

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

AGENDA OF THE PLANNING BOARD

April 1, 2021

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

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

Until further notice, in accordance with Governor Cuomo's Executive Order 202.1, all Planning Board 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 Planning Board of the Village of Wappingers Falls will hold a public meeting on April 1, 2021, beginning at 7 p.m. via Webex. No public hearings are scheduled for this meeting.

The Webex participation information is as follows:

Meeting number (access code): 132 284 0366
Meeting password: fJQbymPT695

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 MARCH 4, 2021 MINUTES

CONTINUED APPLICATIONS

1554-1560 ROUTE 9, 1562-1566 ROUTE 9, & 1564 ROUTE 9

1554-1560 Route 9 (Grid #6158-19-590154), 1562-1566 Route 9 (Grid #6158-19-571157), & 1564 Route 9 (Grid #6158-19-593165) – 1554-1564 Route 9 LLC (Owner), David A. Barbuti Architect, PC (Applicant) – Amend Site Plan.

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing to amend the site plan.

AUTO TRENDS INC.

1578 Route 9 (Grid #6158-19-552197) – Kenneth Levine and Richard Rutta (Owners), Crystal Ramadan (Applicant), Day Stokosa Engineering (Engineer) – New Use and Sketch Plan Review.

This property is located in the CMU (Commercial Mixed Use) zoning district. The applicant is proposing opening an auto accessory shop that does installations.

2695 W MAIN STREET

2695 W Main Street (Grid #6158-14-277339) – HAJUL LLC (Owner), Richard Hollister (Applicant), Day Stokosa Engineering P.C. (Engineer) – Site Plan.

This property is located in the Village Commercial (VC) zoning district. The applicant is proposing to demolish the top 2 floors of the building and reconstruct them to include one 2-bedroom apartment on the third floor, two 1-bedroom apartments on the second floor, and commercial space on the ground floor.

NEW APPLICATIONS

UNITED METHODIST CHURCH

9 S Mesier Avenue (Grid #6158-18-384202) – Centurian Realty Management, LLC (Joe Pettinella and Albert Pettinella) (Owners and Applicants), Al Cappelli (Architect) – Change of Use.

This property is located in the Village Mixed (VM) zoning district. The applicant is proposing converting the existing church, school annex, and residential into a cultural center of performing and cultural arts.

TREASURES OF THE VALLEY

2748 W Main Street (Grid #6158-14-255473) – DPNY Real Estate Holding LLC (Owner), Eimee DeRise (Applicant) – New Business and New Signs.

This property is located in the Village Mixed (VM) zoning district. The applicant is proposing operating a consignment boutique. The applicant is also proposing one window sign, and one projecting sign.

LOCO GARIBALDI

2649 E Main Street (Grid #6158-18-318249) – Charles Carozza Properties Inc. (Michael Robinson) (Owner), Jaime Deboque (Applicant) – New Business and New Sign.

This property is located in the Village Commercial zoning district. The applicant is proposing operating a restaurant. The applicant is also proposing one projecting sign.

INFORMAL DISCUSSION

2659-2661 E MAIN STREET

2659-2661 E Main Street (Grid #6158-14-308261) – TDAA Corp. (Elmi Berisha) (Owner) – New Business.

This property is located in the Village Commercial zoning district. The Planning Board will discuss the proposed restaurant.

David A. Barbuti, Architect, P.C.

150 White Plains Road Suite 103

Tarrytown, New York 10591

t-914.909.5143

f-914.909.5144

e-mail-dave@barbutiarchitects.com

Village of Wappinger Falls Planning Board

2582 South Avenue

Wappinger Falls, New York

March 08, 2021

Re: Proposed Parking Lot modifications and building facade renovations for Lordae LLC

1554-1564 Rt. 9

Wappingers Falls, New York

DAB Job # 170601/170701

Dear Mr. Chairman and Planning Board members:

Attached please find revised Site Plan drawings, and *Building A* (North Building) Facade renovation drawings, for 1554-1564 Rt. 9. At the request of the Owner, after we received Site Plan approval for this project, he requested that a rear entry off the parking lot to *Building A* (North Building) be provided. Based on the constraints of the existing building floor levels to the existing grades at the building and of the parking lot curbing the following modifications were made. The following are responses to KC Engineering comments dated December 03, 2020, and Four Corners comments dated December 01, 2020. We are respectfully requesting that the following Amendments to the Site Plan Approval be reviewed.

KC Engineering comments dated December 03, 2020

1. There needs to be coordination between the plan sets. Drawings provided from Site Design Consultants are from January 2020 and they do not correspond with the November plans.
We have revised the plan set to correspond with the improvements shown in the plan set from November 2020.

2. It is unclear as to what was approved versus what exists today versus what is currently proposed. A clear narrative needs to be provided outlining the Applicants intent for this site. A sealed as-built survey of the site as it exists today may be warranted to assist the Board.

To help clarify what was approved, new items built have been labeled as new and items to be built have been labeled as proposed. In addition, please find attached a narrative outlining the Applicant's intent for the site.

3. A number of items have been added (specifically referring to Site Design Consultants plan Sheet 3 of 4 – grease trap, electrical manhole, etc.). It is not clear if these items have been installed or if they are proposed. Clarification is needed.

Plan sheet 3 of 4 “Utility Plan” calls out all installed items as “new” items. The grease trap and mechanical manhole have been installed.

4. Binder course asphalt has been installed over most of the site (with temporary striping), and needs the top course installed to bring the pavement to proposed grade.

Final top coat and pavement markings will be performed this spring.

5. Pedestrian ramp locations are currently not constructed to code.

The course for the pavement has not been installed in the areas of the site where pedestrian ramps will be placed.

6. What is the “flex space” to be used for? There is no mention of it in Village Code. Depending on the actual use, there may be implications for the parking space requirements.

Flex Space is a term the Owner provided, the actual Zoning Code Use is *Light Industrial Use*, which is a *permitted Use*.

7. We note that mechanicals for Building “B” have been moved to the rooftop behind the parapet.

Mechanicals are proposed to be relocated to the roof to accommodate the proposed new rear building access.

8. We note that most of the DOT improvements originally proposed are no longer shown (sidewalk, ramps, etc.). The current status of this project with NYSDOT permit approval is to be provided to the Board.

A sidewalk along Route 9 as well as ramps for handicapped access are proposed for pedestrian access throughout the project.

9. The new dumpster location of Building “A” needs a vehicle template overlay to demonstrate proper access for a garbage truck.
Please find attached sheet 2 of 4 “Truck Turning Template” depicting access throughout the site.
10. A loading/unloading space is needed for Building “A”.
A loading/unloading space for building A has been provided east of the building.
11. It must be demonstrated that vehicles can enter and exit the four overhead doors behind Building “A”. What is the largest anticipated vehicle? The nearby proposed curbed island may interfere with movement.
Please find attached sheet 2 of 4 “Truck Turning Template” depicting access throughout the site.
12. Bollards should be provided to protect the back of the Building “A” from vehicles entering.
Bollards are proposed along the east side of building A.
13. A revised lighting plan and manufacturer cutsheet is needed for the back of Building “A”. We note that the other freestanding site lighting appears to have been installed.
Please find sheet 3 of 4 “Lighting Plan” attached.
14. There is currently insufficient curb reveal along the inside curb adjacent to Route 9 in front of Building “B”. Since this curb line was never reconstructed, it still sits at its original elevation. However, the binder asphalt course appears to have been installed per the original plan, leaving approximately 3” of reveal. The application of a top asphalt course would reduce this reveal further and would do little to prevent a vehicle from rolling out into Route 9.
When installing the final layer for top course, the curb along building B is to be altered to provide the appropriate reveal.

Four Corners comments dated December 01, 2020

1. Proposed project
Site Plan amendment is requested for modifications to the approved Site Plan and Use changes to Building A.
2. SEQR
No response required

3. Proposed Uses

The 1st floor Use modification is to convert from Office space to Light Industrial use. The revised floor plan proposes five (5) 15'w x 50' deep +/- bays with a roll-up door to the exterior facing the rear of the property. The existing 2nd floor shall remain as Office space. The 1st floor level will be dropped approximately 4'-0" to the level of the rear parking lot. The 2nd Floor shall remain as Office space.

4. Description of Project

As indicated in the paragraph above, the proposed rear 1st floor Use at Building A, is Light Industrial, the 2nd floor shall remain as Office space, the front 1st floor will remain as Retail, and the front 2nd floor will remain the Dance Studio. The Parking tabulation has been modified to accommodate all Uses. The previous Church Uses were relocated to Building C at the rear of the property, due to the ongoing construction, and the parking tabulations have been modified to reflect this change.

5. Site Plan Discrepancies

The plan set has been revised and now corresponds to all improvements shown in the Architectural plans.

6. Off Street Parking

As per the initial approved plan, the building uses and hours of operation will differ to show consistency with initial submission; refer to parking tabulations.

7. Sidewalk

The plan set has been revised to depict the sidewalk along Route 9 in order to facilitate pedestrian circulation throughout the site.

8. Loading Area

Loading/unloading area for building A is proposed to be located behind the building.

9. Truck sizes

The maximum anticipated vehicle that will be used at the proposed Light Industrial Use will be a pick-up truck (1/2 to 3/4 ton) or a transit type van.

10. Outdoor Lighting

Please find a revised photometric plan as sheet 3 of 4 "Lighting Plan" of the plan set.

