

VILLAGE OF WAPPINGERS FALLS  
Offices of Planning/Zoning  
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**AGENDA OF THE PLANNING  
BOARD**

**September 7, 2023**

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The Planning Board of the Village of Wappingers Falls will hold a meeting at the American Legion Hall, 7 Spring Street, Wappingers Falls, on September 7, 2023, beginning at 7 p.m. There are two continuation of public hearing scheduled for this meeting.

The agenda is as follows:

**ROLL CALL**

**APPROVAL OF August 16, 2023 MINUTES**

**CONTINUATION OF PUBLIC HEARING**

**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 to construct a three-story, eight-unit, multi-family development.

**BUCKINGHAM**

Nelson Avenue (Grid #6158-13-071325) – Dan F. Leary, Esq., Berlandi Nussbaum & Reitzas LLP (Attorney) – Eric M. Schlobohm, PE, Sr. Associate, and Richard D. Williams Jr., PE, Insite Engineering, Surveying & Landscape Architecture, P.C. (Engineers)

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.

## **NEW APPLICATIONS**

### **DAY & NITE LOUNGE**

**2655 EAST MAIN ST. (GRID #6158-14-312254) – Elmi Berisha (Owner)- Amy Parks (Applicant)- New Business and Special Use Permit**

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

### **2692 WEST MAIN STREET, LLC**

**2692 WEST MAIN STREET (Grid# 6158-14-292340)-2692 West Main Street, LLC (Owner and Applicant)**

This property is located in the Village Commercial (VC) zoning district. The applicant is proposing to create a restaurant.

### **WEST MAIN LOFTS, LLC**

**2701 WEST MAIN STREET (Grid#6158-14-279356)-West Main Lofts, LLC (Owner and Applicant)-New Sign**

The property is located in the Village Commercial (VC) zoning district. The applicant is proposing one wall sign on the front of the building.

### **OLIVER WILKINSON**

**2665 EAST MAIN STREET (Grid#6158-14-305264)-Elmi Berisha (Owner)- Oliver Wilkinson (Applicant)-Operate Restaurant**

The property is located in the Village Commercial (VC) zoning district. The applicant is proposing to operate a restaurant.