom Morris – Chair, Robert McDonough, Laura Holmes McCarthy (alternate), Rachelle Louis (alternate), Michele Greig (Planning Consultant), Nancy Clark (Engineering Consultant), Lisa M. Cobb (Attorney), Mercedes Perez (Planning and Zoning Assistant)

Absent: Bonnie Kieffer – Vice Chair, Alix Winsby, Joseph Simoni

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

The Planning Board Chair made Rachelle Louis and Laura Holmes McCarthy voting members for this meeting.

The Planning Board Chair read the Statement of Compliance.

Approval of December 2nd minutes:

Motion: Robert McDonough

Second: Laura Holmes McCarthy

All in favor – none opposed

Roll Call Vote: Robert McDonough – Aye

Laura Holmes McCarthy – Aye

Rachelle Louis – Aye

Tom Morris – Aye

CONTINUED 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), William H. Povall, III, P.E., Povall Engineering, PLLC (Engineer) – 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

Motion to approve Resolution Granting Conditional Site Plan Approval to 2746 W Main Street Office and Basement Apartment:

Motion: Robert McDonough

Second: Laura Holmes McCarthy

All in favor – none opposed

Roll Call Vote: Robert McDonough – Aye

Laura Holmes McCarthy – Aye

Rachelle Louis – 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), Al Cappelli (Architect)

This property is located in the Village Mixed (VM) zoning district. The applicant is proposing to legalize the kitchen.

- Lisa M. Cobb, Attorney with Wallace & Wallace, LLP, recused herself for this application.
- Rich Olson, Attorney with McCabe & Mack LLC, represented the Village of Wappingers Falls in this matter.

Motion to approve Amended Resolution Granting Site Plan Approval to 9 South Mesier Adaptive Reuse of Former United Methodist Church:

Motion: Robert McDonough

Second: Laura Holmes McCarthy

All in favor – none opposed

Roll Call Vote: Robert McDonough – Aye

Laura Holmes McCarthy – Aye

Rachelle Louis – Aye

Tom Morris – Aye

NEW APPLICATIONS

58 Mc KINLEY STREET - 58 Mc Kinley Street (Grid #6158-13-208259) – George A. Kolb (Owner and Applicant) – Site Plan with a Special Use Permit.

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing to convert an existing warehouse to operate an inn.

- Review of Michele Greig’s comment letter

NORMA’S CORNER SHOPPE LLC - 2648-2650 E Main Street (Grid #6158-14-323266) – Adelina & Teuta Properties LLC (Owner) – Denise Plowman and Crystal Williams (Applicants) – New Business and New Sign.

This property is located in the Village Commercial (VC) zoning district. The applicants are proposing to operate a bakery and café. The applicants are also proposing one projecting sign.

Motion to approve the use contingent upon the Village Engineer’s approval of the grease interceptors:

Motion: Laura Holmes McCarthy
Second: Robert McDonough
All in favor – none opposed

Roll Call Vote: Robert McDonough – Aye
Laura Holmes McCarthy – Aye
Rachelle Louis – Aye
Tom Morris – Aye

Motion to approve the sign as proposed contingent upon compliance, and that a gold color sample is provided, that matches the picture submitted for review:

Motion: Robert McDonough
Second: Laura Holmes McCarthy
All in favor – none opposed

Roll Call Vote: Robert McDonough – Aye
Laura Holmes McCarthy – Aye
Rachelle Louis – Aye
Tom Morris - Aye

ROUTE 9 (VACANT LAND) - Route 9 (Grid #6158-19-572074) – Frank Algier (Owner) – Ryan Figa (Applicant) – New Business.

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing to operate a mobile food truck.

Motion to approve use contingent on procurement of a peddler's permit, that vegetation is not planted in the DOT right of way, the installation of gravel, and that the parking lot handles a minimum of five cars:

Motion: Robert McDonough

Second: Laura Holmes McCarthy

All in favor – none opposed

Roll Call Vote: Robert McDonough -Aye

Laura Holmes McCarthy – Aye

Rachelle Louis – Aye

Tom Morris – Aye

Motion to adjourn the meeting:

Motion: Robert McDonough

Second: Laura Holmes McCarthy

All in favor – none opposed

Roll Call Vote: Robert McDonough – Aye

Laura Holmes McCarthy – Aye

Rachelle Louis – Aye

Tom Morris – Aye

The meeting was adjourned at 8:25 p.m.