11. Signage

There will be signage required for the Proposed 1st floor rear uses, and will be building mounted complying with the Villages requirements, and filed as separate applications.

12. Mechanicals

The Mechanical units are proposed to be relocated on the rear roof of the building and are not visible from Rt 9.

13. Handicap Access

The course for the pavement has not been installed in the areas of the site where pedestrian ramps will be placed.

14. 239-m Review

Noted.

15. Public Hearing

Noted.

If you should have any questions or comments, or require additional information, please feel free to contact my office at 914.909.5143, or my cell at 914.760.1120.

Thanking you in advance,



David A. Barbuti Architect

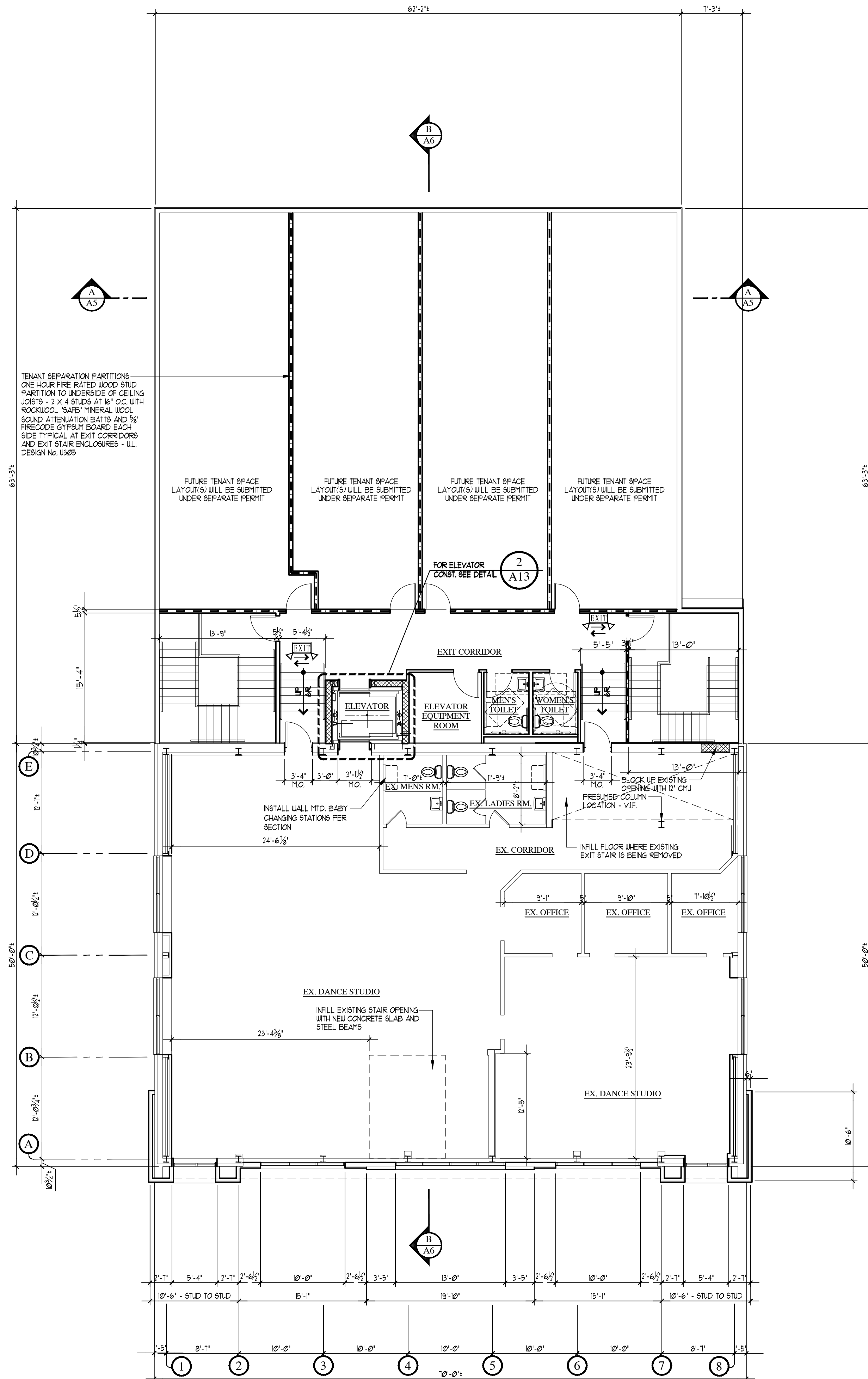


REV. NO. DATE DESCRIPTION
 11-09-20 APPROVED FOR BOARD FOR
 11-09-20 RELEASED TO SUBMIT TO APPROVING AGENCY

PROJECT NAME:
PROPOSED BUILDING ALTERATION FOR: 1554-1564 ROUTE 9 L.L.C.
 1554-1564 ROUTE 9
 WAPPINGERS FALLS, NEW YORK
 DWG. TITLE:
SECOND FLOOR PLAN

David A. Barbuti Architect, PC
 150 White Plains Road
 Suite 103
 Tarrytown, NY 10591
 Tel : 914-909-5143
 Fax : 914-909-5144

DRAWN BY: C.R.P.
 CHECKED BY:
 SCALE: AS NOTED
 PROJECT NO: 201102
 START DATE: 11-09-20



2nd FLOOR PLAN
 3,500± S.F. GROSS FLOOR AREA (FRONT BUILDING) SCALE: 1/8" = 1'-0"
 3,942± S.F. GROSS FLOOR AREA (REAR BUILDING)
 7,442± S.F. GROSS FLOOR AREA (TOTAL FLOOR)

EXIT AND EMERGENCY LIGHT LEGEND

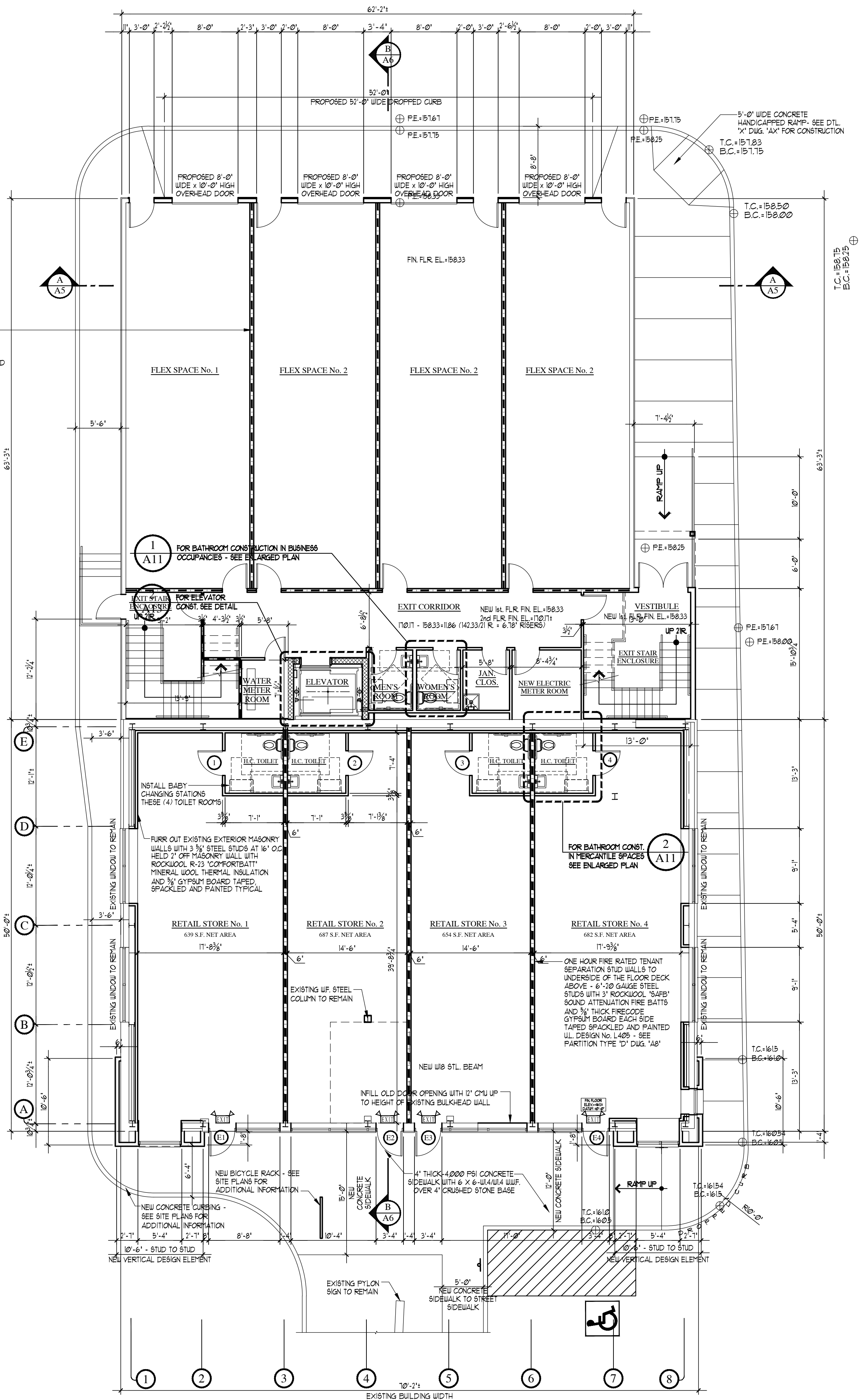
KEY	FIXTURE TYPE
[Symbol]	EXISTING 2 HEAD EMERGENCY LIGHT TO REMAIN
[Symbol]	EXISTING COMBINATION 2 HEAD EMERGENCY LIGHT/ILLUMINATED EXIT SIGN TO REMAIN
[Symbol]	EXISTING ILLUMINATED EXIT SIGN TO REMAIN
[Symbol]	EXISTING 2 HEAD EMERGENCY LIGHT TO BE REMOVED
[Symbol]	EXISTING COMBINATION 2 HEAD EMERGENCY LIGHT/ILLUMINATED EXIT SIGN TO BE REMOVED
[Symbol]	EXISTING ILLUMINATED EXIT SIGN TO BE REMOVED
[Symbol]	NEW 2 HEAD EMERGENCY LIGHT WITH BATTERY PACK BACKUP
[Symbol]	NEW COMBINATION 2 HEAD EMERGENCY LIGHT/ILLUMINATED EXIT SIGN WITH BATTERY PACK BACKUP
[Symbol]	NEW ILLUMINATED EXIT SIGN WITH BATTERY PACK BACKUP
[Symbol]	NEW CEILING OR WALL MTD. ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROW (ONE SIDED) BATTERY PACK BACKUP
[Symbol]	NEW CEILING OR WALL MTD. ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROW (TWO SIDED) AND BATTERY PACK BACKUP
[Symbol]	CEILING MTD. ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROW (TWO SIDED-BOTH WAY'S) AND BATTERY PACK

