



**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 11/2/2023

Present: Tom Morris-Chair, Joseph Simoni-Vice Chair, Rachelle Louis (Member), Joseph Rivera-Ramos (Alternate), Lisa Cobb (Attorney), Michele Robinson Greig (Environmental Consultant), (Brenda Alfonso (Planning and Zoning Assistant)

Absent: Laura Holmes McCarthy (Member), Robert McDonough (Member), Hilda Duque (Alternate), Todd Attikson (Engineer)

There were only two members present at the beginning of the meeting, therefore, Joseph Rivera-Ramos was a voting member for this meeting.

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

Approval of the October 5, 2023, Minutes

Motion: Joseph Simoni

Second: Joseph Rivera-Ramos

All in favor-none opposed.

CONTINUATION OF PUBLIC HEARING

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.

Motion to open the public hearing:

Motion: Joseph Simoni

Second: Joseph Rivera-Ramos

All in favor.

Motion to adjourn the public hearing to the December 7, 2023 planning board meeting:

Motion: Joseph Simoni

Second: Joseph Rivera-Ramos

All in favor-none opposed.

-Rachelle Louis joined the meeting

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.

Motion was made to classify as a Type II Action:

Motion: Joseph Simoni
Second: Rachelle Louis
All in favor-none opposed.

Motion to Set Public Hearing for December 7, 2023:

Motion: Joseph Simoni
Second: Rachelle Louis
All in favor-none opposed.

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.

Motion to Classify as a Type II Action:

Motion: Joseph Simoni
Second: Joseph Rivera-Ramos
All in favor-none opposed.

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.

Applicant to supply easement information.

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 new signs.

Motion to Classify as a Type II Action:

Motion: Joseph Simoni
Second: Rachelle Louis
All in favor-none opposed.

Escrow needed-\$2,500.00.
Signs-possible variance needed for the amount of signage requested.

ZOE'S LOCKSMITH

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

Motion to Classify as a Type II Action:

Motion: Rachelle Louis
Second: Joseph Simoni
All in favor-none opposed.

Applicant to provide a sketch of where the truck will be parked on the property.

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.

Motion to Classify as a Type II Action:

Motion: Joseph Rivera-Ramos
Second: Joseph Simoni
All in favor-none opposed.

MR. EXOTIC'S

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 and sign approval.

Motion to Classify as a Type II Action:

Motion: Joseph Simoni
Motion: Joseph Rivera-Ramos
All in favor-none opposed.

Motion to Approve Proposed Use:

Motion: Rachelle Louis
Second: Joseph Rivera-Ramos
All in favor-none opposed.

Motion to Approve Sign (material and color same as adjacent storefront):

Motion: Joseph Simoni
Second: Rachelle Louis
All in favor-none opposed.

2697 W MAIN ST.

(Grid #6158-14-276346)- Angela Hardisty (Owner/Applicant)

The property is located in the Village Residential (VR) District. The applicant is proposing an interactive wall.

Motion to Approve the Interactive Wall:

Motion: Joseph Simoni
Second: Joseph Rivera-Ramos
All in favor-none opposed.

The meeting was adjourned at 8:30 p.m.