



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 8/11/2022

Present: Tom Morris – Chair, Bonnie Kieffer – Vice Chair, Joseph Simoni, Robert McDonough, Laura Holmes McCarthy, James Williams (alternate), Mercedes Perez (Planning and Zoning Assistant)

Absent: Rachele Louis (alternate), Michele Greig (Planning Consultant), Todd Atkinson (Engineering Consultant), Lisa M. Cobb (Attorney)

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

Approval of July 7th minutes:

Motion: Bonnie Kieffer

Second: Robert McDonough

3 in favor – 2 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.

- Review of Todd Atkinson's comment letter

Motion to approve Resolution Granting Conditional Site Plan Approval to Professional Office (58 McKinley Street) contingent upon replenishing escrow and satisfying the engineer's comments:

Motion: Bonnie Kieffer

Second: Joseph Simoni

All in favor – none opposed

NEW APPLICATIONS

ABUELA PARTY CREATIONES - 2653 E Main Street (Grid #6158-14-314253) – Anita 2653 LLC (Owner) – Liliam P. Abril (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: Laura Holmes McCarthy

Second: Bonnie Kieffer

All in favor – none opposed

Motion to approve use:

Motion: Bonnie Kieffer

Second: Laura Holmes McCarthy

All in favor – none opposed

85 E MAIN STREET - 85 E Main Street (Grid #6158-18-487193) – Michael Manasar (Owner and Applicant) – Driveway.

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing extending and paving the existing driveway.

Motion to classify as a Type II Action:

Motion: Joseph Simoni

Second: Bonnie Kieffer

All in favor – none opposed

Motion to approve expansion of driveway contingent upon staying within the 85% lot coverage per lot:

Motion: Bonnie Kieffer

Second: Robert McDonough

All in favor – none opposed

TEAM BANX AT BERKSHIRE HATHAWAY HOMESERVICES - 2658 E Main Street (Grid #6158-14-309283) – Michael Kahns (Owner and Applicant) – New Signs.

The property is located in the Village Commercial (VC) zoning district. The applicant is proposing two freestanding signs.

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

Motion: Laura Holmes McCarthy

Second: Bonnie Kieffer

All in favor – none opposed

Motion to approve signs contingent upon no up lighting and lighting conforming with Village code:

Motion: Bonnie Kieffer

Second: Laura Holmes McCarthy

All in favor – none opposed

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

This property is located in the CMU (Commercial Mixed Use) zoning district. The applicant is proposing to change in-kind wall and freestanding signs.

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

Motion: Bonnie Kieffer

Second: Joseph Simoni

All in favor – none opposed

Motion to approve signs:

Motion: Joseph Simoni

Second: Bonnie Kieffer

All in favor – none opposed

DELEHANTY FUNERAL HOME INC - 64 E Main Street (Grid #6158-18-424221) – 64 East Main St LLC (Owner) – Delehanty Funeral Home Inc. (Applicant) – New Sign.

This property is located in the Village Mixed (VM) zoning district. The applicant is proposing changing the existing monument sign.

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

Motion: Bonnie Kieffer

Second: Robert McDonough

All in favor – none opposed

Motion to approve sign contingent upon no up lighting and lighting conforming with Village code:

Motion: Bonnie Kieffer

Second: Joseph Simoni

All in favor – none opposed

**MISS SAIGON PHO - 1582 Route 9 (Grid #6158-19-559223) – Davis Fowler Group LLC (Owner)
– Luan Bui (Applicant) – New Signs.**

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing to change in-kind wall and multitenant sign.

Motion to classify as a Type II Action:

Motion: Laura Holmes McCarthy

Second: Robert McDonough

All in favor – none opposed

Motion to approve signs:

Motion: Bonnie Kieffer

Second: Joseph Simoni

All in favor – none opposed

INFORMAL DISCUSSION

40 CLAPP AVE - 40 Clapp Avenue (Grid #6158-17-240071) – Marco Quezada (Owner) – Hilda Duque, Architect (Applicant) – Sketch Plan.

This property is located in the Village Residential (VR) zoning district. The applicant is proposing two dwelling units on a new second level.

- Hilda Duque, Architect, discussed the proposed project.

Motion to adjourn the meeting:

Motion: Bonnie Kieffer

Second: Robert McDonough

All in favor – none opposed

The meeting was adjourned at 8:07 p.m.