

**VILLAGE OF WAPPINGERS FALLS
Offices of Planning/Zoning
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AGENDA OF THE PLANNING BOARD September 4, 2025

The Planning Board of the Village of Wappingers Falls will hold a meeting at the Boat House, 105 market St, Wappingers Falls, on September 4, 2025, beginning at 7:00 p.m., or as soon thereafter as matters may come to be heard.

The agenda is as follows:

ROLL CALL

APPROVAL OF MINUTES

- July 10, 2025

PUBLIC HEARING(S)

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.

29-31 Marshall Road

Marshall 31 LLC., Chuck Genck – (Owner) - (Grid #6158-19-688002)

The property is located in a Commercial Mixed Use (CMU) Zoning District. The applicant is *Proposing to a Grade 1-12 special education school (Greenburgh-North Castle UFSD) and is coming before the Planning board for a special use permit.*

67 S Remsen Ave

(Grid # 6158-18-378043) Shoaib Naweed (Owner, Applicant),

This property is in the Residential (R) Zoning District. The applicant is proposing to subdivide the parcel, the new parcel will be a conforming parcel. The owner is also proposing to construct a new home on the new parcel.

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.

NEW APPLICATIONS

7 Mill Street

**Community Services Programs, Inc., (Owners) - (Grid #6158-14-266287)-
Community Action Partnership for Dutchess County, Inc. (Applicant)**

The property is located in a Village Commercial (VC) Zoning District. The applicant is proposing a double sided 6mm aluminum composite panel with digital printed/UV gloss laminated vinyl applied. Sign will be installed on a steel straight arm bracket that will be mounted and anchored directly into the building façade.

1557 Rout 9 (Patriot Park)

**Patriot Park NY, LLC., (Owner) – (Grid #6158-19-527150) – Matthew Calvo c/o
Building Brothers - (Applicant) – T - Mobile**

This property is located in a Village Commercial Mixed Used (CMU) Zoning District. The applicant is proposing to install new signage for the existing T-Mobile store.

1530 Rout 9

**Health Quest Urgent Medical Care Practice, P.C. – (Grid #6158-19-605079) – Tri
State and Awnings Inc – (Applicant)**

This property is located in a Village Commercial Mixed Used (CMU) Zoning District. The applicant is proposing to install new signage

29-31 Marshall Road

**Marshall 31 LLC., Chuck Genck – (Owner) - (Grid #6158-19-688002) – Mark Day –
Day Stokosa Engineering**

The property is located in a Commercial Mixed Use (CMU) Zoning District. The applicant is proposing to add two fenced in area adjacent to the existing building to be utilized as outdoor fitness areas. The applicant is proposing a 5 ft. high chain-link fence to enclose these two areas.

OTHER BUSINESS