

VILLAGE OF WAPPINGERS FALLS
Offices of Planning/Zoning
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AGENDA OF THE ZONING BOARD OF APPEALS

November 10, 2020

****THIS MEETING WILL BE HELD ONLINE AND TELEPHONICALLY ONLY****

THERE WILL BE NO IN-PERSON PARTICIPATION
BY THE BOARD OR THE PUBLIC.

VILLAGE HALL WILL NOT BE OPEN.

Until further notice, in accordance with Governor Cuomo's Executive Order 202.1, all Zoning Board of Appeals meetings will be held via videoconference utilizing the Webex platform. Each Board member will be participating remotely. There will not be an opportunity for the public to participate from the same location as a Board member. However, the public is welcome to view the videoconference contemporaneously by logging in to the Webex platform using the information below. There is also an option to participate by telephone for audio participation only. The meeting will be recorded and the recording will be posted on the Village website. A written transcript of the meeting also will be made available at a later date.

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village of Wappingers Falls will hold a public meeting on November 10, 2020, beginning at 7:00 p.m. via Webex.

The Webex participation information is as follows:

Meeting number (access code): 132 371 7105
Meeting password: Aqv2j29mgXv

You may also use this link: [Join meeting](#)

To join by phone please call: 1-408-418-9388

The agenda is as follows:

ROLL CALL

STATEMENT OF COMPLIANCE BY THE CHAIR

APPROVAL OF NOVEMBER 12, 2019, AUGUST 11, 2020, AND OCTOBER 6, 2020 MINUTES

PRESENTATION AND DISCUSSION

GAS LAND - 1663 Route 9

1663 Route 9 (Grid #6158-14-498418) – Gas Land Holdings Corp. (Zeidan Nesheiwat) (Owner and Applicant); Chazen Companies (Consultant) – Site Plan.

This property is located Commercial Mixed Use (CMU) zoning district. The applicant is seeking to construct an addition and related site improvements to an existing gas station. The required variances include the following:

1. §151 Table 2F – required minimum building height is 2 stories – existing structure and proposed addition are only 1 story. Therefore, a one-story variance is required.
2. §151 Table 2F – required front setback – the maximum permitted setback for a principal building from a principal and secondary frontage is 12 feet. The building addition is set back 76 ft. ± from Route 9 (the principal frontage) and will require a 64 ft. ± variance. The building addition is set back 70 ft. ± from the secondary frontage on North Mesier Avenue and will require a 58 ft. ± variance.
3. §151 Table 2F requires a minimum frontage buildout at setback for the principal building of 80%. The total frontage of the lot is 149 feet ±, 80% of which is 119 ft. ±. The structure, inclusive of the proposed addition, is 64 ft. ± wide, requiring a variance of 55 feet ±.
4. §151-25(C)(7) prohibits signs with flashing, blinking, intermittent, or moving lights, or any artificial light which does not maintain stationery and constant intensity and color at all times, except signs displaying time and/or temperature. The proposed sign with digital pricing violates this section of the Code.
5. §151 Table 2F requires a side yard setback of a maximum of 24 ft. Proposed is 27.3 ft., requiring a 3.3 ft. variance.

CONTINUED PUBLIC HEARINGS

13 HILLSIDE AVENUE

13 Hillside Avenue (Grid #6158-13-207344) – Adam T. Lauricella and Keely Sheehan (Owners and Applicants); Alfred A. Cappelli, Jr. (Architect) – Area Variance Application.

This property is located in the Residential (R) zoning district. The applicant is seeking to install a 15 ft. diameter above ground swimming pool in the yard. The required variance includes the following:

1. §151 Table 2A – allowed maximum lot coverage of 35%. The installation of a 15 ft. diameter above ground swimming pool would exceed the allowed maximum lot coverage.

**ADDENDUM TO ZBA APPLICATION FOR AREA VARIANCE
REASONS FOR APPEAL
Modification and Expansion of Convenience Store
1663 Route 9, Village of Wappinger Falls, NY**

The Applicant and Owner, Gas Land Holdings Corp is seeking site plan approval for a modification and expansion of an existing auto body repair shop/convenience store and gasoline fueling facility located at 1663 Route 9 in the Village of Wappingers Falls. The 0.46-acre parcel is identified as parcel 135601-6158-14-498418 on the Village of Wappingers Falls Tax Map and is located at the corner of US Route 9 southbound and North Mesier Ave. The tax parcel is currently developed with an approximately 1,200-square-foot, one-story building containing approximately 400 square feet of convenience store area and 800 square feet of autobody repair shop area, with eight fuel pumps (8 fueling stations) and 6 parking spaces. The project includes the removal of the auto body repair shop use and conversion of the entire building to convenience store use. In addition, a 900-square-foot building expansion is proposed to the west and south sides of the existing building for a total proposed convenience store floor area of 2,100 square feet. A small deli area will be incorporated into the inside of the convenience store. This will include a deli case, griddle, fryer, refrigerator, freezer and prep table. Per Chapter 151 of the Village of Wappingers Falls Zoning Code, a convenience store is defined as a structure or portion thereof used for retail sale for a variety of goods which may include fresh or prepared foods such as sandwiches and coffee. Additional modification will be undertaken to the site including the installation of a refuse container (previously there was none), increase in parking spaces (3 parking spaces), and landscaping improvements. The number of fueling stations will remain the same and no changes in access to the facility are proposed as part of the project. The proposed signage will also require area variances to allow for internally illuminated signs with digital pricing and signs exceeding the maximum allowed.

Required Area Variances

The project requires the following variances from the Zoning Board of Appeals:

- 1) Building height: A minimum of two stories is required in the CMU District per Table 2F and a one-story building addition is proposed;
- 2) Front yard setbacks: The maximum permitted front setback for a principal building from a principal and secondary frontage is 12 feet per Table 2F. The building addition front yard setbacks from Route 9 and Mesier Avenue exceed this maximum;
- 3) Side yard setback: The maximum permitted side setback for a principal building is 24 feet per Table 2F. The building addition side yard setback exceeds this maximum;
- 4) Minimum frontage buildout at setback: The minimum frontage buildout at setback for the principal building is 80% per Table 2F. The minimum frontage buildout at setback for the principal building does not meet the minimum;
- 5) Internally illuminated signs with digital pricing: Internally illuminated signs are allowed in the CMU District; however, digital pricing is not permitted per Zoning Section 151-25(C)(7). Internally illuminated signs (showing digital pricing along Route 9) are being requested as part of the proposed project.
- 6) Number of Signs: A maximum of three signs is allowed per establishment per Zoning Section 151-25(J)(2). Signs are proposed as follows:

- Building: One sign (25.5 SF)
- Free-standing sign: One sign (36 SF)
- Canopy (assumed as wall or awning sign): Two signs (Logo: 7 SF and Gulf 15 SF)
- Logo signs at pumps: Eight signs (3.4 SF each)

Table 1 presents the requested variances.

**Table 1: Commercial Mixed Use (CMU) Zoning District
 Requested Variances**

Zoning Requirement	Required	Existing	Proposed	Requested Variance
Principal Building Height	72 feet, 6 stories maximum, 2 stories minimum	1 story ¹	1 story	1 story
Front Setback to Principal Building from Principal or Secondary Road	Principal 2 feet minimum, 12 feet maximum	68.8 feet (Route 9) ¹	68.8 feet	56.8 feet
	Secondary 2 feet minimum, 12 feet maximum	68.2 feet (N. Mesier Avenue) ¹	68.2 feet	56.2 feet
Side Setback to Principal Building	0 feet minimum, 24 feet maximum	47.2 feet ¹	27.3 feet	3.3 feet (Reduced nonconformance from existing conditions by 19.9 feet)
Minimum Frontage Buildout at Setback	80%	0% ¹	0%	N/A
Internally Illuminated Signs with Digital Pricing	Not allowed	None	1 sign with digital pricing	N/A
Number of Signs	Maximum of 3 signs allowed	2 signs on building, 8 logo signs at pumps, 8 Pegasus signs, 2 signs on canopy, 1 free-standing sign = 19 signs ¹	1 sign on building, 8 logo signs at pumps, 2 signs on canopy, 1 free-standing sign = 12 signs	9 signs resulting in 7 less signs on site.

¹ Existing Nonconformance.

Area Variance Criteria

Per Zoning Section 151-52, in making its determination, the Zoning Board of Appeals shall take into consideration the benefit to the Applicant if the variance is granted, as weighed against any detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the Board shall also consider:

- (1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

The project site located off Route 9 has been developed with a gas station in its current building configuration since at least 1990 and is surrounded by commercial uses on all sides. The proposed project involves an expansion to the convenience store. The number of fueling stations existing at the site will not change. The new building addition will extend to the south and west. The site was rezoned in 2015 to CMU at which time several aspects of the site design became existing non-conformances.

The requested variance to allow a one-story building where a minimum two-story building is required would not produce an undesirable change in character or detriment to the neighborhood because the building is currently one-story (existing non-conforming) so that there will be no substantive change to the overall building height as a result of the variance. The commercial plazas to the south and north of the property are one-story buildings.

The requested variances would provide relief from the maximum allowed front and side setbacks. The front setbacks to the building are currently existing non-conforming and will not be increased, but due to the modification of an existing non-conformance a variance is required. The side setback is also an existing non-conformance which will be improved from its existing condition by lessening of the non-conformance by 19.9 feet. Therefore, the variances would not produce an undesirable change or detriment to the neighborhood.

The requested variance to allow relief from the Minimum Frontage Buildout at the Setback is similar to the requested variances discussed above in that the site is currently non-conforming for this requirement as a result of being rezoned from General Business (GB) to CMU in 2015. The proposed project will not increase the non-conformance but due to the modification of the building a variance is required.

The proposed project includes a request to allow internally illuminated signs including digital pricing on the site. The proposed sign would internally illuminate the digital pricing, which will not flash, scroll, animate, or change color, but will change to reflect a new price. Thus, the sign will not serve as a distraction to passersby or nearby residents. Gas prices fluctuate constantly, often multiple times a day, and the price display must be updated constantly. Without internal illumination, the prices would need to be updated by an employee on a ladder. With LED lighting, the prices can be updated using programming software. Additionally, the power consumption of a digital LED sign is significantly less than other types of illumination. The proposed sign meets the remaining sign requirements and will be located in a commercial corridor. For these reasons, the

proposed illuminated sign would not produce an undesirable change or detriment to the neighborhood.

The requested variance to allow 12 signs where presently 19 signs exist on site would not result in an undesirable change in the character of the neighborhood or a detriment to nearby properties because the overall signage on site will be reduced from current conditions. The site is located on a very busy commercial corridor and is consistent with signage typical for gasoline filling stations. The Gulf flagship has reduced their initial desired number of signs which is part of their new branding campaign (signs on three sides of the canopy, Gulf name on sides of pump, and logos on all sides), but requires the enclosed signage plan for use at this station. Without the signage plan, as specified, the flagship may decline the opportunity. A company's logo is a symbol of their identity. It creates the customer's first impression of a company. Gulf's logo at each pump is required at all flagships and is vital to building a successful business and brand loyalty. As it relates to the canopy signs, the business attracts patrons travelling northbound and southbound, and signage on either side of the canopy is intended to direct the patron to the station. Furthermore, the sign code allows up to 30 SF for a sign on a canopy and the total area proposed between the two sides is 22 SF.

The proposed project includes aesthetic and functionality upgrades to the site including the installation of a refuse container (previously there was none), increase in parking spaces (3 parking spaces), and landscaping improvements. The number of fueling stations will remain the same and no changes in access to the facility are proposed as part of the project.

(2) Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;

As a result of the adoption of the Wappingers Falls Smart Code, the site was rezoned to CMU in 2015. The CMU Zoning District is described as follows: "Commercial Mixed Use Zone consists of the highest density and height, with the greatest variety of uses of regional importance. It may have larger blocks; streets have steady street tree planting and buildings are set close to wide sidewalks." As described above, the project site is comprised of an existing gasoline fueling station which preceded the rezoning resulting in a building that does not conform with current zoning. The proposed modification of the building will result in removal of the auto-repair use and conversion and expansion of the convenience store use. The fueling station component of the station will remain the same. Due to the existing design of the fueling stations and storage tanks, it is not viable to expand the building to the east or north which would bring it closer to Route 9 and N. Mesier Avenue as is the objective of the CMU bulk dimensions, including those regulations for which relief is being sought (e.g. setbacks, frontage buildout). The proposed building addition is meant to provide additional customer space and a small deli area. As such a vertical expansion to a second story would not be well-suited to the use.

The Applicant desires to use digital pricing as a convenient means to provide pricing information to consumers. Digital pricing information is typically provided as part of the service station signage and the property is located within a commercial corridor. There is no other feasible way to display digital pricing except as requested. The signage plan is as

specified by the Gulf flagship, as such, the benefit sought is driven by the unique circumstances and cannot be achieved by other means.

The proposed project will improve an existing conforming use by improving the aesthetics of the building and site and increasing parking.

(3) Whether the requested area variance is substantial;

The height, setbacks and building frontage variances being sought are directly related to the existing non-conforming status of the existing development. As noted above, the site was rezoned by the Village to CMU in 2015, which modified bulk and dimensional requirements.

The requested variance to allow a one-story building represents a one-story decrease in the required minimum two-story height for buildings in the CMU District. As noted, the existing building is currently one-story (existing, non-conforming) and the proposed addition will allow for customer and deli service space which is not well-suited to a second floor. The proposed variance will not increase the non-conformance, but due to the modification of an existing non-conformance a variance is required. For these reasons, the variance is not considered to be substantial. As previously noted, the commercial plazas to the south and north of the property are one-story buildings.

The requested variance to allow front setbacks of 68.8 feet on Route 9 and 68.2 feet on North Mesier Avenue where a 12-foot maximum setback is permitted should not be considered substantial as the setbacks are not being increased from the existing non-conforming status (which occurred when new zoning setbacks were codified after the facility had already been constructed) and because a building addition to the north and east is not possible due to the existing underground fuel tanks and fueling stations. For these reasons, the variance is not considered to be substantial.

The requested variance to allow a side setback of 27.3 feet from the west property line where a 24-foot maximum setback is permitted should not be considered substantial as the proposed setback will improve the existing non-conformance by reducing it from 19.9 feet to a variance of 3.3 feet or a 14% increase above what is permitted. For these reasons, the variance is not considered to be substantial.

The requested variance to allow a frontage buildout of 0% where a minimum of 80% is required should not be considered substantial as the 0% condition is existing non-conforming and a building addition to the north and east is not possible due to the existing underground fuel tanks and fueling stations. For these reasons, the variance is not considered to be substantial.

The requested variance to allow digital pricing on an internal illuminated sign is not considered to be substantial as the addition of digital pricing to a sign that is already internally illuminated within a commercial area would not noticeably increase the visibility of the sign. Digital pricing for fueling stations along US Route 9 is common practice.

The requested variance to allow 12 signs where three are allowed should not be considered substantial as the sign scheme is typical of gasoline filling stations and would result in less signage (reduction of nine signs) than current conditions. Furthermore, the Gulf flagship has reduced their initial desired number of signs which is part of their new branding campaign (signs on three sides of the canopy, Gulf name on sides of pump, and logos on all sides), but requires the enclosed signage plan for use at this station. Without the signage plan, as specified, the flagship may decline the opportunity. A company's logo is a symbol of their identity. It creates the customer's first impression of a company. Gulf's logo at each pump, which is required at all flagships, is vital to building a successful business and brand loyalty. As it relates to the canopy signs, the business attracts patrons travelling northbound and southbound, and signage on either side of the canopy is intended to direct the patron to the station. Furthermore, the sign code allows up to 30 SF for a sign on a canopy and the total area proposed between the two sides is 22 SF.

(4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

The project includes the removal of the auto body repair shop use and conversion of the entire building to convenience store use. In addition, a 900-square-foot building expansion is proposed to the west and south sides of the existing building for a total proposed convenience store floor area of 2,100 square feet. A small deli area will be incorporated into the inside of the convenience store. Additional modification will be undertaken to the site including the installation of a refuse container (previously there was none), increase in parking spaces (3 parking spaces), and landscaping improvements. The number of fueling stations will remain the same and no changes in access to the facility are proposed as part of the project.

A Short Environmental Assessment Form (SEAF) Part 1 and Report are enclosed in this submittal. The SEQR analysis discloses information about relevant environmental resources and site conditions and potential impacts from the proposed project, including:

- Land use, zoning, and public policy pertinent to the site;
- Soil, surface water, and groundwater resources existing on site;
- Vegetation and wildlife, including endangered, threatened and rare species on or near the site;
- Available and proposed utility infrastructure, including stormwater;
- Historic and cultural resources on or near the site;
- Traffic conditions existing and proposed; and
- Other related information.