DIMENSIONING - ALTERATIONS AND ADDITION NOTES:
 ALL DIMENSIONS INDICATED ARE FROM EXISTING FINISHES TO ROUGH FRAMING AND/OR ROUGH FRAMING TO ROUGH FRAMING - STEEL STUD THICKNESS TO BE 3/8" UNLESS NOTED OTHERWISE ON DRAWINGS. WOOD STUD THICKNESS IF PERMITTED TO BE 3/4" UNLESS NOTED OTHERWISE ON THE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINISH TO FINISH DIMENSIONS IN THE FIELD FOR PURPOSES OF FINISHED CABINETRY WORK, APPLIANCE CLEARANCE REQUIREMENTS AND INTERIOR MILLWORK.

LEGEND

SYMBOL	DESCRIPTION
[Symbol]	EXISTING PARTITION/WALL TO REMAIN
[Symbol]	EXISTING PARTITION/WALL TO BE REMOVED
[Symbol]	NEW NON-RATED STEEL STUD PARTITION 3 5/8" OR 6" -20 GAUGE STEEL STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD EACH SIDE - SEE PLANS FOR STUD SIZES AND LOCATIONS
[Symbol]	NEW 1 HOUR FIRE RATED STEEL STUD PARTITION 3 5/8" OR 6" -20 GAUGE STEEL STUDS AT 16" O.C. WITH ONE LAYER OF 5/8" FIRECODE GYPSUM BOARD EACH SIDE - SEE PLANS FOR STUD SIZES AND LOCATIONS
[Symbol]	NEW 2 HOUR FIRE RATED STEEL STUD PARTITION 3 5/8" OR 6" -20 GAUGE STEEL STUDS AT 16" O.C. WITH TWO LAYERS OF 5/8" FIRECODE GYPSUM BOARD EACH SIDE - SEE PLANS FOR STUD SIZES AND LOCATIONS
[Symbol]	PARTITION TYPE KEY SEE DRAWINGS FOR PARTITION DETAILS
[Symbol]	ROOM NUMBER
[Symbol]	NEW DOOR NUMBER
[Symbol]	NEW WINDOW NUMBER

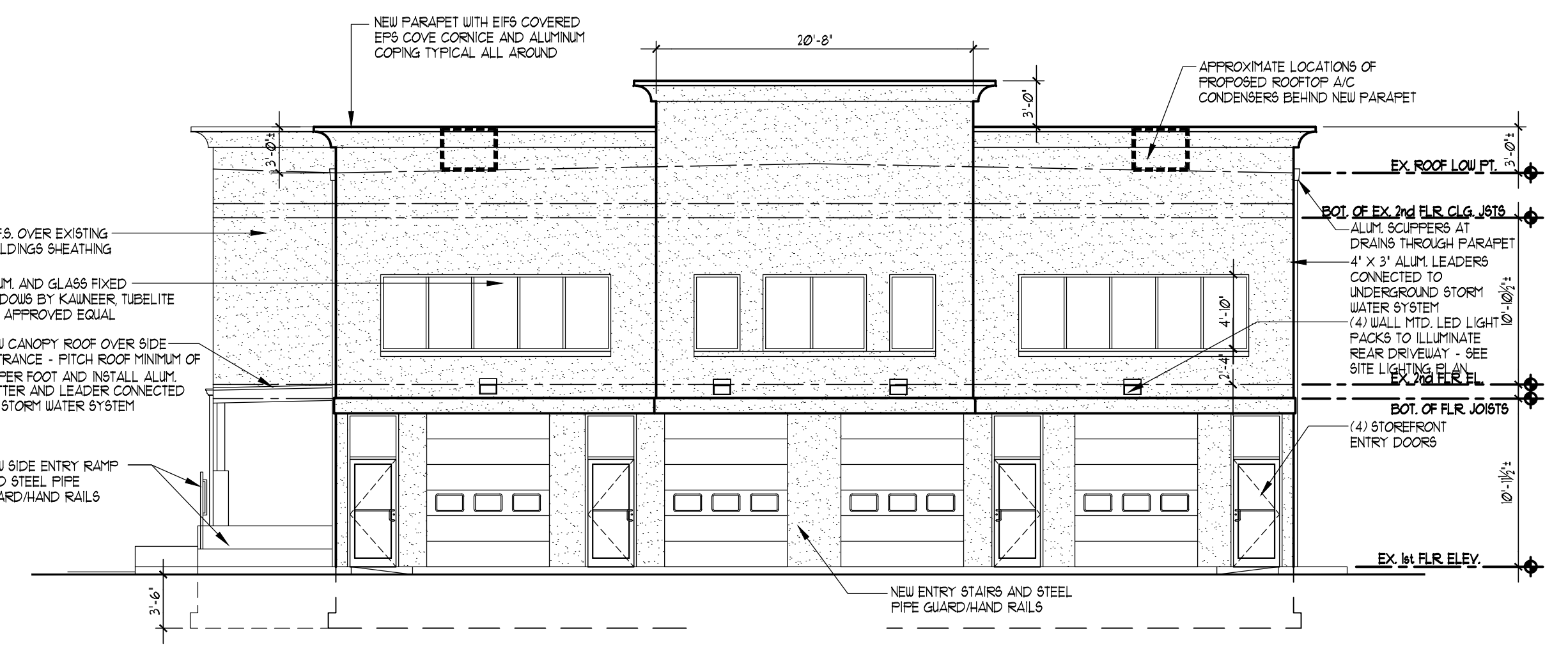
TENANT SEPARATION PARTITIONS
ONE HOUR FIRE RATED WOOD STUD PARTITION
TO UNDERSIDE OF CEILING JOISTS - 2 X 6
STUDS @ 16" O.C. WITH ROCKWOOL "SAFE"
MINERAL WOOL SOUND ATTENUATION BATT'S AND
3/8" FIRECODE GYPSUM BOARD EACH SIDE
UL DESIGN No. 1495



1st FLOOR PLAN

3,500± S.F. GROSS FLOOR AREA (FRONT BUILDING)
3,942± S.F. GROSS FLOOR AREA (REAR BUILDING)
7,442± S.F. GROSS FLOOR AREA (TOTAL FLOOR)

SCALE: 1/8" = 1'-0"



PROPOSED REAR ELEVATION

SCALE: 1/8" = 1'-0"

EXIT AND EMERGENCY LIGHT LEGEND

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[Symbol]	NEW DOOR NUMBER
[Symbol]	NEW WINDOW NUMBER

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL NOT BE USED BY ANY OTHER PARTY WITHOUT THE WRITTEN AUTHORIZATION OF DAVID A. BARBUTI ARCHITECT, PC. THIS DOCUMENT IS UNINTENDED FOR CONSTRUCTION WITHOUT THE WRITTEN AUTHORIZATION OF DAVID A. BARBUTI ARCHITECT, PC.

