



**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 3/2/2023**

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

**Absent:** Tom Morris – Chair, Joseph Simoni, Robert McDonough, Rachele Louis (alternate)

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

The Planning Board Vice Chair made James Williams a voting member for this meeting.

Approval of January 12<sup>th</sup> minutes:

Motion: Laura Holmes McCarthy

Second: James Williams

All in favor – none opposed

***PUBLIC HEARING***

**BOHO BEAUTY LLC - 2591 South Avenue (Grid #6158-18-315117) – 2591 South Ave LLC (Owner and Applicant) – New Business, Special Use Permit, and New Sign.**

This property is located in the Village Residential (VR) zoning district. The applicant is proposing operating a beauty salon on the ground floor. The applicant is also proposing one projecting sign.

Motion to open the public hearing:

Motion: James Williams

Second: Laura Holmes McCarthy

All in favor – none opposed

Motion to close the public hearing:

Motion: Laura Holmes McCarthy

Second: James Williams

All in favor – none opposed

Motion to approve Resolution Granting Conditional Special Use Permit Approval to Boho Beauty Salon:

Motion: James Williams

Second: Laura Holmes McCarthy

All in favor – none opposed

Motion to approve Resolution Granting Conditional Site Plan Approval to Boho Beauty Salon:

Motion: Laura Holmes McCarthy

Second: James Williams

All in favor – none opposed

Motion to approve sign:

Motion: James Williams

Second: Laura Holmes McCarthy

All in favor – none opposed

### ***CONTINUED APPLICATIONS***

#### **DUTCHESS AVENUE - Dutchess Avenue (Grid #6158-17-198119) – Terra Group 201 LLC (Owner and Applicant) – Christopher Lapine, P.E., LEED AP, LaBella Associates (Engineer) - Site Plan.**

This property is located in the Village Residential (VR) zoning district. The applicant is proposing constructing a three-story, eight-unit, multi-family development.

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

#### **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 applicant is proposing 188-units in a mixed residential housing complex consisting of townhomes and apartment buildings.

- Review of Fire Department's comment letter

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

***NEW APPLICATIONS***

**ALLURING BEAUTIES BEAUTY SALON - 2674 W Main Street (Grid #6158-14-287307) –Orsi Property Holdings LLC (Owner) – Jasmine Mercado (Applicant) – New Business and New Sign.**

This property is located in Village Commercial (VC) zoning district. The applicant is proposing operating a hair salon. The applicant is also proposing one projecting sign.

Motion to approve use:

Motion: Laura Holmes McCarthy

Second: James Williams

All in favor – none opposed

Motion to approve sign:

Motion: James Williams

Second: Laura Holmes McCarthy

All in favor – none opposed

**2692 W MAIN STREET - 2692 W Main Street (Grid #6158-14-292340) – Anthony and Angela Hardisty of 2692 West Main LLC (Owners and Applicants) – Architectural Review.**

This property is located in the Village Commercial (VC) zoning district. The applicants are appearing before the board for architectural review.

- Anthony and Angela Hardisty, owners, discussed the proposed project and provided sample materials.

**2701 W MAIN STREET - 2701 W Main Street (Grid #6158-14-276356) – Anthony and Angela Hardisty of West Main Lofts LLC (Owners and Applicants) – New Business and New Sign.**

This property is located in the Village Commercial (VC) zoning district. The applicants are proposing operating a retail space. The applicants are also proposing one projecting sign.

Motion to approve use:

Motion: Laura Holmes McCarthy

Second: James Williams

All in favor – none opposed

Motion to approve sign:

Motion: James Williams

Second: Laura Holmes McCarthy

All in favor – none opposed

Motion to adjourn the meeting:

Motion: Laura Holmes McCarthy

Second: James Williams

All in favor – none opposed

The meeting was adjourned at 8:58 p.m.