As demonstrated in the report, the proposed project will not result in significant adverse effects on environmental resources. The existing façade will be remodeled to create an architecturally pleasing building, which is in line with the recent redevelopment along the corridor.

(5) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the area variance.

The difficulties for which the Applicant is seeking area variances are not self-created. The building height, setbacks and frontage buildout conditions are existing non-conforming as a result of the 2015 rezoning of the site to CMU. The existing facility is outmoded and due to the small lot size and fueling equipment it is nearly impossible to update the facility without the issuance of an area variance under the new zoning. The proposed project will modernize the existing gas station, remove the auto-repair use, and improve the vehicular safety and landscaping on site.

The request for a variance to allow digital pricing as part of an internal illuminated sign is not a self-created hardship but instead a desire by the Applicant to minimize strain on the gas station attendant, provide up-to-date information to customers and add to the updated aesthetic that is being proposed as part of the overall project, which is an industry standard.

The signage plan represents a decrease (nine less signs) in the non-conformity of signage as it exists in the current conditions on site and is required by the Gulf flagship. For these reasons, the appeal to allow greater than three signs on site is not considered substantial. Furthermore, the Gulf flagship has reduced their initial desired number of signs which is part of their new branding campaign (signs on three sides of the canopy, Gulf name on sides of pump, and logos on all sides), but requires the enclosed signage plan for use at this station. Without the signage plan, as specified, the flagship may decline the opportunity. A company's logo is a symbol of their identity. It creates the customer's first impression of a company. Gulf's logo at each pump, which is required at all flagships, is vital to building a successful business and brand loyalty. As it relates to the canopy signs, the business attracts patrons travelling northbound and southbound, and signage on either side of the canopy is intended to direct the patron to the station. Furthermore, the sign code allows up to 30 SF for a sign on a canopy and the total area proposed between the two sides is 22 SF.

Responses to the questions in the ZBA area variance application as they relate to each requested variance are provided below:

(A) How will this variance affect nearby properties?

See the answer to Number 1 above.

(B) How will granting this variance benefit the property owner?

The requested variances (building height, setback, buildout frontage) will allow for expansion of a convenience store to allow for additional customer area and deli service space where presently the "Snack Shop" presents very little. The requested digital pricing variance will assist in further modernizing the facility and allow for employees to remain inside the store where they are most needed. The additional signage, which is a reduction from current conditions, will benefit the property owner by signifying the Gulf flagship operation along a busy commercial corridor maximizing visibility.

(C) What is the minimum relief needed?

The Applicant is seeking the minimum relief, see the right-most column in Table 1.

(D) Why are alternative methods for compliance NOT FEASIBLE?

The Applicant's initial signage submittal to the Planning Board contained 17 additional signs/logos, which the Applicant worked with Gulf to eliminate. Also see the answer to Number 2 above.

(E) Did you do something to your property to cause the need for the variance? (i.e., previous activities such as grading, excavations, additions, improvements)?

See the answer to Number 5 above.

(F) How will this variance affect the general character of the community with respect to noise, vibration, odors, vehicular and pedestrian traffic, visual aesthetics, public services (such as schools, police, fire, water, sewer, and roads)?

The existing facility currently features gasoline filling, auto repair and a convenience store. The auto repair will be discontinued and the entire building plus an addition will be converted to convenience store use totaling 2,100 SF. Accordingly, noise, vibration, and odors related to the auto-repair shop activities will cease. The primary function of the facility is gasoline filling and no additional fueling stations are proposed as part of the project; therefore, no substantive change to traffic is anticipated. The proposed project includes enhancements to the site design to allow for more parking and better circulation for vehicles and pedestrians. Visual aesthetics of the site will be improved by the updated façade and improved landscaping. Signage on the site will be consistent with similar uses located along commercial corridors. No negative impacts on public services are anticipated given the commercial service facility use with no change in the number of fueling stations.

See also answer to Number 4 above.

(G) How will the proposed variance affect the health, safety, security morals or general welfare of residents, visitors or workers in the area?

The requested variances (building height, setback, buildout frontage) will allow for modernization and expansion of a convenience store to allow for additional customer area and deli service space. The requested digital pricing variance will assist in further modernizing the facility, which is located within a commercial corridor, and allow for employees to remain inside the store where they are most needed.

The existing facility currently features gasoline filling, auto repair and a convenience store. The auto repair will be discontinued and the entire building plus an addition will be converted to convenience store use totaling 2,100 SF with an updated façade and signage.

The site has operated as a gas station since at least 1990. The improved facility will enhance its surroundings and provide a safer and improved environment for customers and workers through additional parking, improved vehicular circulation and landscaping. No adverse effects on safety, security morals or general welfare of residents, visitors or workers in the area are anticipated to occur as a result of the proposed project, see also the answer to Number 4 above.



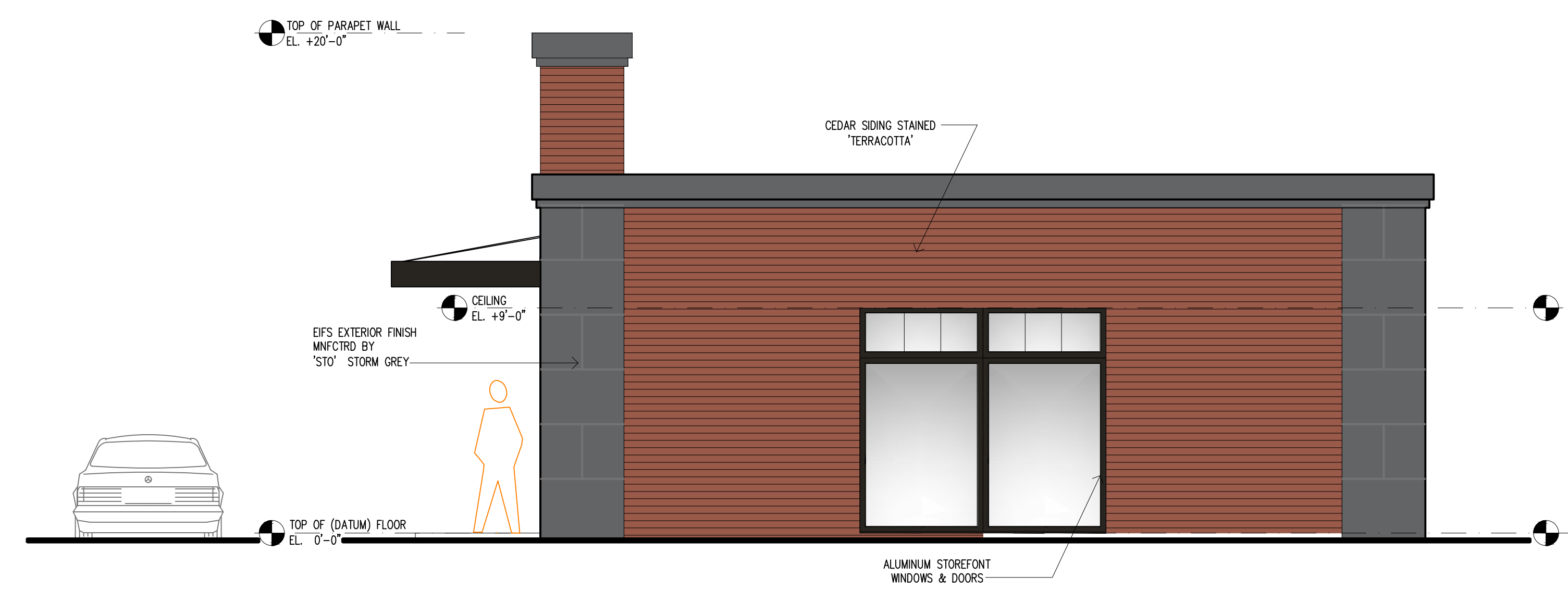
PROPOSED EAST (FRONT) ELEVATION

SCALE: 1/4" = 1'-0"



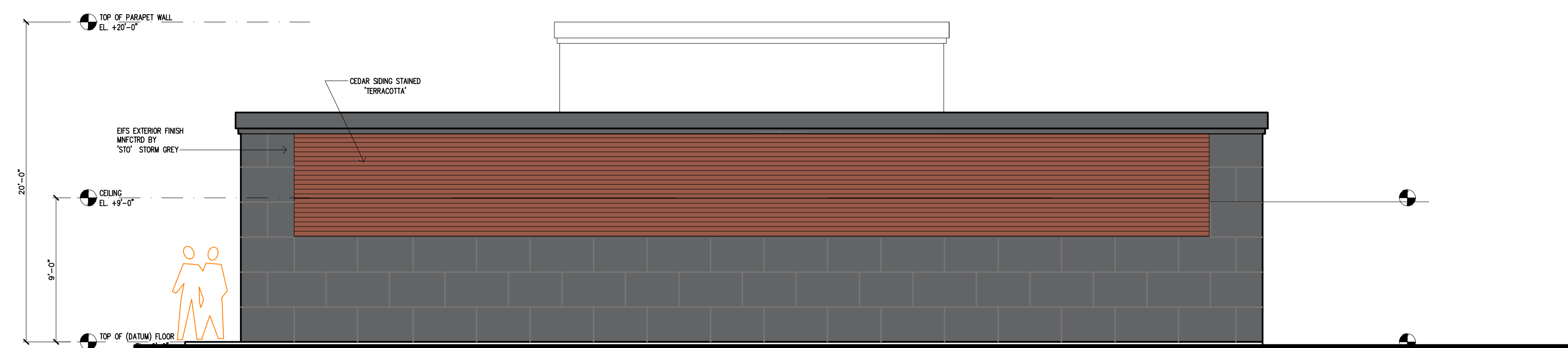
PROPOSED SOUTH (LEFT SIDE) ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED NORTH (RIGHT SIDE) ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED WEST (REAR) ELEVATION

SCALE: 3/16" = 1'-0"

GASLAND EXTERIOR FACADES DESIGN
 Gas / Convenience Store
 1663 ROUTE 9 - VILLAGE OF WAPPINGERS FALLS, NEW YORK

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PROJECT No.	2020:038
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CHECKED BY:	M.E.G.
REVISIONS	
MARCH 23, 2020	
MARCH 30, 2020	
APRIL 10, 2020	
AUGUST 13, 2020	
OCTOBER 7, 2020	

NYSPE #074666

SHEET No.

P
 1

Short Environmental Assessment Form Part 1
for
1663 Route 9 – Gas Land Holdings
1663 Route 9
Village of Wappingers Falls
Dutchess County, New York

Issued: March 12, 2020
Revised: October 15, 2020



Prepared for:

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Chazen Project No. 82010.00

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SHORT ENVIRONMENTAL ASSESSMENT FORM PART 1 FORM

FIGURES

- Figure 1: USGS Location Map
- Figure 2: Orthophoto Tax Map
- Figure 3: Land Use Map
- Figure 4: NYSOPRHP Cultural Resource Information System (CRIS) Map
- Figure 5: Aquatic Resources Map
- Figure 6: NYSDEC Environmental Resource Map

ATTACHMENT

- Attachment A: Suffolk County Loading Rates
- Attachment B: US Fish & Wildlife Service (USFWS) IPaC Resource List
- Attachment C: NYSOPRHP Correspondence

Note: Site Plan submitted separately.

PROJECT NARRATIVE

1.0 PROJECT DESCRIPTION

The Applicant and Owner, Gas Land Holdings Corp is seeking site plan approval for a modification and expansion of an existing auto body repair shop/convenience store and gasoline fueling facility located at 1663 Route 9 in the Village of Wappingers Falls. The 0.46-acre parcel is identified as parcel 135601-6158-14-498418 on the Village of Wappingers Falls Tax Map and is located at the corner of US Route 9 southbound and North Mesier Ave (see Figures 1 and 2). The tax parcel is currently developed with an approximately 1,200-square-foot, one-story building containing approximately 400 square feet of convenience store area and 800 square feet of autobody repair shop area, with eight fuel pumps (8 fueling stations) and 6 parking spaces. The project includes the removal of the auto body repair shop use and conversion of the entire building to convenience store use. In addition, a 900-square-foot building expansion is proposed to the west and south sides of the existing building for a total proposed convenience store floor area of 2,100 square feet. A small deli area will be incorporated into the inside of the convenience store. This will include a deli case, griddle, fryer, refrigerator, freezer and prep table. Per Chapter 151 of the Village of Wappingers Falls Zoning Code, a convenience store is defined as a structure of portion thereof used for retail sale for a variety of goods which may include fresh or prepared foods such as sandwiches and coffee. Additional modification will be undertaken to the site including the installation of a refuse container (previously there was none), increase in parking spaces (3 parking spaces), and landscaping improvements. The number of fueling stations will remain the same and no changes in access to the facility are proposed as part of the project. The existing building is legal non-conforming and proposed modifications to the building will require area variances. The proposed signage will also require area variances to allow for internally illuminates signs with digital pricing and signs exceeding the maximum allowed.

Table 1 provides a list of the approvals/permits that are anticipated for the project.

Table 1: Anticipated Approvals/Permits

AGENCY	APPROVAL/PERMIT
Village of Wappingers Falls Planning Board	Site plan approval
Village of Wappingers Falls Zoning Board of Appeals	Area Variances
Village of Wappingers Falls Board of Trustees	Landscaping in the Village Right-of-Way
Dutchess County Department of Behavioral and Community Health	Water/Wastewater
New York State Department of Transportation	Sidewalk Connection to Route 9
Dutchess County Department of Planning and Development	GML 239m referral

2.0 LAND USE AND ZONING

2.1 Land Use

The project site is located within a developed area of the Village of Wappingers Falls that provides regional commercial uses along Route 9. Nearby land uses include one-family residential dwellings, vacant lots,

Veteran Memorial Park, and commercial facilities including restaurants and retail. The project site is surrounded on all sides by commercial zoned uses that are developed with commercial uses (see Figure 3). Accordingly, the proposed project to expand and modify an existing convenience store/gasoline filling station facility is consistent with nearby land uses.

2.2 Zoning

The project parcel is situated in the Commercial Mixed Use (CMU) Zoning District as designated by the Village of Wappingers Falls Zoning Map. A “Gasoline/Convenience Station” and an “automobile service” use is permitted with site plan approval in this zoning district and pursuant to Zoning Section 151-20. The existing building is legal non-conforming.

A. The storage of vehicles, equipment, fuel pumps, or vehicle charging stations shall not be permitted within 20 feet of a zoning district boundary or in any required setback.

The existing fuel pumps are located outside of all required setbacks. The proposed project will not affect the location of the fuel pumps.

B. All major repair and service work shall be accomplished indoors or screened from view.

Currently, the facility is partially comprised of an automobile service use. As part of the proposed action, the automobile service use will be discontinued and will be converted to a convenience store. Therefore, no repair or service work will occur on site.

C. All automobile parts, dismantled vehicles including unregistered/inoperable vehicles, and similar articles shall be stored within a building or screened from view.

See Response to B.

D. Automotive use structures shall be set back a minimum of 25 feet from all property lines. The preceding setbacks shall supersede the setbacks specified in Tables 2A – 2F.

The gasoline fueling station canopy currently encroaches into the 25-foot setback off the property line abutting Route 9. The encroachment is an existing, legal, non-conforming condition that will not be affected by the proposed action. No changes to the fueling station canopy are proposed as part of the project.

E. Each vehicle for sale is permitted one sign per vehicle with a maximum area of one square foot; this sign shall be displayed from inside the vehicle. Such vehicles shall use no other advertising or devices to attract attention.

Auto sales do not currently occur at the project site and the proposed project does not include an auto sales use.

F. No more than one unregistered and/or inoperative vehicle shall be stored on the premises for more than 60 days except for auto sales.

See Responses to B and E.

G. Island canopy lighting fixtures shall be recessed into the canopy ceiling so that the bottom of the fixture is flush with the ceiling.

No changes to lighting fixtures within the existing fueling station canopy are proposed as part of the proposed project.

H. Vehicle charging stations are permitted as accessory uses only and not as principal uses in VR, VM, and VC Districts.

There are no existing vehicle charging stations at the site and none are proposed as part of the proposed project.

I. Car washes:

(1) Car wash structures shall not be closer than 200 feet from a zoning district boundary.

There is no existing car wash structure at the site, and no such structure is proposed as part of the proposed project.

(2) Four stacking spaces per bay shall be provided on the lot.

See response to 1.

