

VILLAGE OF WAPPINGERS FALLS  
Offices of Planning/Zoning  
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**AGENDA OF THE PLANNING  
BOARD  
FEBRUARY 2, 2024**

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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 February 4, 2024, beginning at 7 p.m. There will be one continuation of a public hearing and 1 new public hearing.

The agenda is as follows:

*ROLL CALL* Tom Morris, Joseph Simoni, Robert McDonough, Rachelle Louis, Joseph Rivera Ramos, Hilda Duque

*APPROVAL OF JANUARY 4, 2024, MINUTES*

*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)

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.

**PUBLIC HEARING**

**58 MCKINNLEY STREET**

(Grid# 135601-6158-13-208259)- Market Properties, Inc. (Owner), Ernst Martin Jr., PE, LS (Engineer/Applicant)

The property is currently located in the Bleachery District (B) zoning district. The

applicant is proposing to realign the property line to reflect the actual site conditions regarding the parking area and rear patio.

### **CONTINUED APPLICATIONS**

#### **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.

#### **1542 ROUTE 9**

**(Grid #6158-19-582114) Samuel Finnerman (Owner) 7-Eleven, Inc. (Applicant) David Leiffer, PE, Core States Group (Engineer).** This property is located within the Commercial Mixed Use (CM) zoning district. The applicant is proposing an amended site plan to replace fuel tanks.

#### **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.

### **NEW APPLICATIONS**

#### **2659 EAST MAIN STREET**

**(Grid #6158-14-308261) Elmi Berisha (Owner/Applicant), TW Engineering -, Troy Wojciexosky(Engineer).** The property is located in the Village Commercial (VC) Zoning District. The applicant is proposing a new 4-story building, 1<sup>st</sup> floor commercial, 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floors residential.

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