



Village of Wappingers Falls

Office of Planning & Zoning

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MINUTES OF PLANNING BOARD MEETING HELD 4/7/2022

Present: Tom Morris – Chair, Bonnie Kieffer – Vice Chair, Joseph Simoni, Robert McDonough, Laura Holmes McCarthy (alternate), Michele Greig (Planning Consultant), Todd Atkinson (Engineering Consultant), Lisa M. Cobb (Attorney) Mercedes Perez (Planning and Zoning Assistant)

Absent: Alix Winsby, Rachelle Louis (alternate)

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

The Planning Board Chair made Laura Holmes McCarthy a voting member for this meeting.

Approval of March 3rd minutes:

Motion: Bonnie Kieffer

Second: Joseph Simoni

4 in favor – 1 abstained

PUBLIC HEARINGS

1557-1571 ROUTE 9 - 1557-1571 Route 9 (Grid #6158-19-527150) - Ormater Development Corp. (Owner) - Steve Tinkelman, Tinkelman Architecture PLLC (Applicant) – Lot Line Adjustment.

The property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing a lot line adjustment.

Motion to open the public hearing:

Motion: Bonnie Kieffer

Second: Joseph Simoni

All in favor – none opposed

Motion to close the public hearing:

Motion: Bonnie Kieffer

Second: Joseph Simoni

All in favor – none opposed

Motion to approve Resolution Granting Conditional Approval to the Final Subdivision Plat for Ormater Development Corp. Lot Line Alteration:

Motion: Joseph Simoni

Second: Bonnie Kieffer

All in favor – none opposed

14 CLINTON STREET - 14 Clinton Street (Grid #6158-09-217511) – Daniel Quezada and Norma Torres-Campos (Owners) - Hilda Duque, Architect (Applicant) – Site Plan with a Special Use Permit.

This property is located in the Residential (R) zoning district. The applicant is requesting a special use permit and site plan review to have an accessory dwelling unit.

Motion to open the public hearing:

Motion: Bonnie Kieffer

Second: Laura Holmes McCarthy

All in favor – none opposed

Motion to close the public hearing:

Motion: Bonnie Kieffer

Second: Laura Holmes McCarthy

All in favor – none opposed

Motion to approve Resolution Granting Special Use Permit Conditional Approval to 14 Clinton Street Accessory Apartment:

Motion: Joseph Simoni

Second: Robert McDonough

All in favor – none opposed

Motion to approve Resolution Granting Conditional Site Plan Approval to 14 Clinton Street Accessory Dwelling:

Motion: Bonnie Kieffer

Second: Joseph Simoni

All in favor – none opposed

NEW APPLICATIONS

JERSEY MIKE’S SUBS - 1574-1576 Route 9 (Grid #6158-15-589264) – Imperial Improvements LLC c/o DLC Management Corp. (Owner) - Bernadette Klein (Applicant) - Gregory Ralph (Architect) – New Business and New Signs. This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing operating a restaurant. The applicant is also proposing two wall signs and one space on the existing multitenant sign.

- The Chair read a petition in opposition to Jersey Mike’s Subs at 1574-1576 Route 9, into the record.

Motion to classify as a Type II Action:

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

Motion to approve use contingent upon a grease trap being installed to the acceptance of the Planning Board engineer:

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

Motion to approve signs:

Motion: Joseph Simoni
Second: Robert McDonough
All in favor – none opposed

2658 E MAIN STREET - 2658 E Main Street (Grid #6158-14-309283) – Michael Kahns (2658 E Main Corp.) (Owner and Applicant) – New Business.

This property is located in the Village Commercial (VC) zoning district. The applicant is proposing operating a real estate office.

Motion to classify as a Type II Action:

Motion: Bonnie Kieffer
Second: Laura Holmes McCarthy
All in favor – none opposed

Motion to approve use:

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

THE ELEVENTH HOUSE - 2651 E Main Street (Grid #6158-14-316251) – Marybeth Wise (Owner) – Reagan Fahy (The Eleventh House LLC) (Applicant) – New Business.

This property is located in the Village Commercial (VC) zoning district. The applicant is proposing operating a retail store.

Motion to classify as a Type II Action:

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

Motion to approve use:

Motion: Bonnie Kieffer
Second: Laura Holmes McCarthy
All in favor – none opposed

RAZOR SHARP BARBER SHOP - 2689 W Main Street (Grid #6158-14-275321) – 2689 West Main Street LLC (Joseph LoBuono) (Owner) – William Zuluaga (Applicant) – New Sign.

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

Motion to classify as a Type II Action:

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

Motion to approve sign:

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

DERMAPLUS AESTHETICS

2608 South Avenue (Grid #6158-18-351158) – Elmi Berisha (Owner) – Ariana Berisha (Applicant) – New Business.

This property is located in the Village Mixed (VM) zoning district. The applicant is proposing operating a spa and beauty salon.

Motion to classify as a Type II Action:

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

Motion to approve use:

Motion: Bonnie Kieffer

Second: Laura Holmes McCarthy

All in favor – none opposed

INFORMAL DISCUSSION

BUCKINGHAM - Nelson Avenue (Grid #6158-13-071325) – Dan F. Leary, Esq. (Berlandi Nussbaum & Reitzas LLP)

The property is located in the Residential Mixed Use (RMU) zoning district. The proposed 172-unit apartment complex, townhomes and associated structures, will be discussed.

- Dan Leary, Attorney, discussed the proposed project.

Motion to adjourn the meeting:

Motion: Bonnie Kieffer

Second: Joseph Simoni

All in favor – none opposed

The meeting was adjourned at 8:04 p.m.