(3) As part of site plan review for car washes, evidence of an adequate long-term source of public or private water shall be submitted to show that water usage will not affect surrounding properties.

See response to 1.

The existing building is legal non-conforming and proposed modifications to the building will require area variances from the Village of Wappingers Falls Zoning Board of Appeals for building height, front yard setbacks, side yard setback, and minimum frontage buildout at the setback. In addition, area variances for the proposed signage will be required to allow internally illuminated signs with digital pricing and signs exceeding the allowed maximum (12 signs are proposed where 3 are permitted including: 8 logos at pump - defined as signs by the Village, 2 canopy signs, 1 building sign, and 1 monument sign). Refer to the Zoning Table on the site plan for more information.

The existing building is legal non-conforming, and the proposed project will increase the building's conformance with zoning as it relates to the maximum allowed front setback and the maximum allowed side setback. Area variances related to the building height and minimum frontage buildout at setback cannot be avoided without complete reconstruction (design and footprint) of the building, which is not proposed as part of the project. The area variances for signage, including the proposed use of internally illuminated signs with digital pricing and additional signs on the project site, exceeding the maximum allowed (3), are not inconsistent with signage typically found in a commercial corridor. The existing facility is outmoded and due to the small lot size and fueling equipment it is nearly impossible to update the facility without the issuance of area variances. The proposed project will modernize the existing gas station, remove the auto-repair use, and improve the vehicular safety and landscaping on site. Therefore, no significant adverse impacts related to land use or zoning are anticipated to result from the proposed project.

2.3 Public Policy

The Village’s Comprehensive Plan was written in 2001. The Route 9 corridor is identified in the Plan as featuring a predominance of highway commercial uses. The Plan acknowledges that the existing highway commercial uses are at odds with the intentions of the CB zoning and that this corridor should be rezoned to General Business (GB). This change was implemented and an older zoning map from 2007 shows the site within the General Business Zoning District.

Following the Comprehensive Plan, several policies were written to garner the revitalization of the Village center, including: Wappingers Falls Vision Plan, Wappingers Falls Action Plan, Wappingers Falls Smart Code, West Main Street Revitalization Plan, and the Village of Wappingers Falls Downtown and Waterfront Revitalization Strategy.

As a result of the adoption of the Wappingers Falls Smart Code, the site was rezoned to CMU in 2015. The CMU Zoning District is described as follows: “Commercial Mixed Use Zone consists of the highest density and height, with the greatest variety of uses of regional importance. It may have larger blocks; streets have steady street tree planting and buildings are set close to wide sidewalks.” As described above, the project site is comprised of an existing gasoline fueling station which preceded the rezoning resulting in a building that does not conform with current zoning. The proposed modification of the building will result in removal of the auto-repair use and conversion and expansion of the convenience store use. The fueling station component of the station will remain the same. Due to the existing design of the fueling stations, it is not viable to expand the building to the east which would bring it closer to Route 9 as is the objective of the CMU bulk dimensions. Nevertheless, the proposed project will improve an existing conforming use by improving the aesthetics of the building and site and increasing parking and is anticipated to be consistent with the objectives of Village public policy.

3.0 UTILITIES

3.1 Water and Wastewater

The proposed project includes the expansion and modification of an existing convenience store/auto body repair used building to a one that will be used as a convenience store only. The store will have prepared foods placed in a grab-and-go display case.

The water usage and wastewater generation are calculated in accordance with the Dutchess County Design and Construction Standards, 2016; New York State Department of Environmental Conservation (NYSDEC) “Design Standards for Wastewater Treatment Works” for Intermediate Sized Sewage Facilities, 2014; and Table 1 – Project Density Loading Rates & Design Sewage Flow Rates from the Suffolk County Department of Health Services Division of Environmental Quality Standard for Approval for Plans and Construction for Sewage Disposal Systems for Other than Single-Family Residences (utilized for deli use).

The NYSDEC Design Standard for Wastewater Treatment Works, 2014, does not provide anticipated hydraulic loading rates for a convenience store with minor food preparation. Therefore, our office has researched surrounding counties for theoretical sewage flows associated with this particular use. Attachment A is Table 1 – Project Density Loading Rates & Design Sewage Flow Rates, from the Suffolk County Department of Health Services. This table provides a hydraulic load for a “wet store w/food

(deli/take-out with max 16 seats single service¹),” of 0.15 gallons per day (gpd) for each gross square feet of floor space. The proposed convenience store will not have seating. Based on this loading, the expected flow would be 315 gpd (2,100 square feet x 0.15).

The project site is currently connected to municipal water and sewer service and presently contains a toilet. Based on the New York State Department of Environmental Conservation Water and Wastewater Systems Design and Construction Standards, the design flow for a facility with a public toilet is 400 gpd. Therefore, the total increased anticipated water demand and wastewater generation is anticipated to be 315 gpd.

The modified and expanded convenience store will remain connected to the Village’s municipal water and sewer service and the additional water demand and wastewater generation is anticipated to be accommodated without negative impact to the water or sewer district.

3.2 Stormwater

The project site is connected to the municipal stormwater system. The proposed project will result in less than one acre of physical ground disturbance at the site. Therefore, no stormwater pollution prevention plan (SWPPP) is required. Erosion and sediment controls will be in place during construction.

4.0 HISTORIC AND ARCHEOLOGICAL RESOURCES

According to the NYS Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) Cultural Resource Information System (CRIS) mapping (Figure 4), the project site does not contain nor is it located substantially contiguous to a listed or eligible resource on the National or State Registers of Historic Places. The project site is located within an area known to be sensitive for archeological resources. However, the project site is in a developed area and is completely disturbed, consisting of mostly building and parking area. Physical disturbance associated with the proposed project will include areas that have been previously disturbed. Therefore, no impacts to archeological resources are anticipated. Project information, including plans and elevations, will be uploaded to the NYSOPRHP CRIS for review and determination. In an April 1, 2020 letter (Attachment C), “the NYSOPRHP stated that based on the information provided, OPHRP has no concerns regarding the proposed project under SEQRA.”

5.0 WATER RESOURCES AND FLOODPLAIN

According to available GIS data and New York State Department of Environmental Conservation (NYSDEC) Environmental Resource Map (Figures 5 and 6), there are no floodplains, mapped streams, National Wetland Inventory (NWI) wetlands, or NYSDEC regulated wetlands or adjacent areas on or adjacent to the project site. There are no floodplain areas in the vicinity of the project site. Therefore, no adverse impacts to water resources are anticipated, and no impacts related to floodplains will occur.

The project site does not directly adjoin the Wappinger Lake Critical Environmental Area (CEA), which is located approximately 650 feet west of the site. The site is connected to municipal utilities and erosion and sediment controls will be implemented during construction. Therefore, no adverse impact to the CEA will occur as a result of the project.

¹ Single service is defined as disposable plates, silverware and cups.

6.0 ENDANGERED, THREATENED & RARE SPECIES AND SIGNIFICANT HABITAT

According to the NYSDEC Environmental Resource Mapper (ERM) (Figure 6), there are known occurrences of the Pied-billed Grebe and the Indiana Bat on or in the vicinity of the project site. The NYSDEC ERM indicates that the site is just outside the area that NYSDEC considers “near” to the tidal river of the Hudson River Estuary, a Significant Natural Community.

According to the NYSDEC New York Natural Heritage Program, the Pied-billed Grebe is a State-listed Threatened species whose habitat is “quiet marshes, marshy shorelines of ponds, shallow lakes, or marshy bays and slow-moving streams with sedgy banks or adjacent marshes; rarely in brackish marshes with limited tidal fluctuation.” The project site contains no aquatic resources that could potentially provide habitat for this species; therefore, no adverse impacts to this species are anticipated to occur.

According to the NYSDEC New York Natural Heritage Program, the Indiana Bat is a State-listed Endangered species that, “hibernate in caves and mines during the winter. These bats show a strong preference for woodland and wooded riparian habitat over cropland. Predominately female Indiana bats radio-tracked from hibernacula in Jefferson, Essex, and Ulster Counties were found to move between approximately 12 and 40 miles to roost location on their foraging grounds. The roosts consisted of living, dying, and dead trees in both rural and suburban landscapes.” The project site contains no trees; therefore, no adverse impacts to this species are anticipated to occur.

The US Fish & Wildlife Service IPaC Resource List (Attachment B) indicates the potential for the Indiana Bat (endangered) and the Northern Long-Eared Bat (threatened) in the vicinity of the project site. As noted above, there are no trees located on the project site; therefore, no adverse impacts to bats are anticipated to occur as part of the proposed project.

SHORT ENVIRONMENTAL ASSESSMENT FORM (SEAF)

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 1663 Route 9 - Gas Land Holdings			
Project Location (describe, and attach a location map): 1663 Route 9, Village of Wappingers Falls, Dutchess County, NY; Tax Parcel 135601-6158-14-498418-; refer to Figures 1 and 2			
Brief Description of Proposed Action: The Applicant and Owner, Gas Land Holdings Corp is seeking site plan approval for a modification and expansion of an existing auto body repair shop/convenience store and gasoline fueling facility located at 1663 Route 9 in the Village of Wappingers Falls. The parcel is currently developed with an approximately 1,200-square-foot, one-story building containing approximately 400 square feet of convenience store area and 800 square feet of auto body repair shop area, with eight fuel pumps (8 fueling stations) and 6 parking spaces. The project includes the removal of the auto body repair shop use and conversion of the entire building to convenience store use. In addition, a 900-square-foot building expansion is proposed to the west and south sides of the existing building for a total proposed convenience store floor area of 2,100 square feet. Additional modification will be undertaken to the site including the installation of a refuse container (previously there was none), increase in parking spaces (3 parking spaces), and aesthetic improvements to landscaping. The number of fueling stations will remain the same and no changes in access to the facility are proposed as part of the project. The existing building is legal non-conforming and proposed modifications to the building may require area variances. The proposed signage will also require area variances to allow for internally illuminated signs with digital pricing and signs exceeding the maximum allowed.			
Name of Applicant or Sponsor: Gas Land Holdings Corp (Zeidan Nesheiwat)		Telephone: 845-331-7545 E-Mail: gasland.zeidan@gmail.com	
Address: 3 South Ohioville Road			
City/PO: New Paltz		State: NY	Zip Code: 12561-4012
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Village of Wappingers Falls Zoning Board of Appeals, Village of Wappingers Falls Board of Trustees (for landscaping in the Village right-of-way), the Dutchess County Department of Behavioral and Community Health, and the NYS Department of Transportation (for the sidewalk connection to Route 9).			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.46 acres	
b. Total acreage to be physically disturbed?		0.46 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.46 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): Recreational and vacant <input type="checkbox"/> Parkland			


5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? Name:Wappinger Lake, Reason:Protection of natural resource, Agency:Wappinger Falls, Village of, Date:6-29-98 If Yes, identify: _____	NO	YES	
The project site does not directly adjoin the Wappinger Lake CEA. The site is connected to municipal utilities and erosion and sediment controls will be implemented during construction. Therefore no adverse impact to the CEA will occur as a result of the project.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ The existing facility is connected to municipal water supply. The expanded convenience store will result in an incremental change and the water district is anticipated to have adequate capacity to serve the larger convenience store.	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ The existing facility is connected to municipal water supply. The expanded convenience store will result in an incremental change and the sewer district is anticipated to have adequate capacity to serve the larger convenience store.	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Pied-billed Grebe, Indiana Bat	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		

The project site is connected to the municipal stormwater system. The proposed project will result in less than one acre of physical ground disturbance at the site. Therefore, no stormwater pollution prevention plan (SWPPP) is required. Erosion and sediment controls will be in place during construction.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: Gas Land Holdings _____ Date: 10/15/2020		
Signature:  _____ Agent for Applicant, Caren LoBrutto Title: Senior Planner		

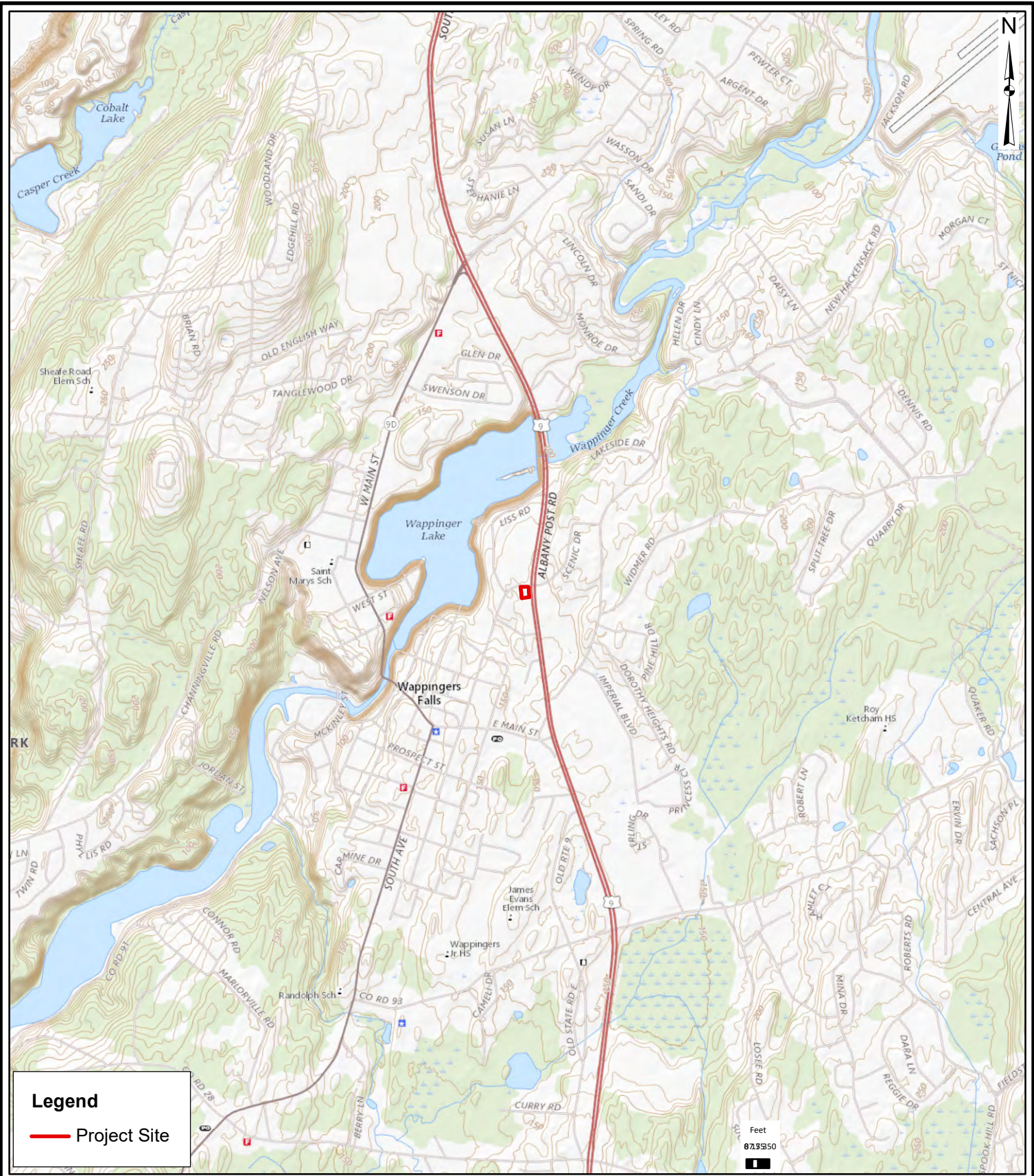


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Wappinger Lake, Reason:Protection of natural resource, Agency:Wappinger Falls, Village of, Date:6-29-98
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Pied-billed Grebe, Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

FIGURES



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 PLANNERS
 ENVIRONMENTAL & SAFETY PROFESSIONALS
 LANDSCAPE ARCHITECTS

Dutchess County Office:
 21 Fox Street, Poughkeepsie, NY 12601
 Phone: (845) 454-3980

Capital District Office:
 547 River Street, Troy, NY 12180
 Phone: (518) 273-0055

North Country Office:
 375 Bay Road, Queensbury, NY 12804
 Phone: (518) 812-0513

1663 Route 9 - GasLand

USGS Location Map

Village of Wappinger, Dutchess County, New York

Drawn:	SPL
Date:	03/12/2020
Scale:	1 inch = 2,000 feet
Project:	82010.00
Figure:	1



Legend

- Project Site
- Tax Parcels



Dutchess County Office:
 21 Fox Street, Poughkeepsie, NY 12601
 Phone: (845) 454-3980

