



Village of Wappingers Falls

Office of Planning & Zoning

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MINUTES OF PLANNING BOARD MEETING HELD 5/4/2023

Present: Bonnie Kieffer – Vice Chair, Joseph Simoni, Rachele Louis (alternate), Mercedes Perez (Planning and Zoning Assistant)

Absent: Tom Morris – Chair, Robert McDonough, Laura Holmes McCarthy, Todd Atkinson (Engineering Consultant), Michele Greig (Planning Consultant), Lisa M. Cobb (Attorney)

The meeting was called to order at 7:01 p.m.

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

Approval of April 6th minutes:

Motion: Joseph Simoni

Second: Rachele Louis

All in favor – none opposed

NEW APPLICATION

COAST 2 COAST - 789 Sergeant Palmateer Way (Grid #6158-19-549058) – Bubbles Inc.

(William Bostwick) (Owner) – Joshua Thiele (Applicant) – New Business and New Signs.

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing operating a retail store. The applicant is also proposing one wall sign and one space on the existing multitenant sign.

Motion to approve use:

Motion: Rachele Louis

Second: Joseph Simoni

All in favor – none opposed

Motion to approve wall sign:

Motion: Joseph Simoni

Second: Rachelle Louis

All in favor – none opposed

Motion to approve multitenant sign:

Motion: Rachelle Louis

Second: Joseph Simoni

All in favor – none opposed

INFORMAL DISCUSSION

RIVER VALLEY ARTS CENTER - 9 S Mesier Avenue (Grid #6158-18-384202) – Centurion Realty Management, LLC (Joe Pettinella and Albert Pettinella) (Owners) - Alfred Cappelli (Architect) – Discussion.

This property is located in the Village Mixed (VM) zoning district. The owners are proposing converting the current sanctuary into an event space.

- Al Cappelli, Architect, discussed the proposed event space.

DISCUSSION

The Planning Board discussed the proposed amendments to the Village Code.

Motion to adjourn the meeting:

Motion: Joseph Simoni

Second: Rachelle Louis

All in favor – none opposed

The meeting was adjourned at 8:00 p.m.