

**VILLAGE OF WAPPINGERS FALLS**  
**Offices of Planning/Zoning**  
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**AGENDA OF THE PLANNING BOARD**  
**June 6, 2019**

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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 June 6, 2019 beginning at 7 p.m. The agenda is as follows:

***CONTINUED PUBLIC HEARING:***

**West Village Loft - 2701 West Main Street – (Grid # 6158-14-276356) and 7 Church Street (Grid # 6158-14-267355) – Site Plan Approval**

Village Commercial (VC) Zoning District. .12 acre and .09 acre. Michael Kocan, Owner. M.A. Day Engineering, Consultants. Applicant is proposing to construct a 4-story mixed use building consisting of 3,000 square feet of commercial space on the first floor and 15 residential units on the second, third and fourth floors. **TO BE ADJOURNED**

***CONTINUED SITE PLAN APPLICATIONS***

**Buckingham Properties - Nelson Avenue - (Grid # 6158-13-071325) – Site Plan Approval**

Residential Mixed Use (RMU) Zoning District, 13.42 acres. Oak Tree Gardens Inc., Owner, Charles P. May and Associates, Consultants. Applicant proposes a 172-unit apartment complex, townhomes, and associated structures.

**McDonald's - Alan Roscoe, PE – 1567 Rt 9 - (Grid #6158-19-527150) – Site Plan Approval**

Commercial Mixed Use (CMU) Zoning District. Ormater Development Corp., Owner. Proposal to renovate the façade and make improvements to parking area and pathway to the building. Replacement of the existing drive-thru signage and menu boards.

**Patsy's Pizza – 2657 East Main Street – (Grid # 6158-14-310257) – Site Plan Approval**

Village Commercial (VC) Zoning District. .06 acre. Elmi Berisha, Owner. Hudson Land Design, Consultants. Applicant is proposing interior renovation of all three floors of existing building. A restaurant is proposed for the first floor, with a private dining area on the second floor. The remainder of the second floor will be a studio apartment. A three-bedroom apartment will be on the third floor.

**Richard Hollister -- 1 E. Academy Street - (Grid # 6158-18-342105) - Site Plan Approval**

Village Residential (VR) Zoning District. .13 acre. Richard Hollister, Owner. Applicant is proposing interior renovations to convert a first-floor former dental office to a one-bedroom apartment, and to add a one-bedroom apartment in the basement. A rear building will be converted to a four-car garage with storage for the main building.

***SITE PLAN APPLICATIONS, continued***

**Central Hudson Gas & Electric (Grid Nos. 6157-07-749972, 6158-20-779013, 6158-19-721014, 6158-20-751120) Site Plan Approval**

Commercial Mixed Use (CMU) Zoning District. DBVan Properties North LLC, Riverbend at Wappingers Falls, Riverbend at Wapp Falls LLC, Imperial Gardens LLC, Owners. Applicant is proposing to replace an existing 69 kilovolt (KV) electrical transmission line, known as the "TV Line," a portion of which (7 poles) is within an existing cleared public utility right-of-way in the Village.

**Lordae, LLC -1554-1564 Route 9 (Grid Nos. 6158-19-590154 and 6158-19-571157) Amended Site Plan Approval**

Commercial Mixed Use (CMU) Zoning District. ± 1.33 acres. 1554-1564 Route 9 LLC, Owner, David A. Barbuti, Architect, P.C., Consultant. Applicant seeks to add a rear entry to Building A, which necessitates changes in elevations, parking and curbing modifications, and other site improvements.

**NEW APPLICATIONS**

**1574 Route 9, Imperial Plaza (Grid No. 6158-15-589264-0000) Site Plan, New Use, Signs**

Commercial Mixed Use (CMU) Zoning District. 7.41 acres. Imperial Improvements, Owner. RSA Engineers, Consultants. Applicant seeks to open a Farm Stores franchise location in the Plaza.

**Moran Avenue Parking Lot – (Grid # 6158-19-512223) – Employee Parking Lot – Conceptual**

Commercial Mixed Use (CMU) Zoning District. Thomas C Webber, Sr. Trust, Owner. Povall Engineering, PLLC Consultants. Applicant is proposing to construct an employee-only parking lot on 9 Moran Ave. The existing two-family house on 9 Moran Ave will remain and three primary parking spaces have been designated for use by the occupants of the house. Discussion only.

**69 East Main Street - (Grid #6158-18-431206) – Architectural Review**

Village Mixed Use (VMU) Zoning District. Two-family use. Applicant is proposing to install new vinyl siding and windows.