Capital District Office:
 547 River Street, Troy, NY 12180
 Phone: (518) 273-0055

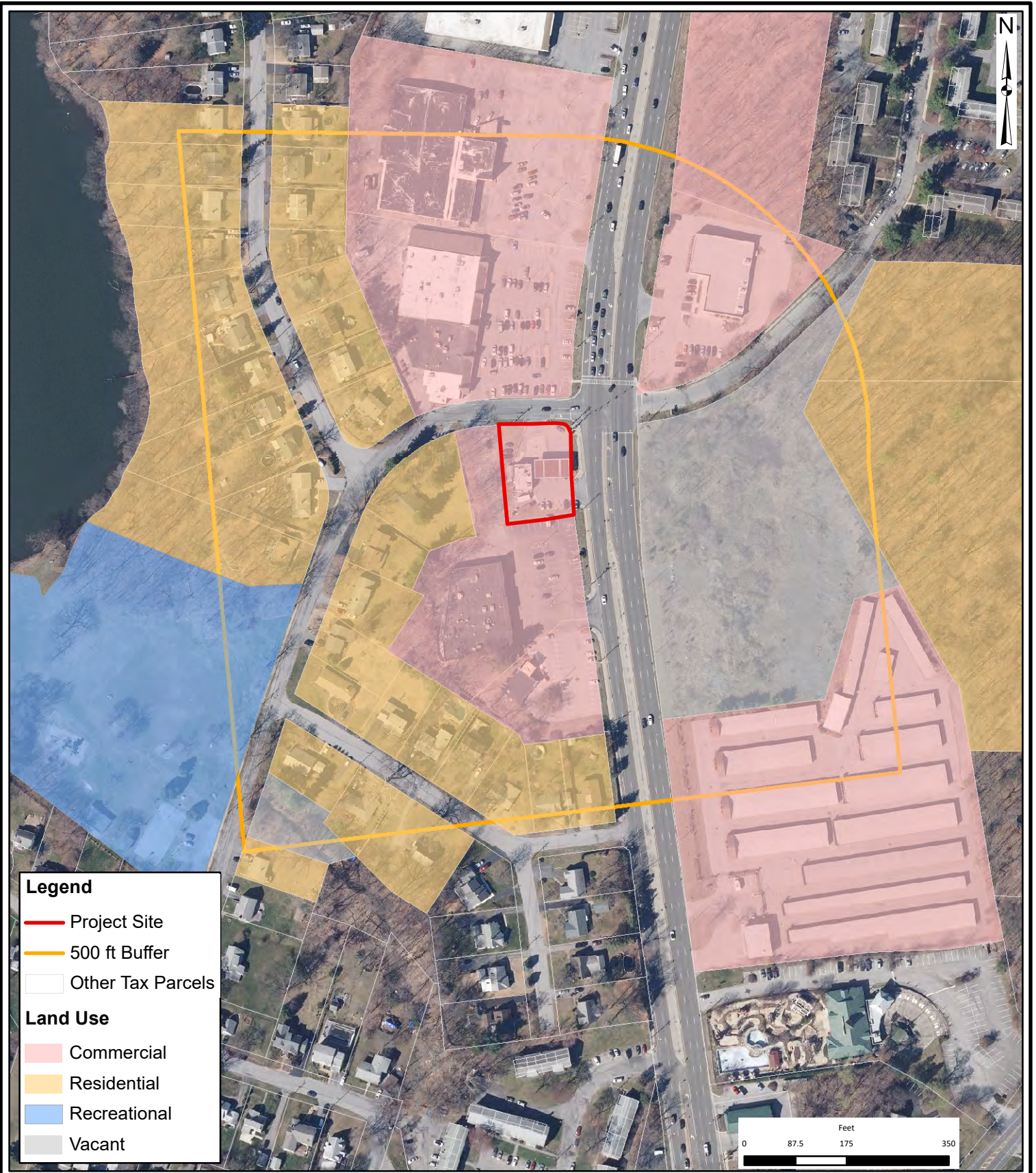
North Country Office:
 375 Bay Road, Queensbury, NY 12804
 Phone: (518) 812-0513

1663 Route 9 - GasLand

Orthophoto Tax Map

Village of Wappinger, Dutchess County, New York

Drawn:	SPL
Date:	03/12/2020
Scale:	1 inch = 100 feet
Project:	82010.00
Figure:	2



Legend

- Project Site
- 500 ft Buffer
- Other Tax Parcels

Land Use

- Commercial
- Residential
- Recreational
- Vacant

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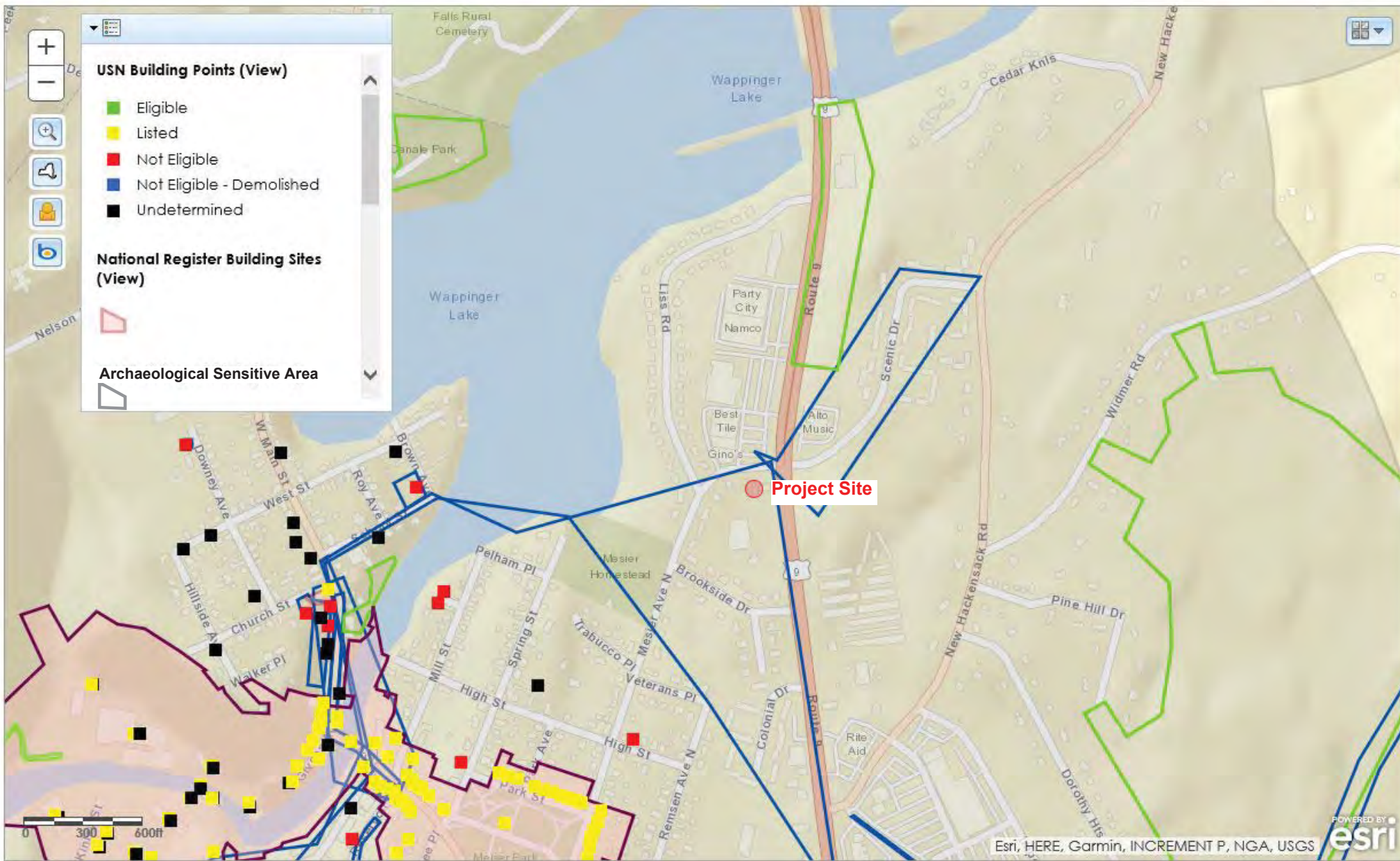
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1663 Route 9 - GasLand

Land Use Map

Village of Wappinger, Dutchess County, New York

Drawn:	SPL
Date:	03/12/2020
Scale:	1 inch = 225 feet
Project:	82010.00
Figure:	3





Legend

- ▭ Project Area
- ▭ USFWS NWI Wetlands
- ▭ Floodway
- 100-year Flood Zone
- 500-year Flood Zone
- Tax Parcels



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1663 Route 9 - GasLand

Wetland, Streams and Floodplain Map

Village of Wappinger, Dutchess County, New York

Drawn:	SPL
Date:	03/12/2020
Scale:	1 inch = 300 feet
Project:	82010.00
Figure:	5



Environmental Resource Mapper

Base Map: Topographical Using this map

Search

Tools

Layers and Legend

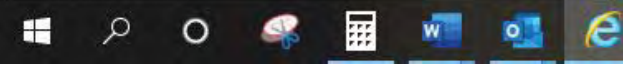
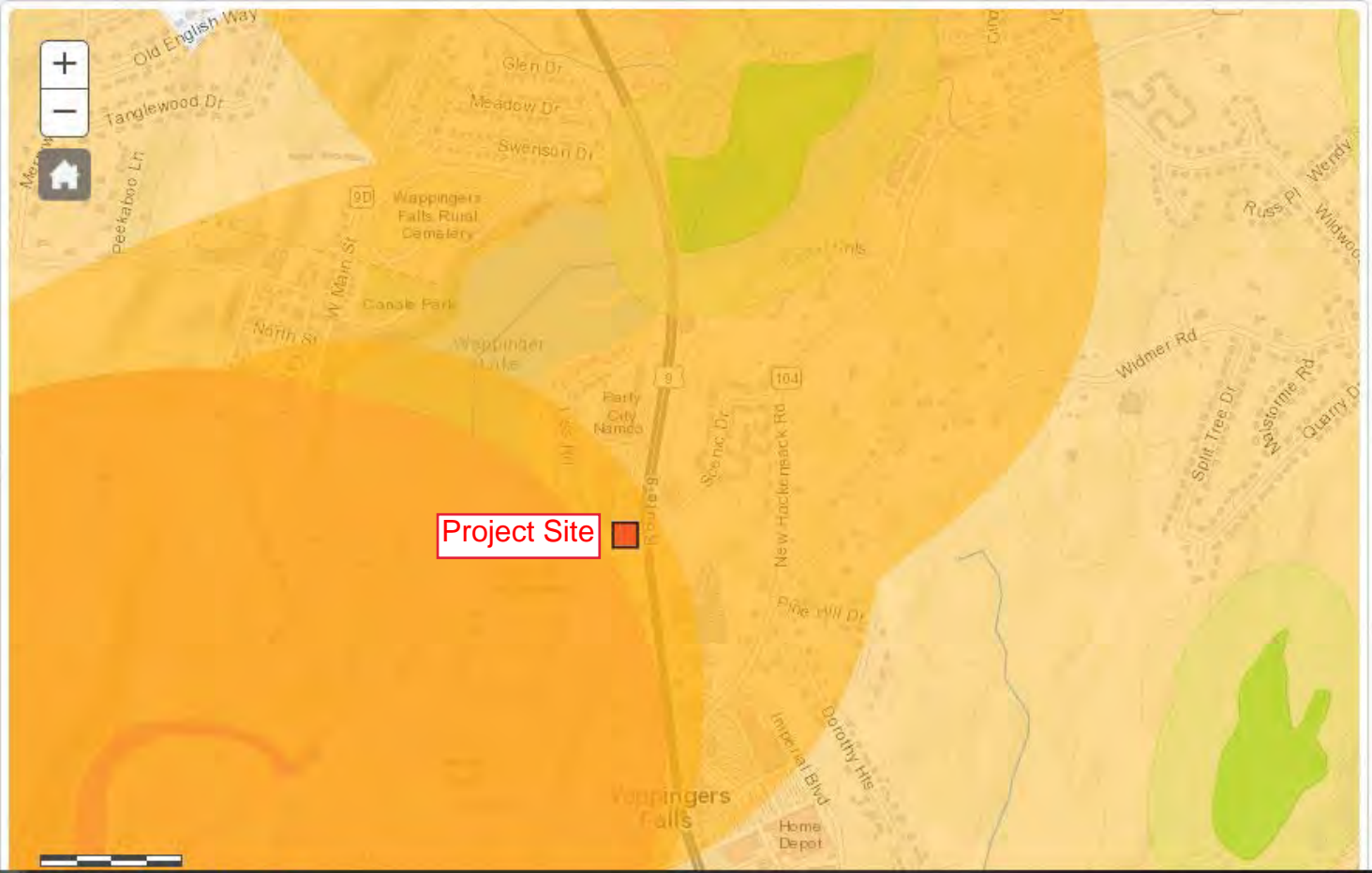
- Unique Geological Features
- Waterbody Classifications for Rivers/Streams
- Waterbody Classifications for Lakes
- State Regulated Freshwater Wetlands (Outside of the Adirondack Park)
- State Regulated Wetland Checkzone
- Significant Natural Communities
- Natural Communities Near This Location
- Rare Plants or Animals

Other Wetland Layers

Reference Layers

Tell Me More...

Need A Permit?



ATTACHMENT A

Suffolk County Loading Rates

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

SUFFOLK COUNTY
DEPARTMENT OF HEALTH SERVICES
DIVISION OF ENVIRONMENTAL QUALITY

**STANDARDS FOR APPROVAL OF PLANS
AND CONSTRUCTION FOR
SEWAGE DISPOSAL SYSTEMS FOR
OTHER THAN SINGLE-FAMILY RESIDENCES**

Originally Issued on July 15, 2008

James L. Tomarken, MD, MPH, MBA, MSW
Commissioner of Health Services

Walter Dawydiak, PE, JD
Acting Director of Environmental Quality

TABLE 1 - PROJECT DENSITY LOADING RATES & DESIGN SEWAGE FLOW RATES
 (Based upon gross floor area in square feet (sf) unless otherwise noted)

Structure Use	Density Load	Kitchen/Gray Load	Hydraulic Load
FOOD SERVICE			
Bar (in restaurant)	10 gpd/seat	5 gpd/seat	15 gpd/seat
Bar, Tavern, Disco (no fixed seating)	10 gpd/occupant ¹	5 gpd/occupant ¹	15 gpd/occupant ¹
Bar (outdoor/seasonal)	5 gpd/seat	2.5 gpd/seat	7.5 gpd/seat
Cafeteria (open to public)	See Primary use + 5 gpd/seat	2.5 gpd/seat	Primary use + 7.5 gpd/seat
Cafeteria/Continental Breakfast (not open to public)	See Primary Use	2.5 gpd/seat	Primary use + 2.5 gpd/seat
Snack Bar	See Primary Use	0.12 gpd/sf	Primary use + 0.12 gpd/sf
Juice Bar	See Primary Use	2.5 gpd/seat	Primary use + 2.5 gpd/seat
Catering Hall	5 gpd/seat	2.5 gpd/seat	7.5 gpd/seat
Outside Patio Dining	5 gpd/seat	10 gpd/seat	15 gpd/seat
Restaurant (full service or single services > 16 seats ²)	10 gpd/seat	20 gpd/seat	30 gpd/seat
Wet store w/ food (Deli/take-out with max 16 seats single service ²)	0.03 gpd/sf	0.12 gpd/sf	0.15 gpd/sf
Convenience store/Market/Farm Stand	0.03 gpd/sf	0.02 gpd/sf	0.05 gpd/sf
Commercial Bakery	0.04 gpd/sf	0.02 gpd/sf	0.06 gpd/sf
Wine/Beer Tasting (in a winery/brewery only)	5 gpd/occ	2.5 gpd/occ	7.5 gpd/occ
GENERAL INDUSTRIAL			
General Industrial ³	0.04 gpd/sf	Industrial process water ⁴	0.04 gpd/sf
Greenhouse	0.03 gpd/sf	N/A	0.03 gpd/sf
MEDICAL			
Drug Rehabilitation	75 gpd/bed	See note ⁵	75 gpd/bed
Mental Health Residence	75 gpd/bed	See note ⁵	75 gpd/bed
Hospital	300 gpd/bed	See note ⁵	300 gpd/bed
Nursing Home	150 gpd/bed	See note ⁵	150 gpd/bed
Assisted Living	110 gpd/bed	See note ⁵	110 gpd/bed
Medical office space	0.10 gpd/sf	N/A	0.10 gpd/sf
Dialysis Center	0.10 gpd/sf	Dialysis process water ⁴	0.10 gpd/sf
Veterinary ⁶	0.10 gpd/sf + 10 gpd/animal boarding	N/A	0.10 gpd/sf + 10 gpd/animal boarding

