

**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**

**January 8, 2026**

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The Planning Board of the Village of Wappingers Falls will hold a meeting at the Village Hall Courthouse, 2582 South Avenue, Wappingers Falls, on January 8, 2026, beginning at 7:00 p.m.

The agenda is as follows:

**ROLL CALL**

**APPROVAL OF MINUTES**

December 4, 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 FEBRUARY PLANNING BOARD MEETING AS REQUESTED BY THE APPLICANT\*.***

**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.

**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.

**NEW PUBLIC HEARINGS**

None

**NEW APPLICATION(S)** None