



Village of Wappingers Falls

Office of Planning & Zoning

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MINUTES OF PLANNING BOARD MEETING HELD 5/5/2022

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

Absent: Alix Winsby, Joseph Simoni, Robert McDonough

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

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

Approval of April 7th minutes:

Motion: Bonnie Kieffer

Second: Laura Holmes McCarthy

All in favor – none opposed

CONTINUED 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 Todd Atkinson’s comment letter

NEW APPLICATIONS

4 DELAVERGNE AVENUE - 4 Delavergne Avenue (Grid #6158-10-258625) – Sigma-Tremblay LLC (Owner) – Paul S. Pilon, R.A., Architect (Applicant) – Site Plan.

This property is located in the Village Mixed (VM) zoning district. The applicant is proposing converting two existing building into townhomes for rentals, with one structure consisting of five 1-bedroom units and one 2-bedroom unit, and the other structure consisting of two 1-bedroom units and three 2-bedroom units.

- Review of Michele Greig’s comment letter
- Review of Todd Atkinson’s comment letter
- The Site Plan will be forwarded to Dutchess County for review.

Motion to classify as a Type II Action:

Motion: Bonnie Kieffer

Second: Laura Holmes McCarthy

All in favor – none opposed

GREASE TRAP - 1574-1576 Route 9 (Grid #6158-15-589264) – Imperial Improvements LLC c/o DLC Management Corp. (Owner) – DLC Management Corp. (Applicant) – Kenneth Casamento, LRC Group (Engineer) – Site Plan.

This property is located in the Commercial Mixed Use (CMU) zoning district.

- Review of Todd Atkinson’s comment letter

THE HOG - 2703 W Main Street (Grid #6158-14-275361) – West Main Lofts LLC (Owner and Applicant) – Brian Stokosa, Day & Stokosa Engineering P.C. (Engineer) – Site Plan.

This property is located in the Village Commercial (VC) zoning district. The applicant is proposing constructing a patio.

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

Motion to classify as a Type II Action:

Motion: Bonnie Kieffer

Second: Laura Holmes McCarthy

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 one projecting sign.

Motion to approve sign:

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

Motion to classify as a Type II Action:

Motion: Bonnie Kieffer
Second: Rachelle Louis
All in favor – none opposed

EMPIRE PARTY RENTALS - 19 Delavergne Avenue (Grid #6158-09-223602) – Tom DiFilippo (Owner and Applicant) – New Business.

This property is located in the Village Mixed (VM) zoning district. The applicant is proposing operating a party rental business.

Motion to classify as a Type II Action:

Motion: Bonnie Kieffer
Second: Rachelle Louis
All in favor – none opposed

Motion to approve use:

Motion: Bonnie Kieffer
Second: Rachelle Louis
All in favor – none opposed

The June 2, 2022, Planning Board meeting has been moved to Thursday, June 9th.

Motion to adjourn the meeting:

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

The meeting was adjourned at 8:08 p.m.