MUNICIPAL SERVICES			
Library, firehouse, precinct, museum, art gallery (w/ meeting rooms)	0.03 gpd/sf + 5 gpd/occupant ¹ for meeting rooms	2.5 gpd/occupant ¹	0.03 gpd/sf + 5 gpd/occupant ¹ + 2.5 gpd/occupant ¹
Library, firehouse, precinct, museum, art gallery (w/o meeting rooms)	0.03 gpd/sf	2.5 gpd/occupant ¹	0.03 gpd/sf + 2.5 gpd/occupant ¹
OFFICE			
Non-medical office space	0.06 gpd/sf		0.06 gpd/sf
RECREATION			
Bath house/comfort station	5 gpd/occupant ¹	5 gpd/shower/occupant ¹ + Food service ⁷	5 gpd/occupant ¹ + 5 gpd/shower/occupant + Food service ⁷
Bowling alley/tennis court/racquetball	100 gpd/court or alley	Food service ⁷	100 gpd/court or alley + Food service ⁷
Miniature golf	15 gpd/parking space	Food service ⁷	15 gpd/parking space + Food service ⁷
Ice/roller Skating Rink	15 gpd/skater ¹ + 5 gpd/specator ¹	Food service ⁷	15 gpd/skater ¹ + 5 gpd/specator ¹ + Food service ⁷
Recreation	15 gpd/parking space	Food service ⁷	15 gpd/parking space + Food service ⁷
Spa/Fitness Center/ Karate/Dance/etc. (w/ showers & amenities)	0.1 gpd/sf	0.2 gpd/sf + Food service ⁷	0.3 gpd/sf + Food service ⁷
Spa/Fitness Center/ Karate/Dance/etc. (w/o showers & amenities)	0.1 gpd/sf	Food service ⁷	0.1 gpd/sf + Food service ⁷
Marina	10 gpd/boat slip	Food service ⁷	10 gpd/boat slip + Food service ⁷
OTB	5 gpd/person	Food service ⁷	5 gpd/person + Food service ⁷
Theater	3 gpd/seat	Food service ⁷	3 gpd/seat + Food service ⁷
Horse Farm ⁶	0.04 gpd/sf + 10 gpd/stall		0.04 gpd/sf + 10 gpd/stall
Camp Ground	10 gpd/camper	5 gpd/shower/camper	10 gpd/camper + 5 gpd/shower/camper
Billiard Hall	5 gpd/occ	2.5 gpd/occ	7.5 gpd/occ
RESIDENTIAL			
Single Family Residence	300 gpd		300 gpd
Two Family Residence	600 gpd		600 gpd
Rooming house	75 gpd/bed		75 gpd/bed

Motel/Hotel unit up to 400 sq.ft. gross floor area w/o kitchenette (w/kitchenette see Housing Unit)	100 gpd/unit		100 gpd/unit
Motel/Hotel unit > 400 sq.ft. gross floor area w/o kitchenette (w/kitchenette see Housing Unit)	150 gpd/unit		150 gpd/unit
Housing Unit ⁸ up to 600 sq.ft. gross floor area	150 gpd/unit		150 gpd/unit
Housing Unit ⁸ between 601-1200 sq.ft. gross floor area	225 gpd/unit		225 gpd/unit
Housing Unit ⁸ > 1200 sq.ft. gross floor area	300 gpd/unit		300 gpd/unit
PRC unit up to 600 sq.ft. gross floor area	100 gpd/unit		100 gpd/unit
PRC unit between 600-1600 sq.ft. gross floor area	150 gpd/unit		150 gpd/unit
PRC unit between 1600-2000 sq.ft. gross floor area	225 gpd/unit		225 gpd/unit
PRC unit > 2000 sq.ft. gross floor area	300 gpd/unit		300 gpd/unit
RETAIL			
Dry store	0.03 gpd/sf		0.03 gpd/sf
Wet store w/o Food (Hair salon, nail salon, pet shop w/o animal boarding etc.)	0.03 gpd/sf	0.07 gpd/sf	0.1 gpd/sf
Car Dealership	0.03 gpd/sf for showroom/offices + 0.04 gpd/sf for maintenance/storage areas		0.03 gpd/sf for showroom/offices + 0.04 gpd/sf for maintenance/storage areas
Massage/Tanning	0.03 gpd/sf		0.03 gpd/sf
Tattoo Parlor	0.03 gpd/sf		0.03 gpd/sf
SCHOOL			
Boarding school/Dormitory	75 gpd/capita ¹	2.5 gpd/capita ¹	77.5 gpd/capita ¹
Day School	5 gpd/capita ¹	2.5 gpd/capita ¹	7.5 gpd/capita ¹
MISCELLANEOUS			
Car Wash	0.04 gpd/sf	Car wash process water ⁴	0.04 gpd/sf
Laundromat	0.03 gpd/sf	Laundromat process water ⁴	0.03 gpd/sf

Funeral Home	0.05 gpd/sf	Funeral Home process water ⁴	0.05 gpd/sf
House of Worship (w/ meeting rooms)	1.5 gpd/seat + 5 gpd/occupant ¹ for meeting rooms	2.5 gpd/occupant ¹	1.5 gpd/seat + 5 gpd/occupant ¹ + 2.5 gpd/occupant ¹
House of Worship (w/o meeting rooms)	1.5 gpd/seat	2.5 gpd/occupant ¹	1.5 gpd/seat + 2.5 gpd/occupant ¹
Public Storage ⁹	0.04 gpd/sf		0.04 gpd/sf
Animal boarding ⁶	0.03 gpd/sf + 10 gpd/animal		0.03 gpd/sf + 10 gpd/animal
Winery/Brewery	0.04 gpd/sf	Winery/Brewery process water ⁴	0.04 gpd/sf

¹ Occupancy ratings can be determined using New York State Uniform Fire Prevention and Building Code as a guide.

² Single Service means disposable plates, silverware & cups. Takeout seating is for waiting patrons and is not convertible to full seating or for density credit at full service restaurants.

³ General industrial buildings may contain up to 15% related office space without applying a proportionate office density loading or flow rating to the space. If office space exceeds 15% of gross floor area, then a proportionate office density loading or flow rating must be applied to the entire office space.

⁴ Process waters require a separate permit and disposal facilities – Consult Department.

⁵ A grease trap shall be provided for this installation which is sized at 20 gpd/bed.

⁶ A separate sewage disposal system shall be provided for wastewater generated from animal boarding, horse stalls, or kennel areas.

⁷ Food (kitchen) flow is added according to the type of food service in the establishment.

⁸ Motel/Hotel with Kitchenettes, Cottages, Apartments, Condominiums, Mobile Homes, Trailers, or Co-Ops.

⁹ Public storage density and/or design flow may be reduced if restrictive covenants are recorded on the parcel.

Note: The above table is subject to amendment from time to time as data becomes available to the Department. The table will be republished as an addendum to these standards if and when revised.

ATTACHMENT B
USFWS IPaC Resource List

IPaC Information for Planning and Consultation **U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Dutchess County, New York



Local office

New York Ecological Services Field Office

☎ (607) 753-9334

📠 (607) 753-9699

3817 Luker Road

Cortland, NY 13045-9385

<http://www.fws.gov/northeast/nyfo/es/section7.htm>

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species

¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information.
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Indiana Bat <i>Myotis sodalis</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/5949	Endangered

Northern Long-eared Bat *Myotis septentrionalis*
No critical habitat has been designated for this species.
<https://ecos.fws.gov/ecp/species/9045>

Threatened

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act

¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

Bald Eagle *Haliaeetus leucocephalus*

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1626>

Breeds Dec 1 to Aug 31

Snowy Owl *Bubo scandiacus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds elsewhere

Wood Thrush *Hylocichla mustelina*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 10 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted

Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

- The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

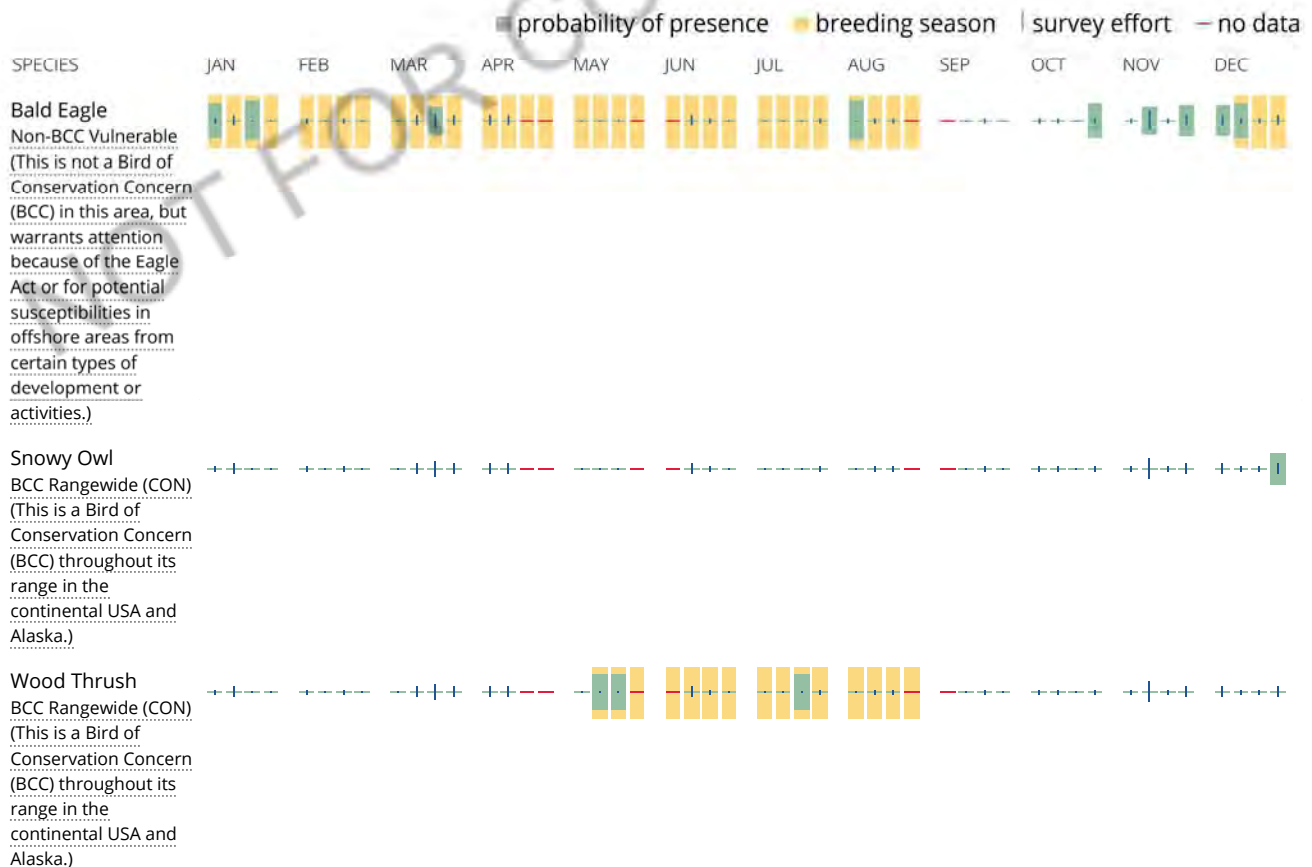
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (-)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) and/or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of *high altitude imagery*. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

ATTACHMENT C
NYSOPRHP Correspondence



**Parks, Recreation,
and Historic Preservation**

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

April 01, 2020

Caren LoBrutto
Senior Planner
Chazen Companies
21 Fox Street
Poughkeepsie, NY 12601

Re: SEQRA
Gas Land Holdings - 1663 Route 9
1663 Route 9, Wappingers Falls, NY 12590
20PR02027

Dear Caren LoBrutto:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP) as part of your SEQRA process. These comments are those of OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

If this project will involve state or federal permitting, funding or licensing, it may require additional review for potential impacts to architectural and archaeological resources, in accordance with Section 106 of the National Historic Preservation Act or Section 14.09 of NYS Parks Recreation and Historic Preservation Law.

Based on the information provided, OPHRP has no concerns regarding the proposed project under SEQRA. Should the project design be changed, we recommend further consultation with this office.

If you have any questions, please don't hesitate to contact me.

Sincerely,

Philip A. Perazio, Historic Preservation Program Analyst - Archaeology Unit
Phone: 518-268-2175
e-mail: philip.perazio@parks.ny.gov

via email only

cc: Tom Morris, Village of Wappingers

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • parks.ny.gov



BIG RED ROOSTER FLOW



EXISTING



PROPOSED

PROJECT LOCATION:

1663 Route 9
Wappingers Falls, NY 12590

PROJECT OVERVIEW:

- A** Canopy Visuals
- B** Dispenser Visuals
- C** Main ID Visuals
- D** Amenity Bin / Paint Visuals

approval signature
I have reviewed the visuals within this document and I approve the designs and scope of work listed within.

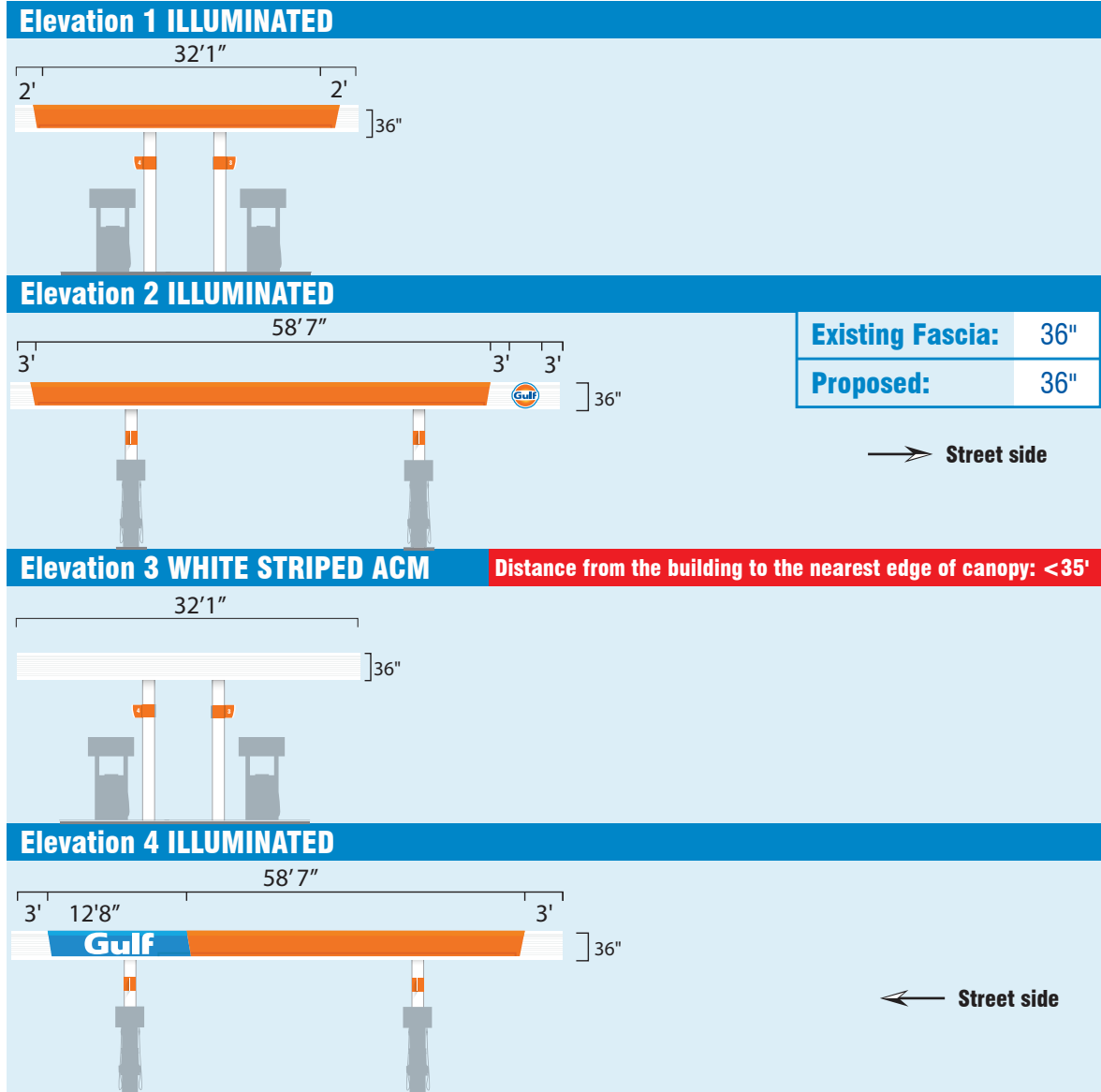
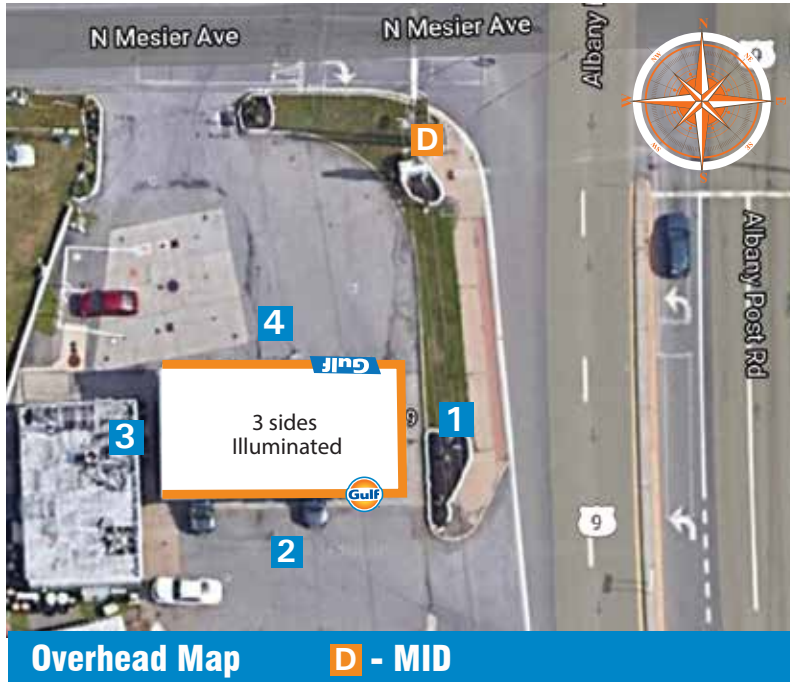
THIS IS NOT AN INSTALLATION GUIDE