PROJECT NAME:
PROPOSED BUILDING ALTERATION FOR: 1554-1564 ROUTE 9 L.L.C.
1554-1564 ROUTE 9
WAPPINGERS FALLS, NEW YORK

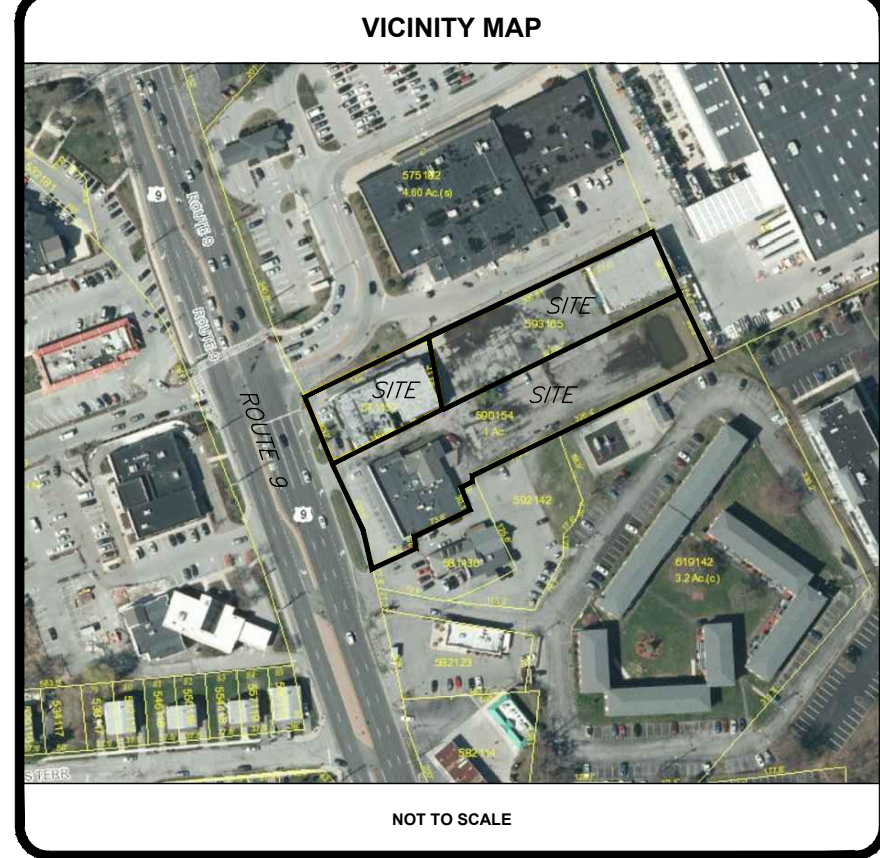
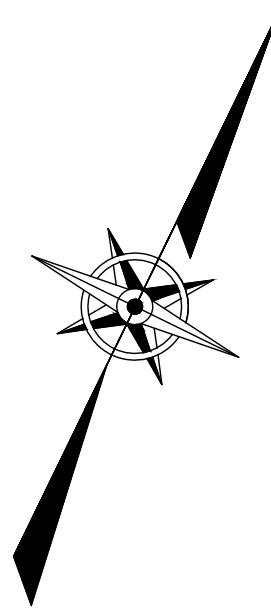
David A. Barbuti Architect, PC
150 White Plains Road
Suite 103
Tarrytown, NY 10591
Tel : 914-909-5143
Fax : 914-909-5144

DAVID A. BARBUTI ARCHITECT, PC
ARCHITECTS

DRAWN BY: C.R.P.
CHECKED BY:
SCALE: AS NOTED
PROJECT NO.: 201102
START DATE: 11-09-20

SURVEY NOTES

1. Unauthorized alterations or addition to this survey map is a violation of section 7209 of the New York State Education Law. Copies of this survey map not bearing the land surveyors seal and signed with ink shall not be considered to be valid copies.
2. The certifications herein are not transferable.
3. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
4. Subject to the findings of a current title search.
5. Subject to covenants, easements, restrictions, conditions and agreements of record.
6. Subject to any right, title or interest the public may have for highway use.
7. Underground utility location provided by homeowner.
8. Bearings and North shown hereon are referenced to NAD 83--NY East using NYSMET RTN GPS.
9. Elevations shown hereon are referenced to NAVD 88 using NYSMET RTN GPS.



FILED MAP REFERENCE

Survey shown hereon depicts lots 1 & 2 as shown on a map entitled "Subdivision Map & Site Plan of the Lands of Lawrence & Sydel Newman" prepared by Raymond J. Kihlmyre, L.S. and filed in the Dutchess County Clerks office on 3/20/1985 as Map No. 7181

Map entitled "Subdivision Plat of Premises Known as Imperial Plaza" prepared by John Meyer Consulting and filed in the Dutchess County Clerks office on 06/04/1997 as Map No. 10434

DEED REFERENCE

Doc. #02 2002 11591
Glyptic Realty Corp.
To
Frosted Glass LLC
November 15, 2002

Doc. #02 2017 2906
Frosted Glass LLC
To
Frosted Glass LLC
November 15, 2002

SURVEY REFERENCE

"Survey of Property Prepared For 1554-1564 Route 9"
Prepared by TEC Land Surveying PC, Dated January 30, 2017.

"Topographic Survey Prepared For 1554-1564 Route 9"
Prepared by TEC Land Surveying PC, Dated January 4, 2018.

TAX PARCEL NUMBER

Village of Wappingers Falls, Town of Wappinger, Dutchess County, New York
135601-6158-19-571157-0000
135601-6158-19-593165-0000
135601-6158-19-590154-0000

AREA

Parcel 1 - 571157
14,607 Square Feet
0.335 Acres

Parcel 2 - 593165
27,817 Square Feet
0.639 Acres

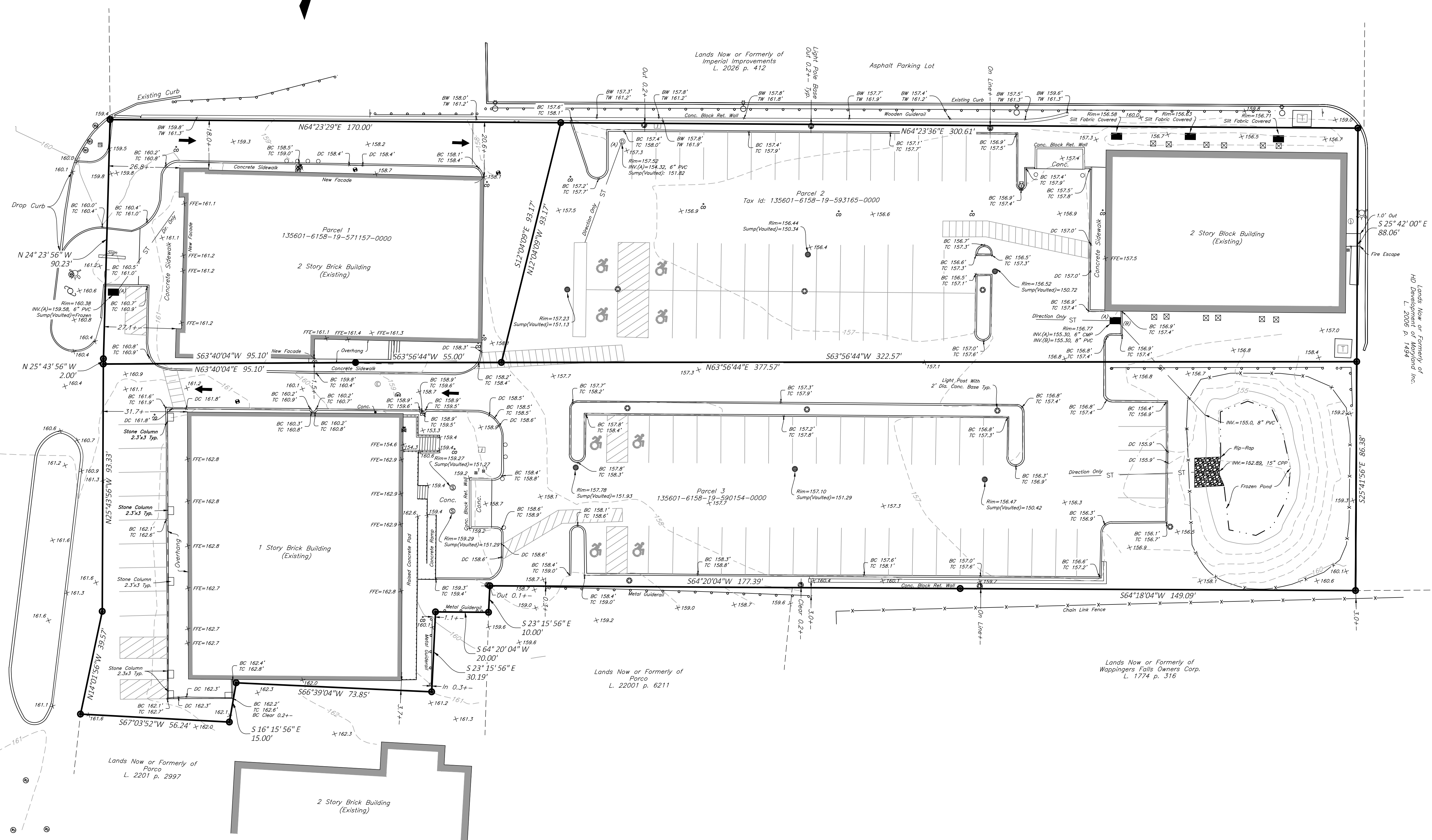
Parcel 3 - 590154
45,882 Square Feet
1.053 Acres

