

**VILLAGE OF WAPPINGERS FALLS
Offices of Planning/Zoning
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AGENDA OF THE PLANNING BOARD

December 4, 2025

The Planning Board of the Village of Wappingers Falls will hold a meeting at the Village Hall Courthouse, 2582 South Avenue, Wappingers Falls, on December 4, 2025, beginning at 7:00 p.m.

The agenda is as follows:

ROLL CALL

APPROVAL OF MINUTES

October 9, 2025, and November 6, 2025.

CONTINUED PUBLIC HEARING(S)

1671 Route 9 (Grid # 6158-14-488445). (Cigs 4 Less, Applicant,) MFR II LLC, Owner.

Site plan and special use permit approvals. This property is in the Commercial Mixed Use (CMU) Zoning District. The applicant is seeking to operate a retail cannabis dispensary, which requires a site plan and special use permit approvals from the Planning Board, pursuant to §151-67(G)(2)(b) of the Village Code.

THIS HEARING IS BEING ADJOURNED TO THE JANUARY PLANNING BOARD MEETING.

29-31 Marshall Road (Grid # 6158-19-688002). Joe Prior, (Applicant), Marshall 31 LLC, Owner. **Site Plan and Special Use Permit.** This property is located in a Commercial Mixed-Use (CMU) Zone. The applicant is proposing to operate a special education school and make related site improvements including enclosing two play areas and adding a sign.

NEW PUBLIC HEARINGS

None

NEW APPLICATION(S)

1605 Route 9 (Grid # 6158-15-517261). Jay Diesing, (Applicant,) Giuseppi Porco, Owner. **Site Plan approval.** This property is in a Commercial Mixed-Use (CMU) Zoning District. The applicant is seeking to convert an existing restaurant of 2,435 square feet into a medical office use. The applicant is proposing no changes to the exterior facade or to the signage other than the wording.

INFORMAL DISCUSSIONS

None