

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

February 5, 2026

The Planning Board of the Village of Wappingers Falls will hold a meeting at the Village Hall Courthouse, 2582 South Avenue, Wappingers Falls, on February 5, 2026, beginning at 7:00 p.m.

The agenda is as follows:

ROLL CALL

APPROVAL OF MINUTES

January 8, 2026

PUBLIC HEARING (S)

2654 East Main Street (Grid #6158-14-318271) – Change of Use and Signage

Approval-Denise DePace, Applicant; Peter Petralia, Owner. The applicant is proposing to operate a retail store selling clothes, household items, toys, candles, etc. Store was previously a restaurant. No liquids except for store cleaning supplies will be stored. Applicant is proposing to construct a separation wall in the rear of the building from floor to ceiling to separate the retail space from the office/cloths space. The wall will consist of wood framing with sheetrock covering painted and trimmed with matching trim.

1574-1576 Route (Grid # 6158-15-589264) Suman Chelumalla, Applicant; Imperial Improvements, Owner. Change of Use. The property is located in a Commercial Mixed Use (CMU) Zoning District. The property was previously a **Big Lots** store. The applicant is proposing an Interior Finish Out/Tenant Improvement of an existing building. The space would include indoor attractions for children, like trampolines, laser tag, slides, and have a small café/kitchen with party rooms.

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 MARCH 2026 PLANNING BOARD MEETING AS REQUESTED BY THE APPLICANT*.***

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 APPLICATION(S)

1571 Route 9 – (6158-19-527150-0000)-Sign Approval- I Foot Spa, Thomas Walsh, Applicant; Michelle Huang, Owner. The owner is requesting approval for the new fabrication and installation of a single-sided LED channel letter sign. Sign will be mounted flush onto the brick façade as shown on the shop drawing.