DATE OF SURVEY

Field Completion: January 26, 2021

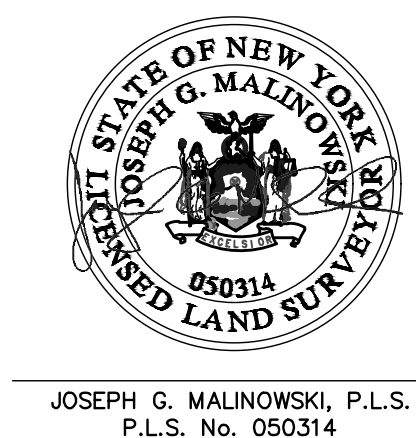
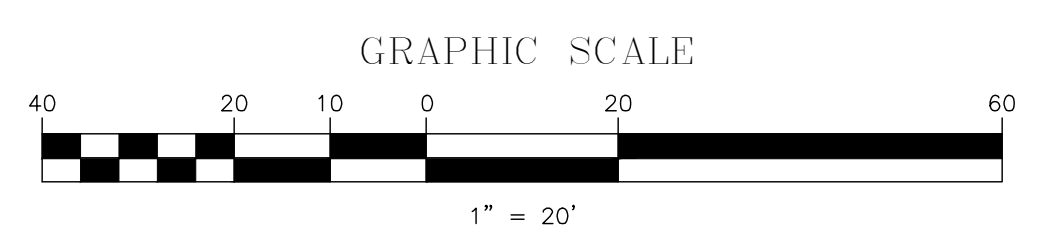
LEGEND

	PROPERTY LINE
	STORM SEWER LINE
	METAL GUARD RAIL
	CHAIN LINK FENCE
	METAL RAILING
	HYDRANT
	GAS METER
	WATER VALVE
	TRANSFORMER BOX
	ELECTRIC BOX
	ELECTRIC MANHOLE
	TRAFFIC SIGNAL POLE
	TELECOMMUNICATIONS BOX
	SANITARY SEWER MANHOLE
	DRAINAGE MANHOLE
	DROP INLET
	CLEANOUT
	BOLLARD
	LIGHT POST
	MONITORING WELL
	MAIL BOX
	AIR CONDITIONER



US Route 9
(Northbound)

rev.	date	description



JOSEPH G. MALINOWSKI, P.L.S.
P.L.S. No. 050314

**AS-BUILT SURVEY
PREPARED FOR
1554-1564 ROUTE 9 LLC**

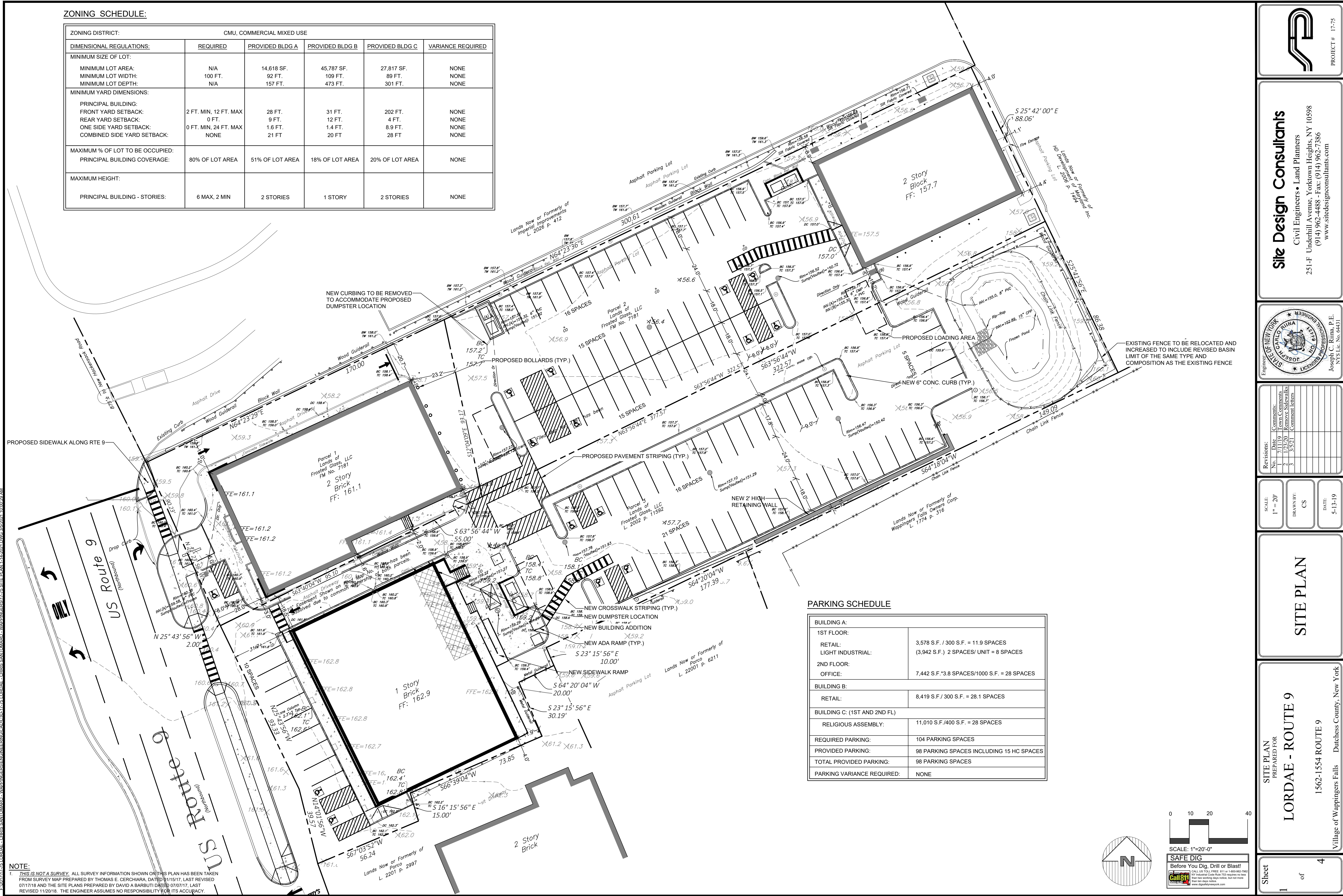
VILLAGE OF WAPPINGERS FALLS, TOWN OF WAPPINGERS, DUTCHESS COUNTY, STATE OF NEW YORK

tax id	571157 & 590154
address	1554-1564 ROUTE 9
date	02/19/2021
scale	1" = 20'
project no.	M2141.01
sheet	1 OF 1



ZONING SCHEDULE:

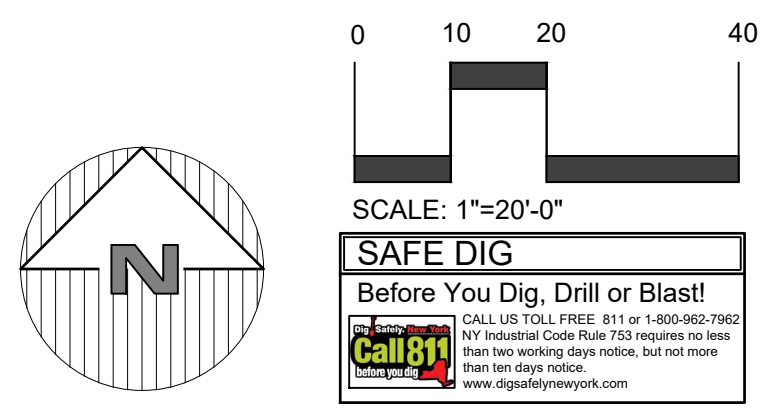
ZONING DISTRICT: CMU, COMMERCIAL MIXED USE					
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED BLDG A	PROVIDED BLDG B	PROVIDED BLDG C	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:					
MINIMUM LOT AREA:	N/A	14,618 SF.	45,787 SF.	27,817 SF.	NONE
MINIMUM LOT WIDTH:	100 FT.	92 FT.	109 FT.	89 FT.	NONE
MINIMUM LOT DEPTH:	N/A	157 FT.	473 FT.	301 FT.	NONE
MINIMUM YARD DIMENSIONS:					
PRINCIPAL BUILDING:					
FRONT YARD SETBACK:	2 FT. MIN, 12 FT. MAX	28 FT.	31 FT.	202 FT.	NONE
REAR YARD SETBACK:	0 FT.	9 FT.	12 FT.	4 FT.	NONE
ONE SIDE YARD SETBACK:	0 FT. MIN, 24 FT. MAX	1.6 FT.	1.4 FT.	8.9 FT.	NONE
COMBINED SIDE YARD SETBACK:	NONE	21 FT	20 FT	28 FT	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:					
PRINCIPAL BUILDING COVERAGE:	80% OF LOT AREA	51% OF LOT AREA	18% OF LOT AREA	20% OF LOT AREA	NONE
MAXIMUM HEIGHT:					
PRINCIPAL BUILDING - STORIES:	6 MAX, 2 MIN	2 STORIES	1 STORY	2 STORIES	NONE



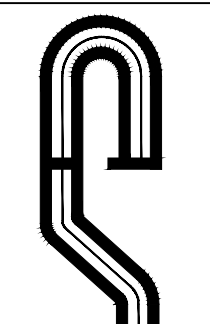
EXISTING FENCE TO BE RELOCATED AND INCREASED TO INCLUDE REVISED BASIN LIMIT OF THE SAME TYPE AND COMPOSITION AS THE EXISTING FENCE

