

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

November 2, 2023

The Planning Board of the Village of Wappingers Falls will hold a meeting at the American Legion Hall, 7 Spring Street, Wappingers Falls, on November 2, 2023, beginning at 7 p.m. One continuation of a public hearing.

The agenda is as follows:

ROLL CALL

APPROVAL OF October 5, 2023, MINUTES

CONTINUATION OF PUBLIC HEARING

BUCKINGHAM-ADJOURNED

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

2721 West Main Street (Grid #6158-14-253405-0000) O'Donnell & Sons, Inc. Sean O'Donnell (Owner/Applicant) Day Stokosa Engineering, Brian Stokosa and Amy Bombardieri (Engineers) This property is located in the Village Mixed Use (VMU) zoning district. The applicant is proposing removing an existing garage and constructing a 2-family dwelling.

2781-2785 WEST MAIN ST.

(Grid # 134601-6158-10-255570 & 260574)-2781 West Main, LLC (Owner), Lawrence J. Paggi, PE, Christian Paggi, PE Senior Engineer (Applicant).

This property is located in the Village Mixed Use (VMU) zoning district. The applicant is proposing Lot Line Realignment.

DELAVERGNE AVENUE

(Grid # 134601-6158-09-246621-0000) Toje Delavergne LLC (Owner/Applicant)- Lawrence J. Paggi, PE, PC, and Christian Paggi (Senior Engineer). The property is located in the Village Mixed Use (VMU) zoning district. The applicant is proposing the addition of a dumpster enclosure to the existing parking lot.

WENDY'S

1601 Route 9 (Grid #6158-19-517247) CKA Management (Owner)- Luis Montoya (Applicant)- Donald Wallin of Wallin Gomez Architects LTD. The property is located in the Village Commercial (VC) zoning district. The applicant is proposing an architectural review and a new sign.

ZOE'S LOCKSMITH

1529 Route 9 (Grid #135601-6158-19-572074)-Frank O. Algier (Owner)- Daniel Meyer (Applicant)-New Business This property is located in the Village Commercial (VC) District. The applicant is proposing a new business.

ECLIPSE AUDIO VISUAL LLC

1562 Route 9 (Grid # 6158-19-571157-0000) 1554-1564 Route 9, LLC (Owner) Carmine Comizio (Applicant). This property is located in the Village Commercial Use (VC). The applicant is proposing operating an electronic store.

MR. EXOTICS

1560 Route 9 (Grid # 6158-19-571157-0000)-1554-1564 Route 9, LLC (Owner) Gobran Nagi (Applicant). This property is located in the Village Commercial Use (VC). The applicant is proposing operating a retail convenience store.