Facility #	Date	Customer	Created by	Revision #	Page #
00000000	10_13_2020	XXXX	B. DAHMEN	R1	1 OF 10

Permit Pack

BIG RED ROOSTER FLOW
2 Northfield Plaza, Ste 250
Northfield, IL 60093
P: (847) 441-1818 F: (847) 592-9564

A Canopy Visuals



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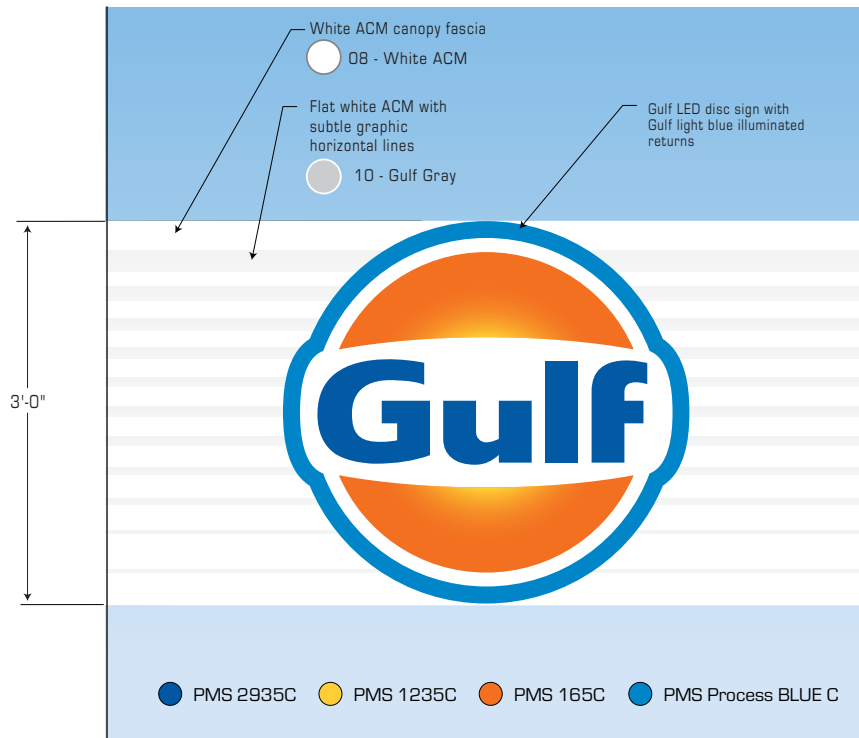
Facility #	Date	Customer	Created by	Revision #	Page #
00000000	10_13_2020	XXXX	B. DAHMEN	R1	2 OF 10

Permit Pack

BIG RED ROOSTER FLOW
2 Northfield Plaza, Ste 250
Northfield, IL 60093
P: (847) 441-1818 F: (847) 592-9564

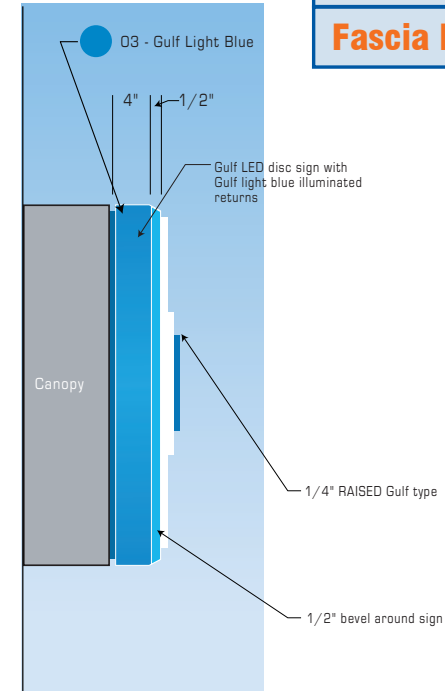
36" CONTAINED DISC disc sign elevation

Scale: 1" = 1' - 0"



Side Elev

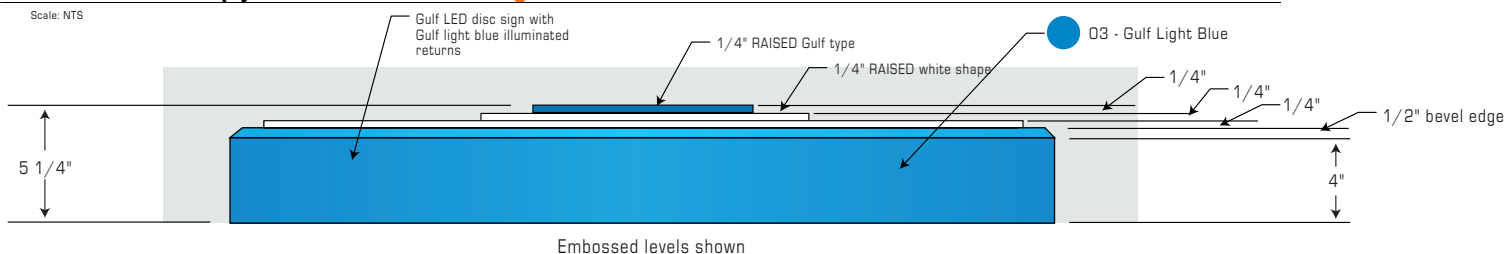
Scale: 1" = 1' - 0"



Quantity:	1
Total SF:	7.07
Fascia Height:	36"

Emboss canopy disc sign elevation

Scale: NTS



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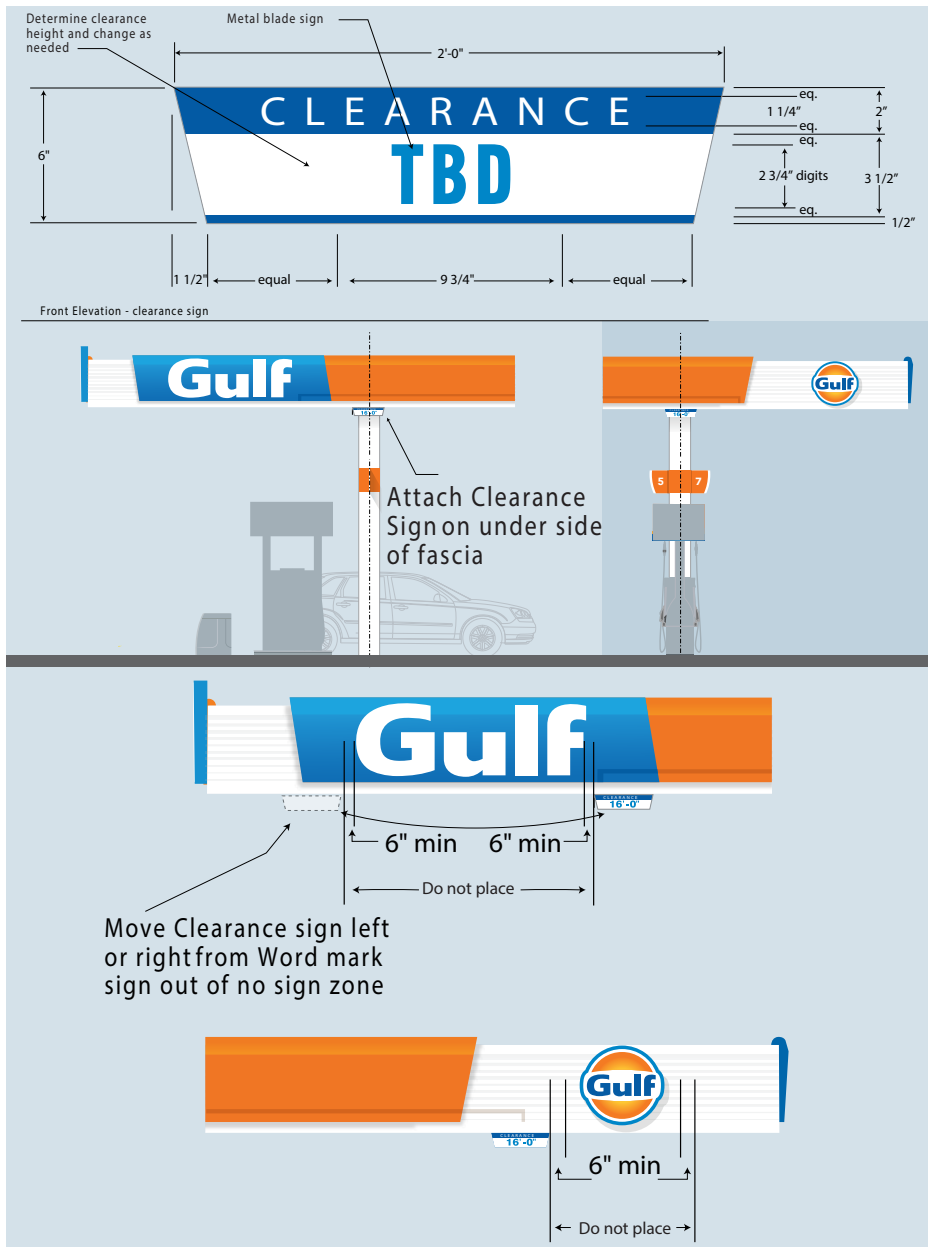
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Permit Pack

BIG RED ROOSTER FLOW
 2 Northfield Plaza, Ste 250
 Northfield, IL 60093
 P: (847) 441-1818 F: (847) 592-9564

A

Column / Clearance Visuals

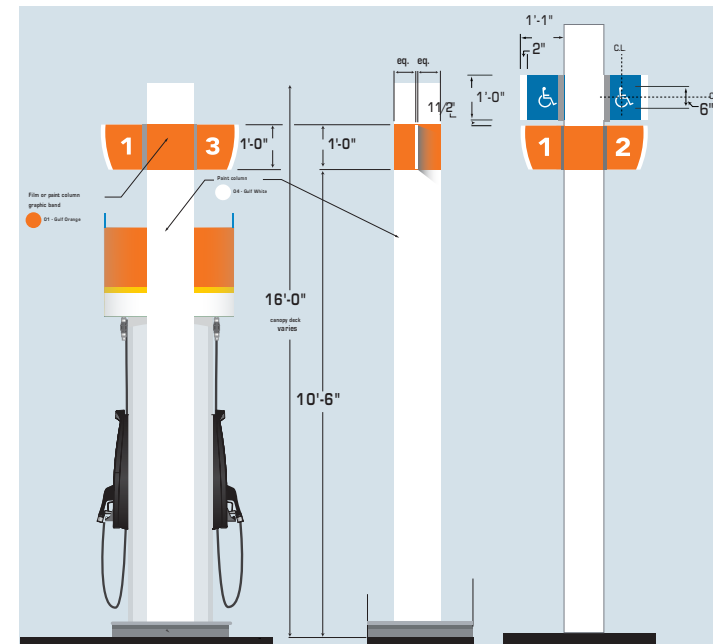


Canopy Clearance Sign should be positioned in the most visible sightlines for consumers entering the forecourt.

Align off column as first priority. If that location does not provide adequate visibility, move to a position that does.

Do not position Clearance sign under a Gulf word mark sign or Gulf disc sign. Follow rules established on this sheet

(2) Clearance signs are typically used per canopy. If more are needed, seek approval from Gulf reimage team



9'-8" is a min height to lower blade signs if obstructions above force blade signs down on column

Column blade signs are intended to be installed with best view from the cashier area.

Each column to be measured from the grade to the bottom of the blade.

Towel dispensers and old decals that are not approved by Gulf should be removed from canopy columns and given to the dealer/site management should they want to keep them OR disposed of in installer supplied dumpsters.

Fire extinguisher cabinets should be removed prior to painting the canopy columns and reinstalled after painting the columns.

Columns with Cladding will need special hardware for install.

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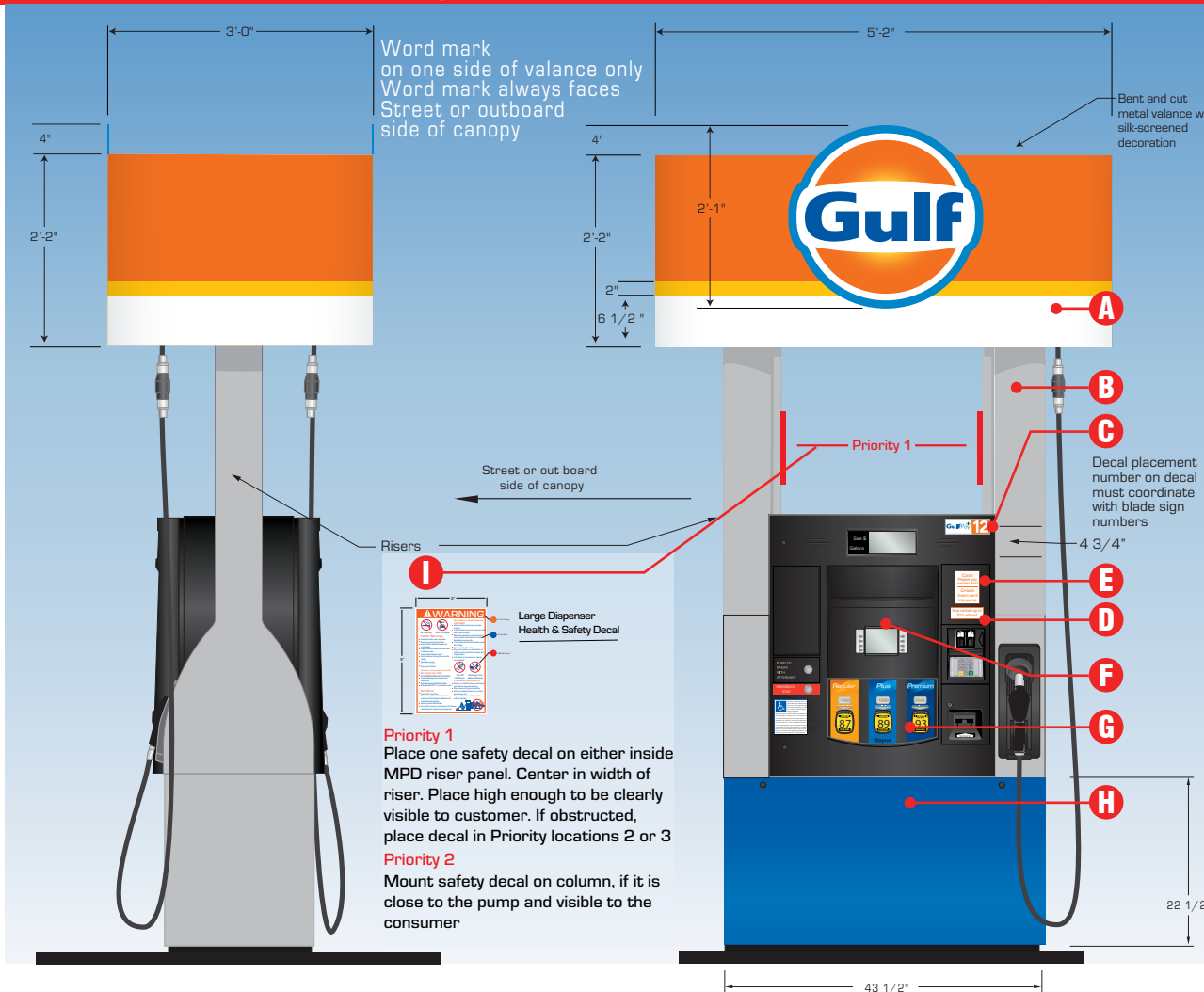
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B Dispenser Visuals

State/local regulatory messages are the responsibility of Gulf Oil's dealer/distributor

*While reimagining the dispensers, if the weights and measures labels have to be altered please remove them and place them on a 8.5"x11" paper and hand deliver to a store representative. Ask the store representative to call the listed number for a new test.