PARKING SCHEDULE

BUILDING A:	
1ST FLOOR:	
RETAIL:	3,578 S.F. / 300 S.F. = 11.9 SPACES
LIGHT INDUSTRIAL:	(3,942 S.F.) 2 SPACES/ UNIT = 8 SPACES
2ND FLOOR:	
OFFICE:	7,442 S.F. *3.8 SPACES/1000 S.F. = 28 SPACES
BUILDING B:	
RETAIL:	8,419 S.F. / 300 S.F. = 28.1 SPACES
BUILDING C: (1ST AND 2ND FL)	
RELIGIOUS ASSEMBLY:	11,010 S.F./400 S.F. = 28 SPACES
REQUIRED PARKING:	104 PARKING SPACES
PROVIDED PARKING:	98 PARKING SPACES INCLUDING 15 HC SPACES
TOTAL PROVIDED PARKING:	98 PARKING SPACES
PARKING VARIANCE REQUIRED:	NONE

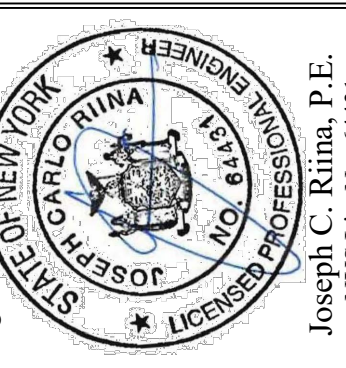


NOTE:
 1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY THOMAS E. CERCHIARA, DATED 01/15/17, LAST REVISED 07/11/18 AND THE SITE PLANS PREPARED BY DAVID A. BARBUTI DATED 07/07/17, LAST REVISED 11/20/18. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
 NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 1209 (2)(f) OF THE NEW YORK STATE EDUCATION LAW.



PROJECT # 17-75

Site Design Consultants
 Civil Engineers • Land Planners
 251-J Underhill Avenue, Yorktown Heights, NY 10598
 (914) 962-4488 - Fax: (914) 962-7386
 www.sitedesignconsultants.com



Engineer: Joseph C. Renna, P.E.
 NYS Lic. No. 64431

Revisions:	No.	Date	Comments
	1	7/11/19	Town Comments
	2	1/23/20	Remove Sidewalks
	3	3/27/21	Comment Letters

SCALE: 1" = 20'

DRAWN BY: CS

DATE: 5-13-19

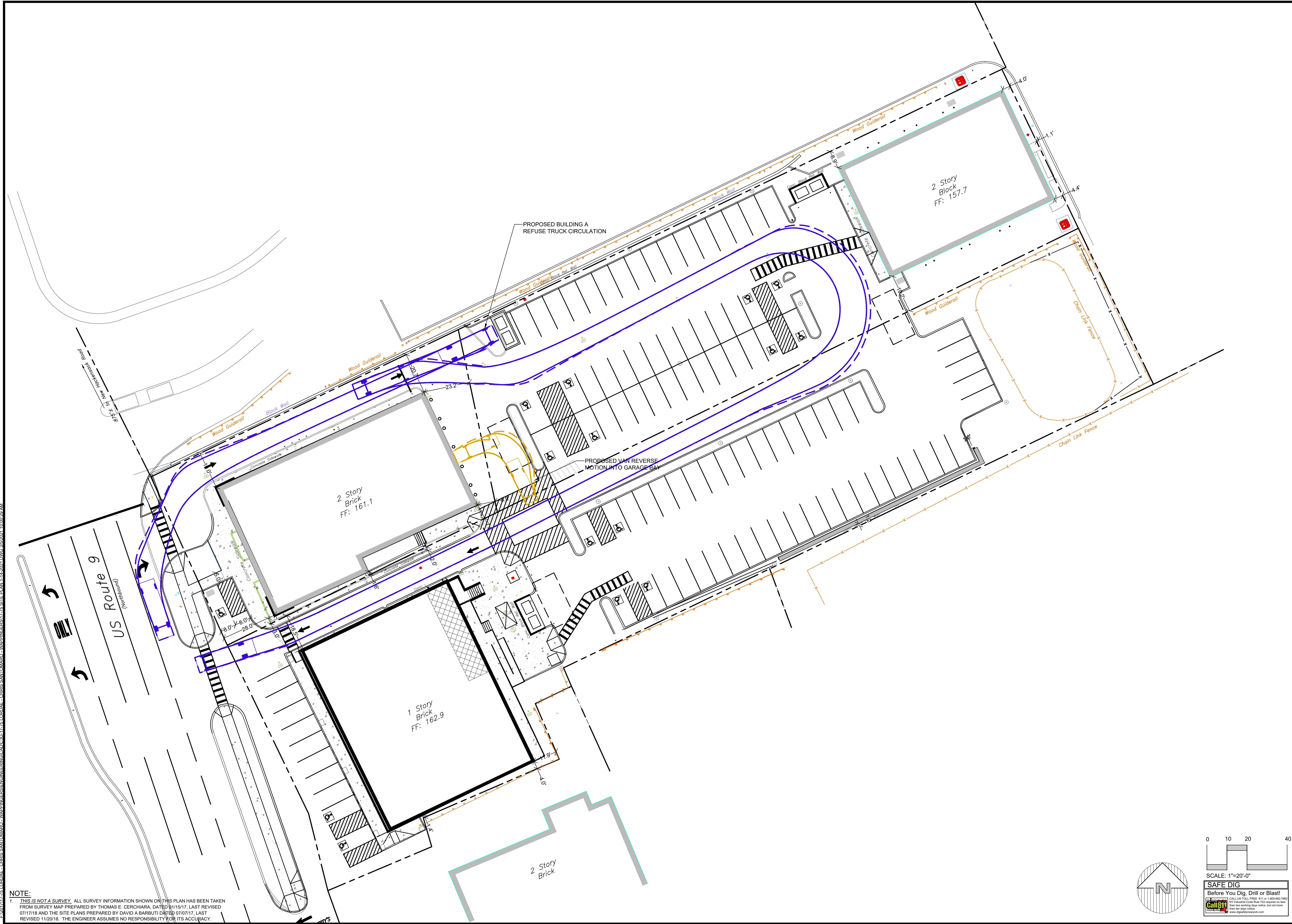
SITE PLAN

LORDAE - ROUTE 9

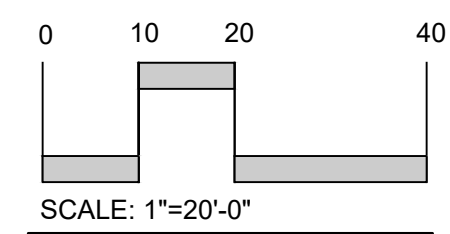
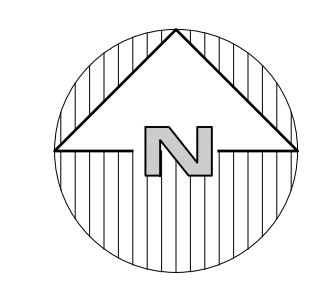
Village of Wappingers Falls Dutchess County, New York

