

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

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**AGENDA OF THE PLANNING BOARD**

**November 6, 2025**

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The Planning Board of the Village of Wappingers Falls will hold a meeting at the Boat House, 105 Market St, Wappingers Falls, on November 6, 2025, beginning at 7:00 p.m.

The agenda is as follows:

**ROLL CALL**

**APPROVAL OF MINUTES –**

October 9, 2025

**PUBLIC HEARING(S)**

**67 S Remsen Ave (Grid # 6158-18-378043) - Subdivision - Shoaib Naweed (Owner, Applicant).** This property is in the Residential (R) Zoning District. The applicant is seeking approval for a land subdivision and construction of a new house on the newly sub-divided lot.

**1671 Route 9 (Grid # 6158-14-488445) - Site Plan and Special Use Permit - Cigs 4 Less, Applicant; MFR II LLC, Owner.** This property is in the Commercial Mixed Use (CMU) Zoning District. The applicant is seeking to operate a retail cannabis dispensary.

**29-31 Marshall Road (Grid # 6158-19-688002) - Site Plan and Special Use Permit -**  
The applicant is proposing to operate a special education school and make related site improvements including enclosing two play areas and adding a sign.

**CONTINUED APPLICATION(S)** - None

**NEW APPLICATION(S)** - None

**INFORMAL DISCUSSION(S)** - None