*Wayne Ovation 2 dispensers will receive column warning decals.



- A ■ Install Valance**
- Standard
 - Flat End
 - 16" Tall
 - 10" Tall
 - contained logo
 - no logo

- B □ Install New Riser**
if damaged or not silver

- C ■ Install Number Decal**
- Gulf Pay
 - No Gulf Pay

- D ■ Install Ethanol Decal**
- Standard 10%
 - MA Decal
 - DE Decal
 - No Ethanol

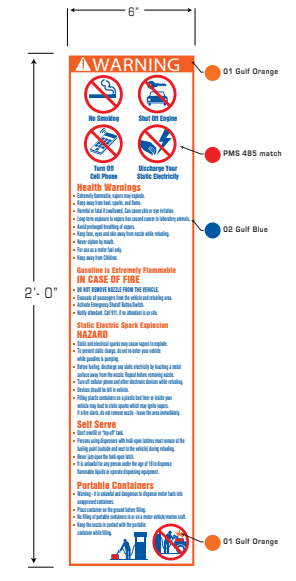
- E ■ Install Cash/Credit Decal**

- F ■ Polycarbonate Areas**
must be gulf approved colors:
Black or Silver
- Install New Polycarb Overlays
 - Paint Crind Area

- G ■ Install Octane Decals**
- 87
 - 89
 - 91
 - 93
 - Diesel

- H ■ Install Door Skin**
- Branded
 - Unbranded

- I ■ Install Warning Decal**
- Standard (Priority 1)
 - Column (Priority 2)



Proposed Existing Wayne Ovation 3+0 Quantity: 4

Existing Column Decal Graphic

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C-Store Front Entrance

Quantity: -

42-gallon Waste Container with Ashtray Dome Lid

- Includes (1) 42-gallon Waste Container with Dome Lid, (1) Aluminum Ashtray and (1) Liner
- Manufactured from durable, long lasting recycled polyethylene – won't dent, chip and graffiti resistant
- Unit size: 42.25"H x 18.5" Sq., 25 lbs.
- Color: Gray
- Item #73300399

Carton sizes - Ships in 3 cartons

- 42-gallon WC 19" x 20" x 35", 21 lbs.
- Ashtray Dome Lid 19" x 19" x 16", 11 lbs.
- Liner: 15" x 16" x 33", 13 lbs.



Forecourt Pump Island

Quantity: -

Aruba 3 Waste/Windshield Service Center, Single-sided

- Includes (1) 42-gallon Waste Container, (1) WSC Side Pod, (1) Squeegee, (1) Liner, Hardware Bag, Pre-drilled holes in unit for easy assembly
- Manufactured from durable, long lasting recycled polyethylene – won't dent, chip and graffiti resistant
- Unit size: 34.5"H x 18"W x 25.5"L, 39 lbs.
- Color: Gray
- Item #759303

Carton size - Ships in 1 carton:

- Aruba 3 WC 19" x 20" x 35", 21 lbs.

Note: Liner and WSC Side Pod ship inside the unit



Forecourt Pump Island

Quantity: -

Aruba 4 Waste/Windshield Service Center, Double-sided

- Includes (1) 42-gallon Waste Container, (2) WSC Side Pod, (2) Squeegees, (1) Liner, Hardware Bag, Pre-drilled holes in unit for easy assembly
- Manufactured from durable, long lasting recycled polyethylene – won't dent, chip and graffiti resistant
- Unit size: 34.5"H x 18"W x 36"L, 49 lbs.
- Color: Gray
- Item #75930399

Carton sizes - Ships in 2 cartons:

- Aruba 3 Single-sided WC 19" x 20" x 35", 21 lbs.
- Note: Liner and WSC Side Pod ship inside the unit
- 2nd Cove Isle WSC: 8" x 15" x 33", 13 lbs.



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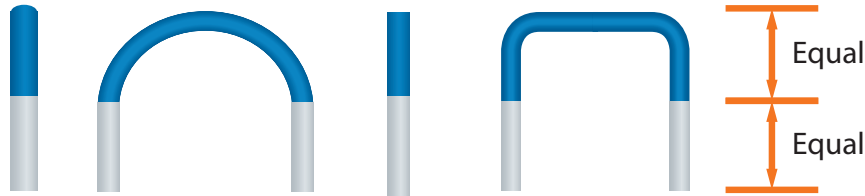
BIG RED ROOSTER FLOW
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 Northfield, IL 60093
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D Paint Visuals

Bollards (UNDER CANOPY/ON FUEL ISLAND)

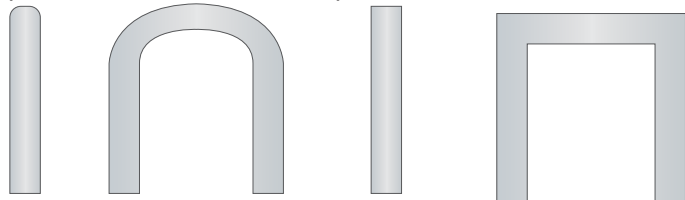
Paint bollards 50/50: 03 - Gulf Light Blue (TOP HALF)

06 - Gulf Light Gray (BOTTOM HALF)



Quantity: -

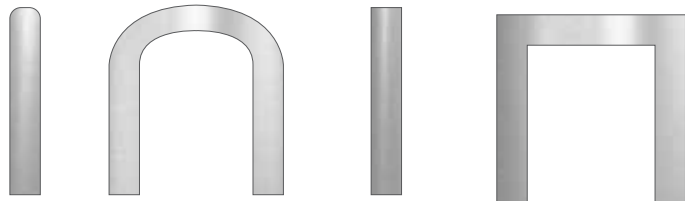
Paint Bollards 06 - Gulf Light Gray (NOT UNDER CANOPY)



Bollards that are NOT under the fuel island canopy on site should be painted in one color (Gulf Light Gray), unless the finish is stainless steel.

Quantity: -

Do not paint stainless steel



Quantity: -

Islands

Paint curbs: 07 - Gulf Dark Gray

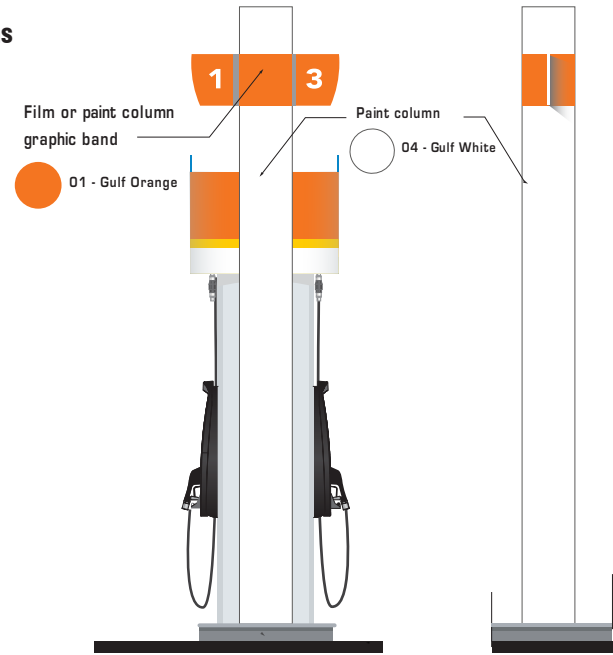
Do not paint stainless steel



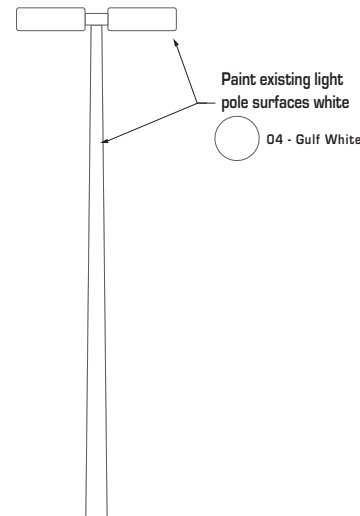
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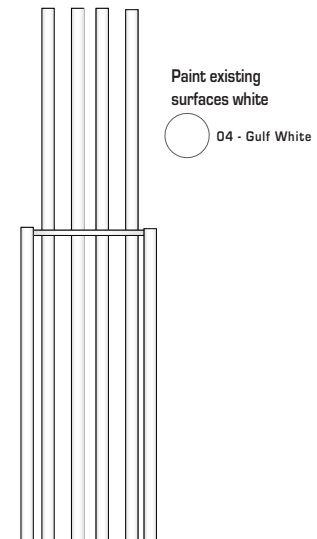
Columns



Light Poles Do not paint stainless steel



Vent Pipes Do not paint stainless steel



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Paint Visuals



01 - Gulf Orange PMS 165 C
 Forecourt: Fascia Component, Dispenser Valance, Blade Signs
 3M Bright Orange -180 MC 14
 Sherwin Williams Custom Color - Paint Spec. Paint Finish - Semi Gloss



02 - Gulf Blue PMS 2935 C
 Forecourt: Fascia Component, Dispenser Valance, Dispenser Skirt
 3M Film Intense Blue 180 - 4 7
 Sherwin Williams Custom Color - Paint Spec. Paint Finish - Semi Gloss



03 - Gulf Light Blue PMS Process BLUE C
 Forecourt: Dispenser Skirt, Top of Bollard
 3M Film Olympic Blue 180 - 5 7
 Sherwin Williams Custom Color - Paint Spec. Paint Finish - Semi Gloss



04 - Gulf White - Paint
 Forecourt: Columns, Dispenser Valance, Blade Signs
 Sherwin Williams - Snow Bound SW-7004 White. Paint Finish - Satin



05 - Gulf Yellow PMS 1235 C
 Forecourt: Fascia Component, Dispenser Valance, MID
 3M Film Sunflower yellow 3650-25
 Sherwin Williams Custom Color - Paint Spec. Paint Finish - Semi Gloss



06 - Gulf Light Gray
 Forecourt: Bollard lower section
 Sherwin Williams - Argos SW7065 - Paint Finish - Semi Gloss



07 - Gulf Dark Gray
 Forecourt: Curb Paint
 Sherwin Williams - City Scope - SW -706 7 Paint Finish - Satin



08 - White ACM
 Forecourt: Fascia of Canopy
 Reynobond Duragloss 3000 bright white or Eastman White or equal



09 - Gulf White Canopy Deck - Paint
 Forecourt: Canopy Deck
 Sherwin Williams - Extra White SW-7006 White Paint Finish - Semi Gloss



10 - Gulf Gray
 Forecourt: Canopy Fascia Lines
 Custom Mix from LSI - Semi Gloss



11 - Gulf Diesel Green PMS match 35 5
 Forecourt: All Diesel applications,
 Dispensers, MID



Wainscot Gray
 Sherwin Williams
 7016 Mindful Gray

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D Paint Visuals



01 - Gulf Orange

MID poles

Sherwin Williams - Custom Color Mix Semi Gloss



04 - Gulf White - Paint

Forecourt: Columns, Light Poles, Stacks etc

Sherwin Williams - Snow Bound SW-7004 White Satin



07 - Gulf Dark Gray

Forecourt: Curb Paint

Sherwin Williams - City Scope - SW -7067 Paint Finish - Satin



02 - Gulf Blue

Forecourt: Presently not used Sherwin Williams - Custom Color Mix Paint Finish - Semi Gloss



05 - Gulf Yellow

MID Band - poles and cabinet

Sherwin Williams - Custom Color Mix Semi Gloss



09 - Gulf White Canopy Deck

Forecourt: Canopy deck

Sherwin Williams - Extra White SW-7006 White Paint Finish - Semi Gloss



03 - Gulf Light Blue

Forecourt: Top of Bollard

Sherwin Williams - Custom Color Mix Semi Gloss



06 - Gulf Light Gray

Forecourt: Bollard lower section

Sherwin Williams - Argos SW7065 Paint Finish - Semi Gloss

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Permit Pack

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2 Northfield Plaza, Ste 250
Northfield, IL 60093
P: (847) 441-1818 F: (847) 592-9564

Office: 845-796-9700
Mobile: 845-594-2937

63 Liberty Street / PO Box 69
Monticello, NY 12701

October 4, 2020

Alfred A. Cappelli, Jr., AIA - Architect
1136 Route 9
Wappinger Falls, NY 12590

RE: Pervious Pavers for Impervious Coverage and Runoff Mitigation

Dear Mr. Cappelli:

As requested, this Engineer's Letter has been prepared to review the impacts of using pervious pavers as a means to reduce the stormwater runoff impacts related to impervious surfaces. This letter provides technical background for quantifying the estimated reduction in stormwater impacts and relating it to a percentage of the impervious surface.

BACKGROUND

An increase in the quantity of impervious surfaces typically translates to an increase in stormwater impacts including the rate in which runoff leaves a property and the volume of runoff generated by the surface unless mitigated. Mitigation measures can consist of approved measures such as detention/retention features and infiltration. Use of materials that provide the intended benefits related to impervious surfaces such as providing a stable surface for vehicles, pedestrians or structures, can be specified to reduce the stormwater impacts as compared to typical impervious surfaces such as asphalt and concrete. Examples of alternate materials include:

- Porous asphalt or concrete pavement
- Crushed stone
- Pervious pavers
 - Grass pavers
 - Stone pavers
 - Paver systems with porous joints and/or porous materials

ANALYSIS

The focus of this report is to quantify the potential benefits of using readily available porous pavers to reduce stormwater runoff impacts. It should be noted that additional benefits can be achieved if porous pavers are used in conjunction with a system that also provides storage capacity of runoff within the voids of a clean gravel layer below the porous pavers.

HydroCAD, a Computer-Aided-Design (CAD) program, was used to analyze the hydrologic and hydraulic characteristics of the study area. It utilizes the latest techniques to predict the consequences of any given storm. *HydroCAD* has the capability of computing hydrographs (which represents discharge rates characteristic of specified study area conditions, precipitation, and geologic factors). *HydroCAD* is used to calculate peak runoff flow rates and runoff volumes

considering the characteristics of the ground covers, size of the study area (watershed), rainfall patterns and underlying soils. For the purposes of this study, runoff rates and volumes were analyzed for an area consistent with a two-car driveway area (400 sf). Peak runoff rates and runoff volumes were compared for the study area assuming runoff coefficients typically used for asphalt or other impervious surfaces and pervious pavers (similar to a gravel driveway). The runoff curve number accepted by most agencies for gravel or pervious paver areas considers an increase in runoff compared to a lawn area but less runoff as compared to impervious surfaces such as asphalt and concrete. For this analysis, hydrologic soil group B soils were assumed. Therefore, the runoff curve numbers are as follows:

Asphalt = 98

Pervious Pavement = 85

For a comparison, the runoff curve for a lawn with greater than 75% cover for Type B soils is 61.

