



**Village of Wappingers Falls**

**Office of Planning & Zoning**

**2582 South Avenue, Wappingers Falls, NY 12590**

**Phone: (845) 297-5277 Fax: (845) 296-0379**

**www.wappingersfallsny.gov**

**MINUTES OF PLANNING BOARD MEETING HELD 7/7/2022**

**Present:** Tom Morris – Chair, Bonnie Kieffer – Vice Chair, Robert McDonough, Rachelle Louis (alternate), James Williams (alternate), Michele Greig (Planning Consultant), Todd Atkinson (Engineering Consultant), Lisa M. Cobb (Attorney), Mercedes Perez (Planning and Zoning Assistant)

**Absent:** Joseph Simoni, Laura Holmes McCarthy

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

The Planning Board Chair made Rachelle Louis and James Williams voting members for this meeting.

Approval of June 9<sup>th</sup> minutes:

Motion: Bonnie Kieffer

Second: Robert McDonough

4 in favor – 1 abstained

***CONTINUED APPLICATION***

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

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

- The Chair read a letter from George Kolb, dated July 7, 2022, into the record.
- 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.
- The Planning Board agreed that a public hearing is not necessary.

Motion to classify as a Type II Action:

Motion: Bonnie Kieffer

Second: Robert McDonough

All in favor – none opposed

### ***NEW APPLICATIONS***

#### **CENTER FOR PHYSICAL THERAPY - 2 Delavergne Avenue, Grid #6158-10-268607 – Campilli-Snyder Fmly Farm LLC (Owner and Applicant) – Christian Paggi, PE (Engineer) - Site Plan.**

This property is located in the Village Mixed (VM) zoning district. The applicant is proposing constructing a pergola addition to the existing structure.

- Review of Todd Atkinson’s comment letter
- Review of Michele Greig’s comment letter
- A majority of the board agrees that a public hearing is necessary.

#### **71 S Mesier Avenue - 71 S Mesier Avenue (Grid #6158-18-329032) – John Delaney and Diane Delaney (Owners and Applicants) – Jason Lichwick (Architect) – Site Plan and Special Use Permit.**

This property is located in the Village Residential (VR) zoning district. The applicant is proposing an accessory apartment above an existing detached garage.

- Review of Michele Greig’s comment letter
- Review of Todd Atkinson’s comment letter

Motion to classify as a Type II Action:

Motion: Bonnie Kieffer

Second: Robert McDonough

All in favor – none opposed

#### **SUNSHINE HOMECARE - 2622 South Avenue (Grid #6158-18-361189) – Sunshine Realty Holdings LLC (Owner) – Maria LoCastro (Applicant) – New Signs.**

The property is located in the Village Mixed (VM) zoning district. The applicant is proposing one wall sign and two window signs.

Motion to classify the proposed signs as a Type II Action:

Motion: Bonnie Kieffer

Second: James Williams

All in favor – none opposed

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

**ROOTED YOGA**

**2701 W Main Street (Grid #6158-14-276356) – Anthony Hardisty, West Main Lofts LLC (Owner) – Kate Baumann (Applicant) – New Business.**

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

Motion to classify the proposed use as a Type II Action:  
Motion: Bonnie Kieffer  
Second: James Williams  
All in favor – none opposed

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

**MUSE BEAUTY LLC - 2689 W Main Street (Grid #6158-14-275321) – Joseph Lo Buono, 2689 West Main Street LLC (Owner) - Dawn Chefalo (Applicant) – New Business and New Signs.**

This property is located in the VC (Village Commercial) zoning district. The applicant is proposing operating an existing aesthetics salon. The applicant is also proposing one projecting sign and one window sign.

Motion to classify the proposed use as a Type II Action:  
Motion: Bonnie Kieffer  
Second: James Williams  
All in favor – none opposed

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

Motion to classify the proposed signs as a Type II Action:  
Motion: Robert McDonough  
Second: Rachelle Louis  
All in favor – none opposed

Motion to approve signs:

Motion: Bonnie Kieffer

Second: James Williams

All in favor – none opposed

**ROYALTY CARPET - 1615 Route 9 (Grid #6158-15-518287) – Paul Ciancanelli (Owner and Applicant) – New Business.**

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

Motion to classify the proposed use as a Type II Action:

Motion: Bonnie Kieffer

Second: James Williams

All in favor – none opposed

Motion to approve use:

Motion: James Williams

Second: Bonnie Kieffer

All in favor – none opposed

The August 4, 2022, Planning Board meeting has been moved to Thursday, August 11<sup>th</sup>.

Motion to adjourn the meeting:

Motion: Bonnie Kieffer

Second: Robert McDonough

All in favor – none opposed

The meeting was adjourned at 8:15 p.m.