Sheet 1 of 4

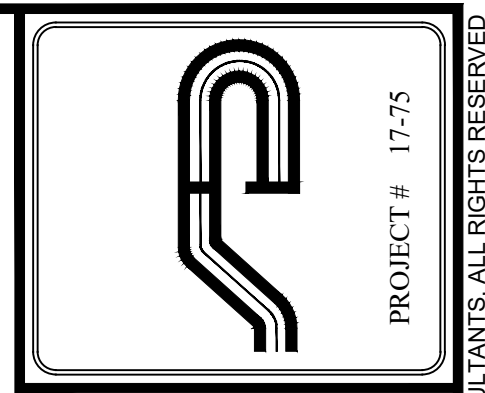
SAFE DIG



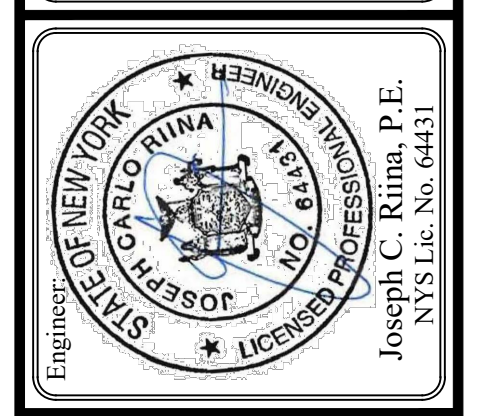
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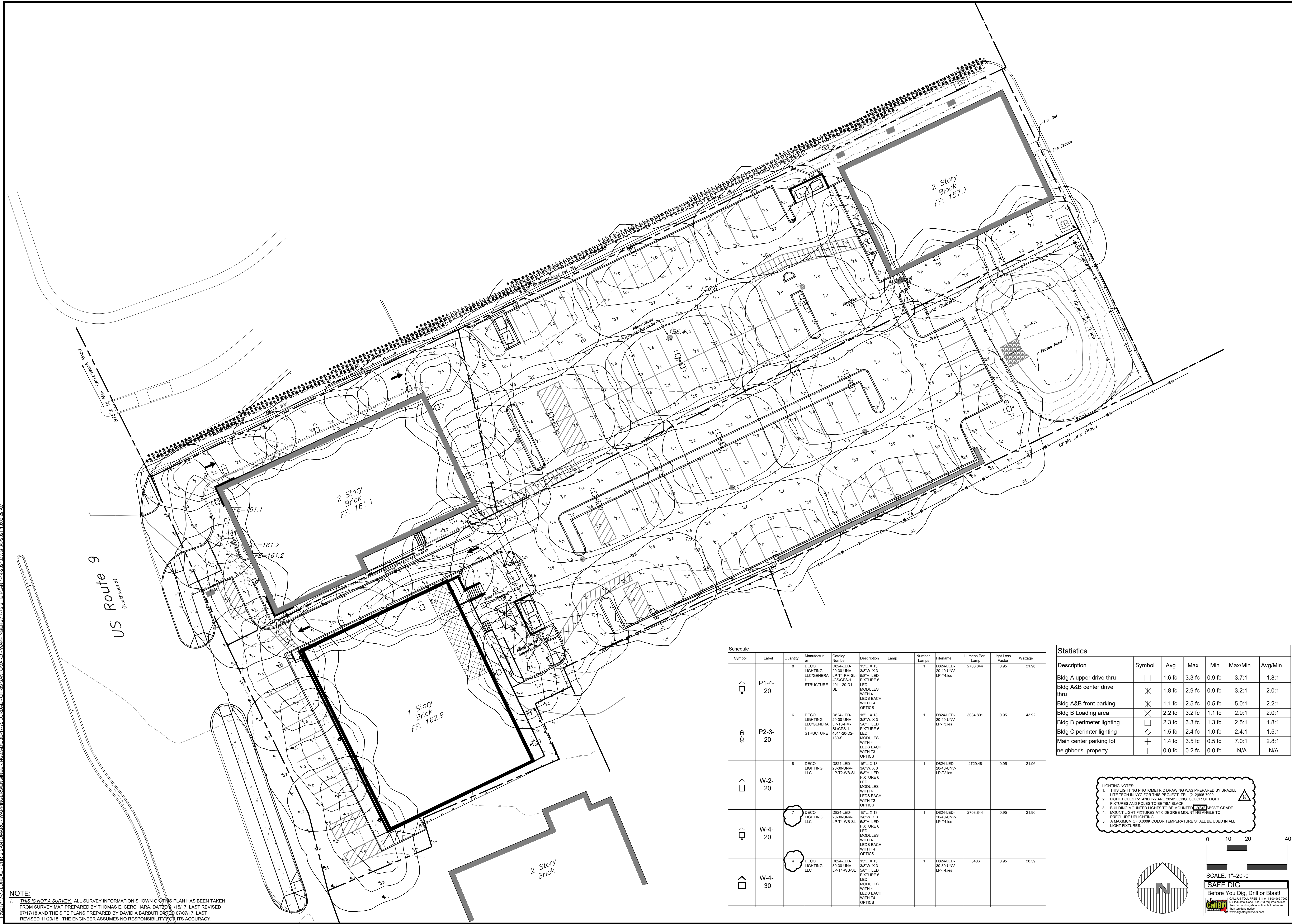
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SCALE: 1" = 20'
 DRAWN BY: CS
 DATE: 5-13-19

TRUCK TURNING PLAN

SITE PLAN PREPARED FOR
LORDAE - ROUTE 9
 1562-1554 ROUTE 9
 Village of Wappingers Falls Dutchess County, New York

E:\2021\212 LORDAE - CHRIS SANTOMARO - WAPPINGERS ENGINEERING\CADD\212 LORDAE - CHRIS SANTOMARO - WAPPINGERS SITE PLAN.L14.2021.DWG, 3/25/2021, 10:00:29 AM

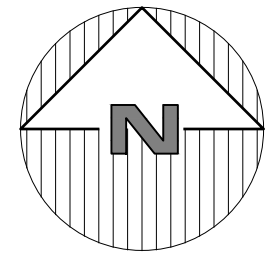


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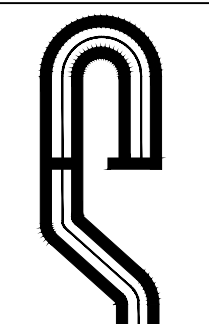
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	File name	Lumens Per Lamp	Light Loss Factor	Wattage
⬆	P1-4-20	8	DECO LIGHTING, LLC/GENERATOR STRUCTURE	D824-LED-20-30-UNV-LP-T4-PM-SL-G2CPS-1-4011-20-D1-SL	15"L X 13" 38"W, X 3 8/8" LED FIXTURE 6 LED MODULES WITH 4 LEDES EACH WITH T4 OPTICS		1	D824-LED-20-40-UNV-LP-T4.ies	2708.844	0.95	21.96
⬆	P2-3-20	6	DECO LIGHTING, LLC/GENERATOR STRUCTURE	D824-LED-20-30-UNV-LP-T3-PM-SLICPS-1-4011-20-D2-180-SL	15"L X 13" 38"W, X 3 8/8" LED FIXTURE 6 LED MODULES WITH 4 LEDES EACH WITH T3 OPTICS		1	D824-LED-20-40-UNV-LP-T3.ies	3034.801	0.95	43.92
⬆	W-2-20	8	DECO LIGHTING, LLC	D824-LED-20-30-UNV-LP-T2-WB-SL	15"L X 13" 38"W, X 3 8/8" LED FIXTURE 6 LED MODULES WITH 4 LEDES EACH WITH T2 OPTICS		1	D824-LED-20-40-UNV-LP-T2.ies	2729.48	0.95	21.96
⬆	W-4-20	7	DECO LIGHTING, LLC	D824-LED-20-30-UNV-LP-T4-WB-SL	15"L X 13" 38"W, X 3 8/8" LED FIXTURE 6 LED MODULES WITH 4 LEDES EACH WITH T4 OPTICS		1	D824-LED-20-40-UNV-LP-T4.ies	2708.844	0.95	21.96
⬆	W-4-30	4	DECO LIGHTING, LLC	D824-LED-30-30-UNV-LP-T4-WB-SL	15"L X 13" 38"W, X 3 8/8" LED FIXTURE 6 LED MODULES WITH 4 LEDES EACH WITH T4 OPTICS		1	D824-LED-30-30-UNV-LP-T4.ies	3406	0.95	28.39

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Bldg A upper drive thru	□	1.6 fc	3.3 fc	0.9 fc	3.7:1	1.8:1
Bldg A&B center drive thru	✕	1.8 fc	2.9 fc	0.9 fc	3.2:1	2.0:1
Bldg A&B front parking	✕	1.1 fc	2.5 fc	0.5 fc	5.0:1	2.2:1
Bldg B Loading area	✕	2.2 fc	3.2 fc	1.1 fc	2.9:1	2.0:1
Bldg B perimeter lighting	□	2.3 fc	3.3 fc	1.3 fc	2.5:1	1.8:1
Bldg C perimeter lighting	◇	1.5 fc	2.4 fc	1.0 fc	2.4:1	1.5:1
Main center parking lot	+	1.4 fc	3.5 fc	0.5 fc	7.0:1	2.8:1
neighbor's property	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A

LIGHTING NOTES:
 1. THIS LIGHTING PHOTOMETRIC DRAWING WAS PREPARED BY BRAZILL LITE TECH IN NYC FOR THIS PROJECT. TEL: (212) 695-7090.
 2. LIGHT POLES P-1 AND P-2 ARE 20' LONG. COLOR OF LIGHT FIXTURES AND POLES TO BE "B" BLACK.
 3. BUILDING MOUNTED LIGHTS TO BE MOUNTED 120" ABOVE GRADE.
 4. MOUNT LIGHT FIXTURES AT 0 DEGREE MOUNTING ANGLE TO PRECLUDE UP LIGHTING.
 5. A MAXIMUM OF 3000K COLOR TEMPERATURE SHALL BE USED IN ALL LIGHT FIXTURES.

