

VILLAGE OF WAPPINGERS FALLS
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MINUTES OF THE PLANNING BOARD
April 3, 2025

The Planning Board of the Village of Wappingers Falls held a meeting at the American Legion, 7 Spring Street, Wappingers Falls, on April 3, 2025. The meeting was called to order by Chair, Thomas Morris, at 7:01 p.m. In attendance were: James Williams, Vice Chair, Rachelle Louis, Member, Robert McDonough, Member, Joseph Rivera-Ramos, Member and Barbara Goodman, Alternate. Absent was Hilda Duque, alternate.

APPROVAL OF PLANNING BOARD MEETING MINUTES OF MARCH 6, 2025.

Motion to approve: **James Williams**

Second: **Rachelle Louis**

All in favor – None opposed. Carried.

PUBLIC HEARING(S)

2568, 2574-2576, 2578 South Ave (First Presbyterian Church)
(Grid # 6158-14-287307) First Presbyterian Church (Owner/Applicant),
Kenneth B. Salzmann, Land Surveyor

This property is located in the Village Residential Zoning District. The applicant is proposing a lot line adjustment.

James Williams made a motion to open the public hearing, seconded by Joseph Rivera-Ramos. The motion carried, 5-0.

Joseph Rivera-Ramos made a motion to close the public hearing, seconded by James Williams. The motion carried, 5-0.

Robert McDonough made a motion to approve the lot line adjustment as set forth in the resolution, seconded by Joseph Rivera-Ramos. The motion carried, 5-0.

59 S Remsen Avenue

(Grid # 6158-18-380062) Ralph Marinaccio (Owner/Applicant), Stephen Burns,
Professional Engineer

The property is located in the Residential Zoning District. The applicant is proposing to subdivide the existing parcel, creating one new residential building lot.

James Williams made a motion to adjourn the public hearing to the June 5th meeting, seconded by Joseph Rivera-Ramos. The motion carried, 5-0.

2667 E Main St (Kennedy Fried Chicken)

(Grid # 6158-14-302265) Greenacre Holdings LLC (Owner), Joseph Potocki (Applicant)

This property is located in the Village Commercial Zoning District. The applicant is seeking reapproval to install a new sign and repair/renovate the front façade.

Robert McDonough made a motion to open the public hearing, seconded by James Williams. The motion carried, 5-0.

Robert McDonough made a motion to close the public hearing, seconded by Joseph Rivera-Ramos. The motion carried, 5-0.

James Williams made a motion to approve the site plan with conditions, as set forth in the resolution, seconded by Robert McDonough. The motion carried, 5-0.

1555-1571 Route 9 (BV Patriot LLC)

(Grid # 6158-19-527150) BV Patriot LLC (Owner), HBM Properties (Applicant), Amy Bombardieri, Engineer

This property is located in the Commercial Mixed-Use Zoning District. The applicant is proposing to subdivide the parcel so that each existing building is on its own parcel.

James Williams made a motion to open the public hearing, seconded by Joseph Rivera-Ramos. The motion carried, 5-0.

James Williams made a motion to adjourn the public hearing to May 1st meeting, seconded by Robert McDonough. The motion carried, 5-0.

James Williams made a motion for the Planning Board to declare its intent to be lead agency for SEQRA, seconded by Joseph Rivera-Ramos. The motion carried, 5-0.

CONTINUED APPLICATIONS

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.

Robert McDonough made a motion to issue a determination of non-significance (negative declaration), seconded by Joseph Rivera-Ramos. The motion carried, 4-1, with Rachelle Louis voting nay.

NEW APPLICATIONS

2649 E. Main (Loco Garabaldi)

(Grid # 6158-18-318249) Charles Carozza Properties (Owner), Michael Robinson (Applicant)

This property is located in the Village Commercial (VC) Zoning District. The applicant is proposing to redesign and renovate double store fronts in need of framing, glass, and door updates with the goal of eliminating the top glass on both sides and creating wood panels that will match the rest of the store front.

The Chair requested that the Planning Board secretary ask the applicant for visual renderings and reasons for the renovations. If these items are received, the application will be placed on the agenda for the meeting on May 1st.

1562 Route 9 (Appliances 4 Less)

(Grid # 6158-19-571157) 1554-1564 Route 9 LLC (Owner), Xingcan Li (Applicant)

This property is located in the Commercial Mixed-Use Zoning District. The applicant is proposing to install a new wall sign.

James Williams made a motion to classify the application as Type II under SEQRA, seconded by Robert McDonough. The motion carried, 5-0.

James Williams made a motion to approve the sign permit contingent upon the applicant submitting color swatches matching his application, seconded by Robert McDonough. The motion carried, 5-0.

2554 South Ave. (Corner Slice)

(Grid # 6158-18-305016-0000) 2554 South Ave LLC (Owner), Matthew Crawford (Applicant)

This property is located in the Village Residential (VR) Zoning District and the Historic Overlay Zoning District. The applicant is proposing to install a new post and wall sign.

Joseph Rivera-Ramos made a motion to approve new post and wall sign, seconded by James Williams. The motion carried, 5-0.

OTHER BUSINESS

2659 East Main Street (Former Goring Hall) - Time Extension
(Grid #6158-14-308261) Elmi Berisha (Owner/Applicant), Hudson Land Design
- Daniel Koehler (Engineer)

The property is located in the Village Commercial (VC) Zoning District. The applicant is proposing a new 4-story building, with 1st floor commercial uses, and 2nd, 3rd, and 4th floors residential.

Rachelle Louis made a motion to extend the planning board site plan approval by six months from February 1st to August 1st, seconded by Joseph Rivera-Ramos. The motion carried, 5-0.

James Williams made a motion to adjourn the meeting, seconded by Rachelle Louis. The motion carried, 5-0 and the meeting ended at 8:19 p.m.