

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

August 3, 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 August 3, 2023, beginning at 7 p.m.

The agenda is as follows:

**ROLL CALL**

**APPROVAL OF July 5, 2023 MINUTES**

**CONTINUATION OF PUBLIC HEARINGS**

**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) – Site Plan.**

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.

## **CONTINUED APPLICATIONS**

### **8 LAWRENCE COURT**

**8 Lawrence Court (Grid #6158-17-175120) – Calvin M. Lawrence (Owner and Applicant) – Sketch Plan Review.**

This property is located in the Village Residential (VR) zoning district. The applicant is proposing to create a dwelling unit.

## **NEW APPLICATIONS**

### **RISING EARTH HEALING ART**

**2676 WEST MAIN STREET (Grid #6158-14-288310) – Marybeth Wise (Owner) – Christina Winus (Applicant) – New Business and New Sign**

This property is located in the Village Commercial (VC) zoning district. The applicant is proposing to operate a licensed massage therapy office. The applicant is also proposing one projecting sign.

### **LOPBURI**

**2646 EAST MAIN ST.(Grid #6158-14-326266) – Qin Ping Zheng (Owner)- Thaweesak Thong Voo (Applicant)- To Operate a Restaurant and New Sign**

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

The applicant is also proposing to replace one projecting sign.

## **INFORMAL DISCUSSION**

### **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 to operate a cocktail lounge.