



Village of Wappingers Falls

Office of Planning & Zoning

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MINUTES OF PLANNING BOARD MEETING HELD 9/1/2022

Present: Tom Morris – Chair, Bonnie Kieffer – Vice Chair, Joseph Simoni, Robert McDonough, Laura Holmes McCarthy, 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: none

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

The Planning Board Chair made Rachelle Louis a voting member for this meeting.

James Williams will remain an alternate and will not vote.

Approval of August 11th minutes:

Motion: Bonnie Kieffer

Second: Laura Holmes McCarthy

4 in favor – 1 abstained

Joseph Simoni joined the meeting at this time.

Rachelle Louis was returned to her alternate position, and along with James Williams, will not vote during this meeting.

CONTINUED APPLICATION

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
- The site plan will be forwarded to Dutchess County for review.
- A public hearing will be scheduled for October 6, 2022.

CENTER FOR PHYSICAL THERAPY – 2 Delavergne Avenue (Grid #6158-10-268607) – Campilii-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 an addition to the existing structure.

- 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 board members scheduled a site visit for October 3, 2022, at 4:30 p.m.
- A public hearing will be scheduled for October 6, 2022.
- The lead agency coordination letter will be circulated to the following involved agency: Village of Wappingers Falls Zoning Board of Appeals.

Motion to approve the Resolution Establishing Intent to be Lead Agency:

Motion: Bonnie Kieffer

Second: Laura Holmes McCarthy

All in favor – none opposed

NEW APPLICATIONS

TOP NOTCH AUTOMOTIVE - 11 Delavergne Avenue (Grid #6158-09-249591) – 7 Delavergne Ave LLC (Owner) – Robert Taber, Top Notch Automotive (Applicant) – New Sign.

This property is located in the Village Mixed (VM) zoning district. The applicant is proposing one wall 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

KENNEDY FRIED CHICKEN - 2667 E Main Street (Grid #6158-14-302265) – Greenacre Holdings LLC (Owner) – Joe Potocki, Rayex Design Group (Applicant) – Roy A. Fredriksen, Rayex Design Group (Architect) – Site Plan.

This property is located in the Village Commercial (VC) zoning district. The applicant is proposing operating a take-out restaurant. The applicant is also proposing one wall sign and one projecting sign.

- The applicant, and/or a representative, was not present for the meeting.
- The board only discussed the applicant's submission.
- A previous site plan was approved on November 21, 2016 but has since expired because the exterior of the building was never brought into conformance with the original site plan.

DISCUSSION

The Planning Board members discussed the 2022 Comprehensive Plan. No public comment was taken during this meeting. Public Hearings will be scheduled by the Village Board at a future date.

- Michele Greig ,Todd Atkinson, and Lisa M. Cobb participated in the discussion.

Motion to adjourn the meeting:

Motion: Bonnie Kieffer

Second: Joseph Simoni

All in favor – none opposed

The meeting was adjourned at 9:04 p.m.