Two storm events were analyzed, the 1-yr 24-hour rain event (2.7 inches) and 10-yr 24-hour rain event (4.9 inches). The results are as follows:

EVENT	IMPERVIOUS CONDITION		POROUS PAVEMENT CONDITION		%	%
	RUNOFF RATE (CFS)	RUNOFF DEPTH (IN)	RUNOFF RATE (CFS)	RUNOFF DEPTH (IN)	REDUCTION RUNOFF RATE	REDUCTION RUNOFF VOLUME
1-YR	0.02	2.32	0.01	1.24	50%	48%
10-YR	0.04	4.33	0.03	3.08	25%	29%

CONCLUSION

The above table indicates that for a storm event of 2.7 inches porous pavers can reduce the effective runoff rate and runoff depth when compared to an impervious surface by approximately 48% and by approximately 25% for a storm event of 4.9 inches. This considers that the porous pavers are bedded in a clean stone subbase material that will allow runoff to transmit freely into the underlying soils. The percentage reduction can potentially be increased further depending on the type of porous paver system used and by increasing the depth of underlying clean stone base to store the runoff volume.

Sincerely,



Michael Rielly, P.E.
Engineer



Impervious Area



Pervious Pavers Area



Pervious Pavers 20201005

Type III 24-hr 1-YR Rainfall=2.70"

Prepared by TW Engineering, P.C.

Page 2

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10/5/2020

Time span=5.00-20.00 hrs, dt=0.10 hrs, 151 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: Impervious Area

Runoff Area=400 sf Runoff Depth=2.32"

Tc=6.0 min CN=98 Runoff=0.02 cfs 0.002 af

Subcatchment 2: Pervious Pavers Area

Runoff Area=400 sf Runoff Depth=1.24"

Tc=6.0 min CN=85 Runoff=0.01 cfs 0.001 af

Total Runoff Area = 0.018 ac Runoff Volume = 0.003 af Average Runoff Depth = 1.78"

Pervious Pavers 20201005

Type III 24-hr 1-YR Rainfall=2.70"

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Page 3

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10/5/2020

Subcatchment 1: Impervious Area

Runoff = 0.02 cfs @ 12.09 hrs, Volume= 0.002 af, Depth= 2.32"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.10 hrs
Type III 24-hr 1-YR Rainfall=2.70"

Area (sf)	CN	Description
400	98	

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2: Pervious Pavers Area

Runoff = 0.01 cfs @ 12.10 hrs, Volume= 0.001 af, Depth= 1.24"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.10 hrs
Type III 24-hr 1-YR Rainfall=2.70"

Area (sf)	CN	Description
400	85	Gravel roads, HSG B

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Pervious Pavers 20201005

Type III 24-hr 10-YR Rainfall=4.90"

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10/5/2020

Time span=5.00-20.00 hrs, dt=0.10 hrs, 151 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: Impervious Area

Runoff Area=400 sf Runoff Depth=4.33"

Tc=6.0 min CN=98 Runoff=0.04 cfs 0.003 af

Subcatchment 2: Pervious Pavers Area

Runoff Area=400 sf Runoff Depth=3.08"

Tc=6.0 min CN=85 Runoff=0.03 cfs 0.002 af

Total Runoff Area = 0.018 ac Runoff Volume = 0.006 af Average Runoff Depth = 3.71"

Pervious Pavers 20201005

Type III 24-hr 10-YR Rainfall=4.90"

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10/5/2020

Subcatchment 1: Impervious Area

Runoff = 0.04 cfs @ 12.09 hrs, Volume= 0.003 af, Depth= 4.33"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-YR Rainfall=4.90"

Area (sf)	CN	Description
400	98	

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2: Pervious Pavers Area

Runoff = 0.03 cfs @ 12.10 hrs, Volume= 0.002 af, Depth= 3.08"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-YR Rainfall=4.90"

Area (sf)	CN	Description
400	85	Gravel roads, HSG B

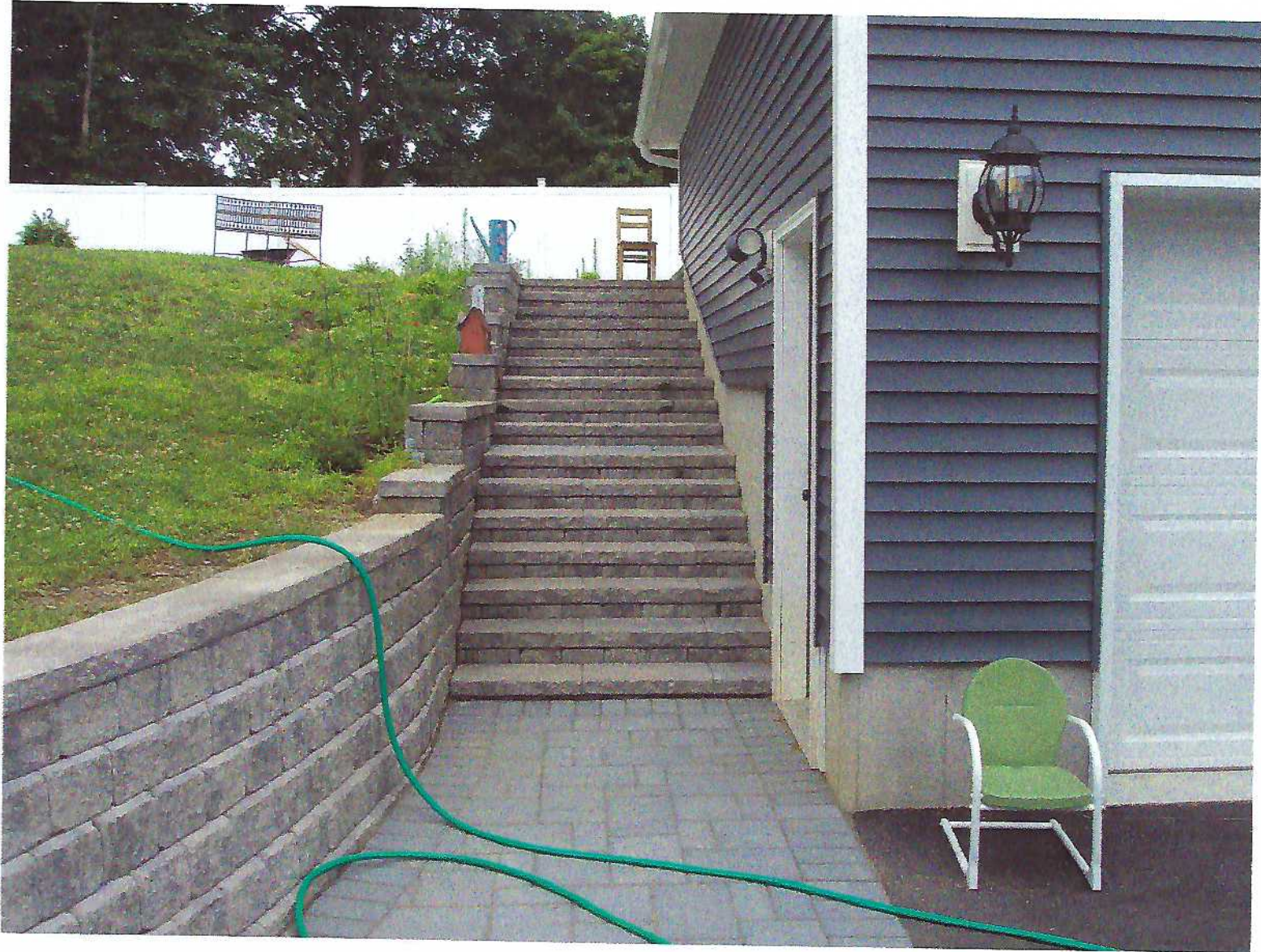
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,



13 HILLSIDE



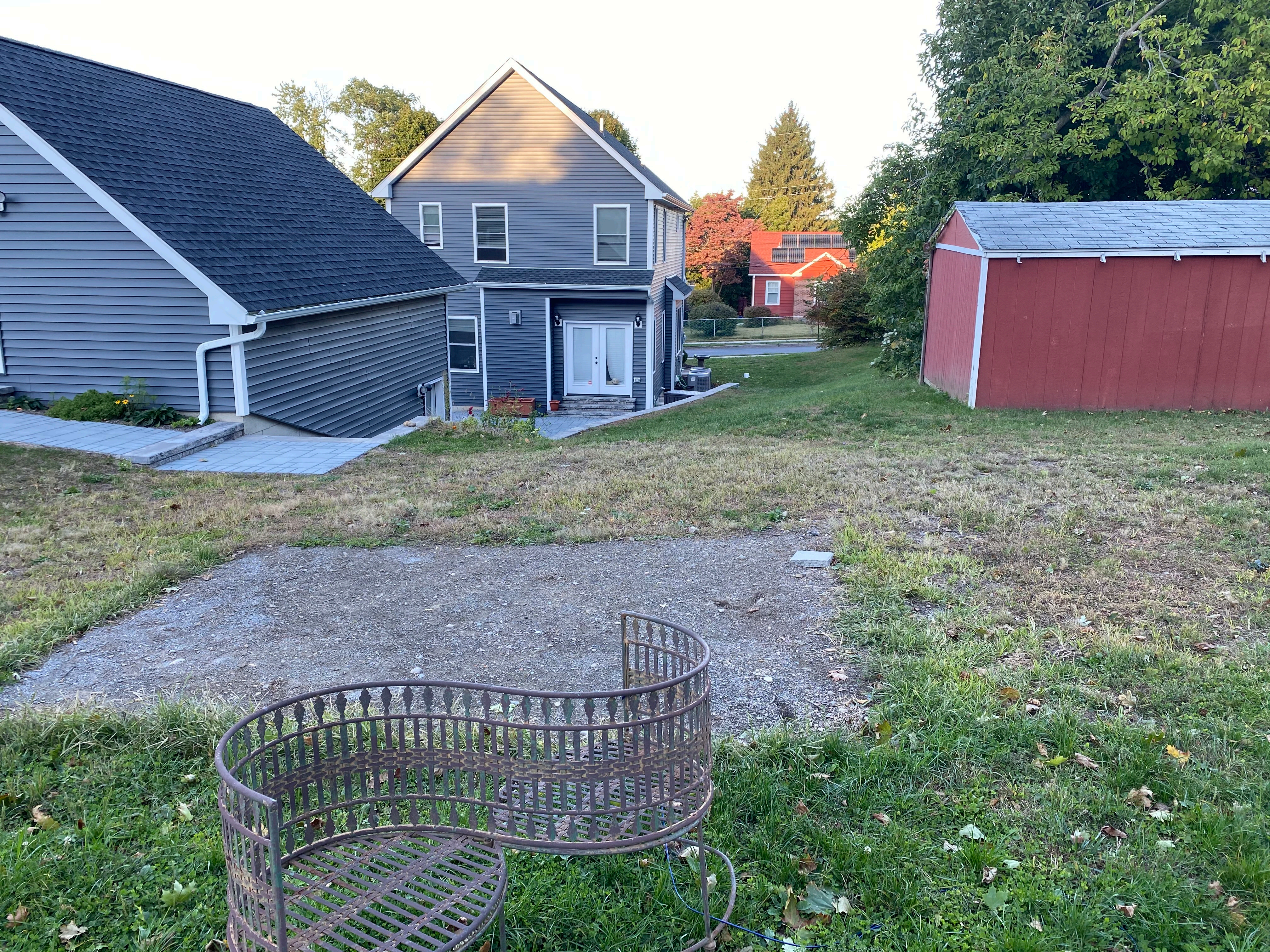
13 HILLSIDE



13 HILLSIDE



13 HILLSIDE







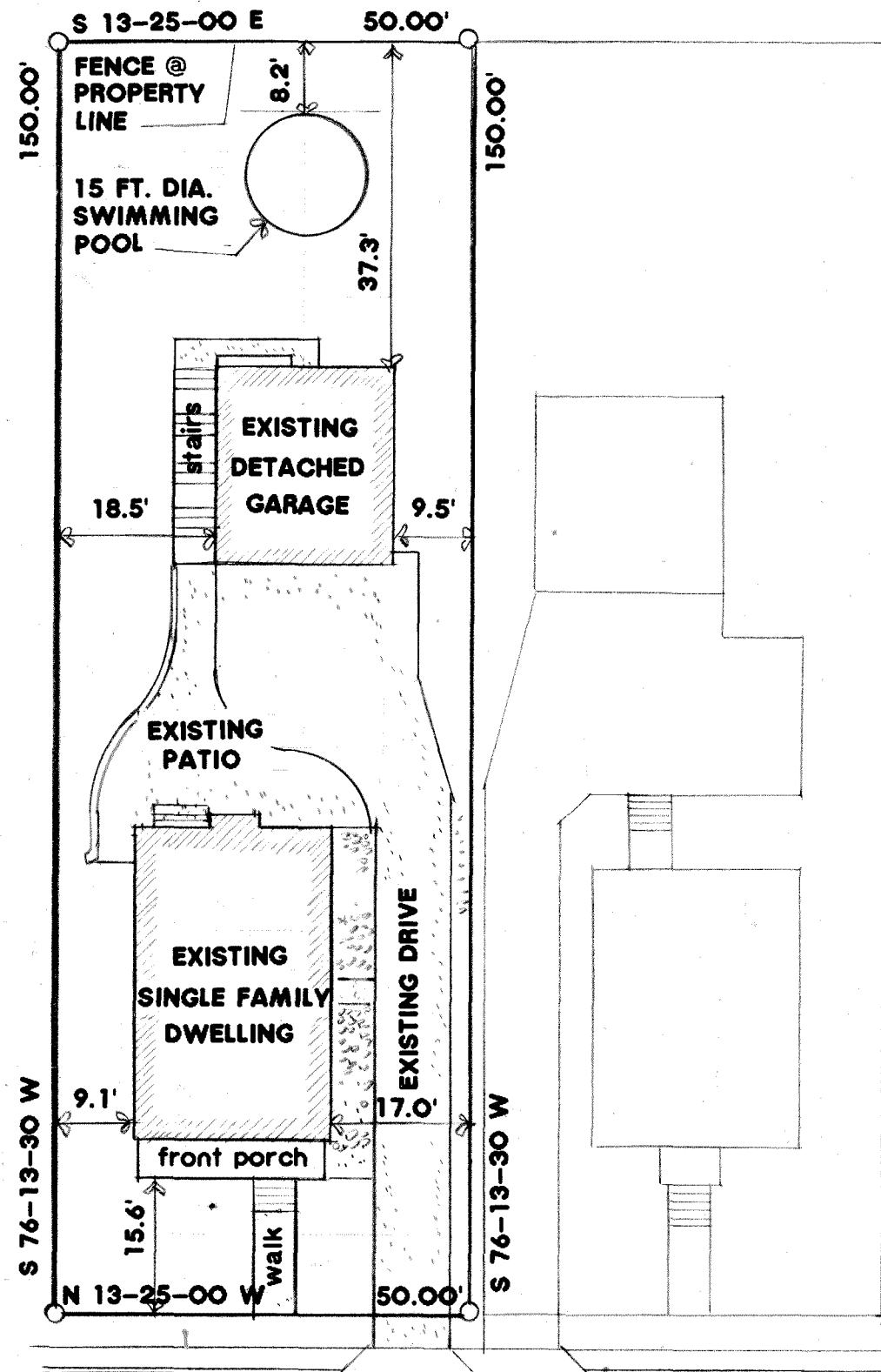
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VF
EST. 1988









**HILLSIDE AVE.
PLOT PLAN**

BREAKDOWN OF IMPERVIOUS AREAS BY COMPONENT

- POOL	177 SF
- UPPER WALK BEHIND GARAGE	47 SF
- UPPER LANDING	34 SF
- STAIRS NEXT TO GARAGE	120 SF
- ASPHALT PAVED DRIVEWAY	1,200 SF
- PATIO	318 SF
- FRONT PORCH	110 SF
- FRONT STEPS & SIDEWALK	75 SF
TOTAL	2,081 SF

PROJECT DATA

Project Location:	13 Hillside Ave. Village of Wappingers Falls, NY	
TM #:	6158-13-207344	
Owner:	Adam Lauricella & Keeley Sheehan	
Lot Size:	50' x 150', 7,500 sf	
Zone:	Residential	
Scope of Existing Conditions:	Single family dwelling, detached garage, deck driveway, patio, above ground pool	
Setbacks:	Min.	Actual
Front:	15'	15.6'
Rear:	25'	79' (to deck)
Sides:	8'	9.1' & 17'
Detached garage 9.5' from side yard & 38' from rear yard.		
Pool is 8.2' from rear property line		
Area of House:	912 sf	
Area of Garage:	528 sf	
Total Bldg. Cover:	1,440 sf (19.2%)	
Paved Driveway, Porches, Steps & Walkway, Above Ground Pool:	2,081 sf (27.7)	
Total Impervious:	3,521 sf (46.9%)	
Open Space:	3,999 sf (53.1%)	