

VILLAGE OF WAPPINGERS FALLS
Offices of Planning/Zoning
2582 South Avenue
Wappingers Falls, NY 12590
(845) 297-5277 Fax: (845) 296-0379

**AGENDA OF THE PLANNING
BOARD**

April 4, 2024

The Planning Board of the Village of Wappingers Falls will hold a meeting at the American Legion Hall, 7 Spring Street, Wappingers Falls, on April 4, 2024, beginning at 7 p.m. There will be one continuation of a 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 and February 1, 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.

CONTINUED APPLICATIONS

2544 SOUTH AVENUE

(Grid #6157-06-301997) Djallel Bouneffouf (Owner/Applicant) John Sullivan and William Moreau, P.E. (Consultant). This property is located in the Village Residential (VR) zoning district. The applicant is requesting site plan review for an amended site plan of an existing two-family residence proposing one additional dwelling unit. Three family total, site plan improvements for landscaping and refuse area.

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, sub-division and constructing a 2-family dwelling on new proposed lot.

SITE PLAN AND SPECIAL USE PERMIT

DEMCO, LLC

1546 Route 9 (Grid #6158-19-582123) Danny Petrizzo (Owner/Applicant) Brian Stokosa PE (Day & Stokosa Engineering).

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing an Adult-Use Cannabis Retail Dispensary.

NEW APPLICATIONS

D & S BODY WORKS

1560 Route 9 (Grid #6158-19-590154) 1554-1560 Route 9, LLC (Owner)

Yuxin Dong (Applicant) This property is located in the Commercial Mixed- Use (CMU) zoning district. The applicant is proposing to operate a day spa.

WESTIE HOLDINGS LLC

2674 West Main Street (Grid #6158-14-287307) Westie Holdings LLC.

(Owner/Applicant) This Property is located in the Village Commercial (VC) zoning district. The applicant is proposing to remove existing windows on the ground floor to create a new front entrance.

2693 WEST MAIN STREET

2693 West Main Street (GRID #6158-14-276331) Chad Krasniqi.

(Owner/Applicant)

This property is located in the Village Commercial (VC) zoning district.

The applicant is proposing to install new "James Hardie" siding on the upper floors and stucco finish on the ground floor.

RIVER'S PIZZA CAFÉ

2554 SOUTH AVENUE (GRID #6158-18-305016) 2554 South Avenue LLC (Owner)

FERNADO JIMENEZ RIVERA (APPLICANT)

This property is located in the Village Mixed-Use (VMU) zoning district.

The applicant is proposing one wall sign.

RETRO BITES, INC.

1582 Route 9 Suite # 6 (GRID #6158-19-559223) Davis Fowler Group, LLC.

(Owner) Retro Bites, Inc. (Applicant)

This property is located in the Commercial Mixed-Use (CMU) zoning district.

The applicant is proposing to operate a restaurant. The applicant is also proposing one wall sign and one space on the existing multitenant sign.

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