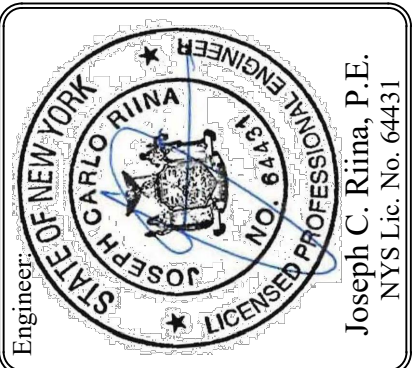


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PROJECT # 17-75

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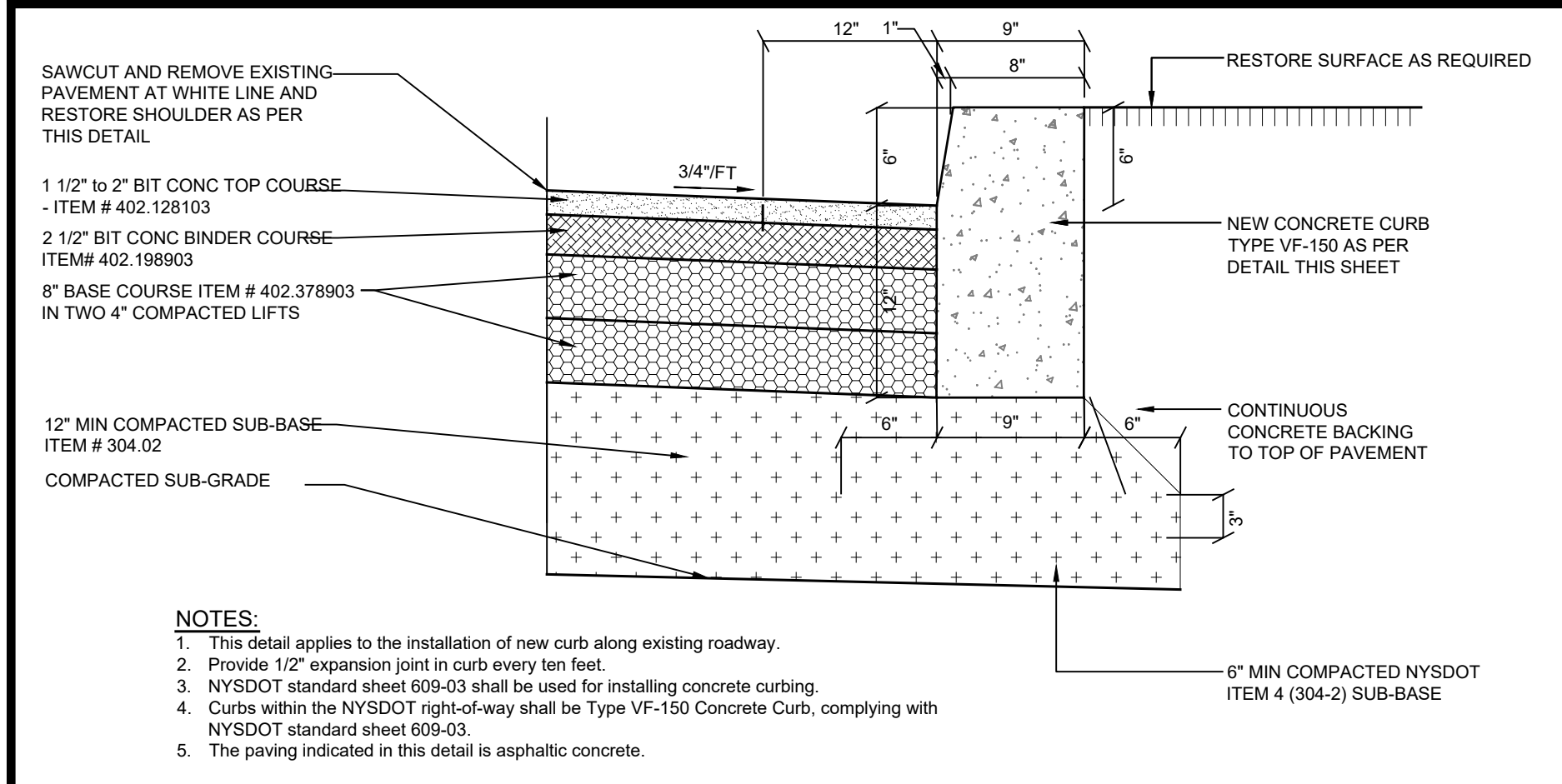
DRAWN BY: CS

DATE: 5-13-19

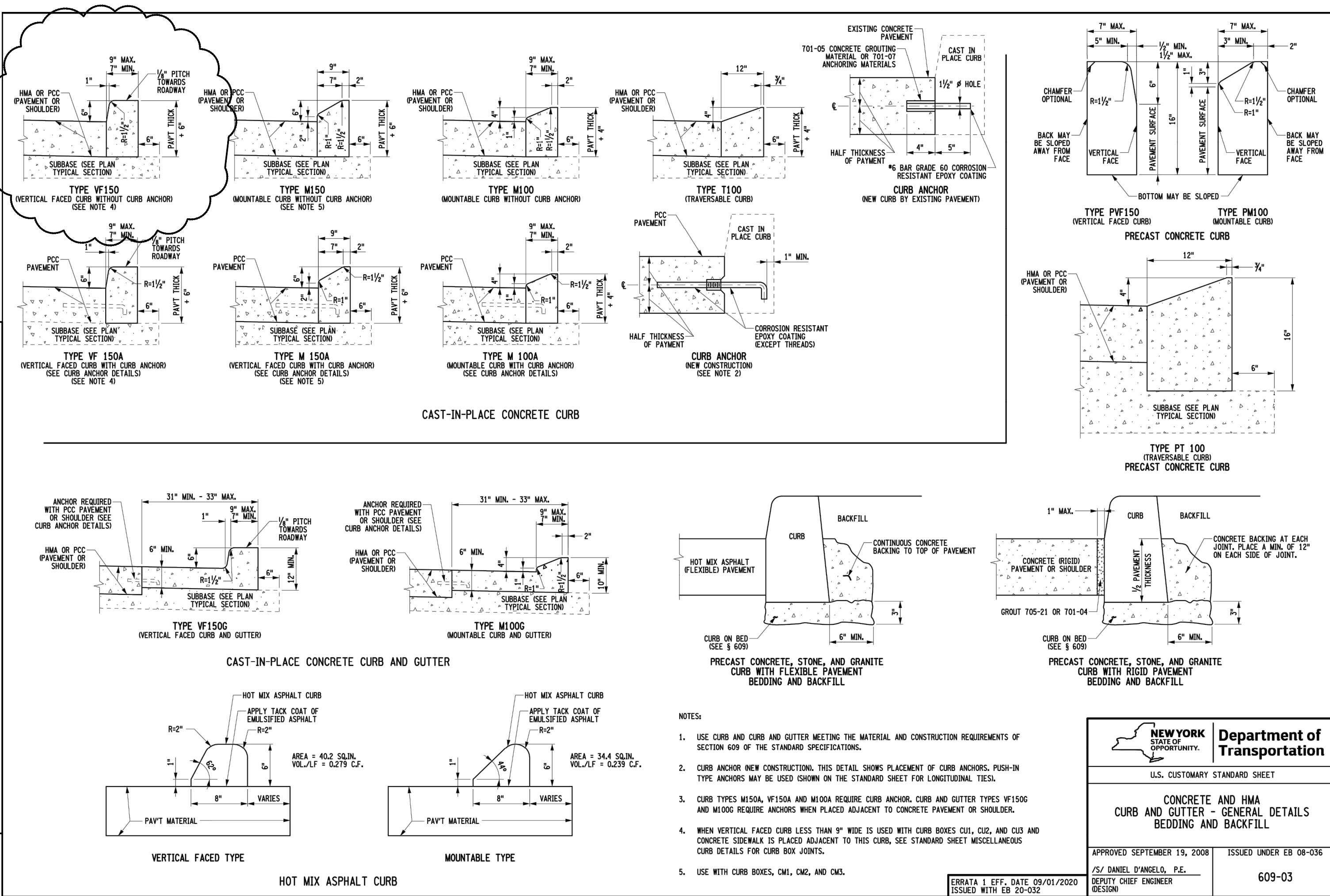
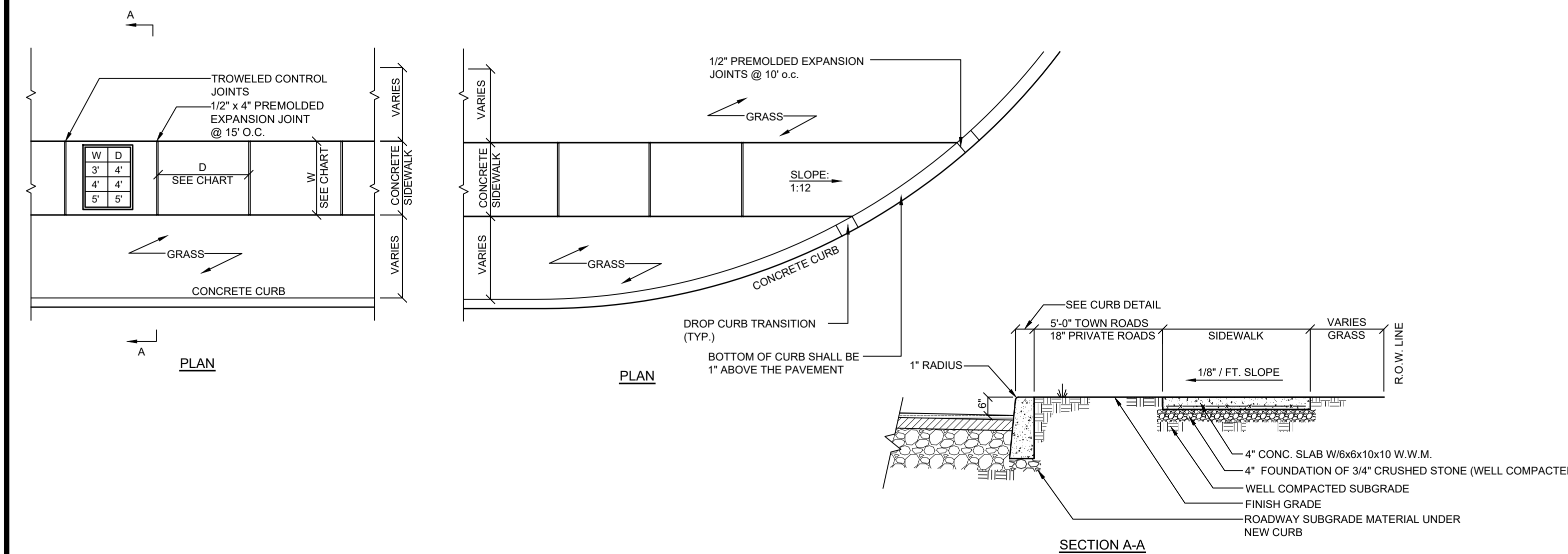
LIGHTING PLAN

SITE PLAN PREPARED FOR
LORDAE - ROUTE 9
 1562-1554 ROUTE 9
 Village of Wappingers Falls Dutchess County, New York

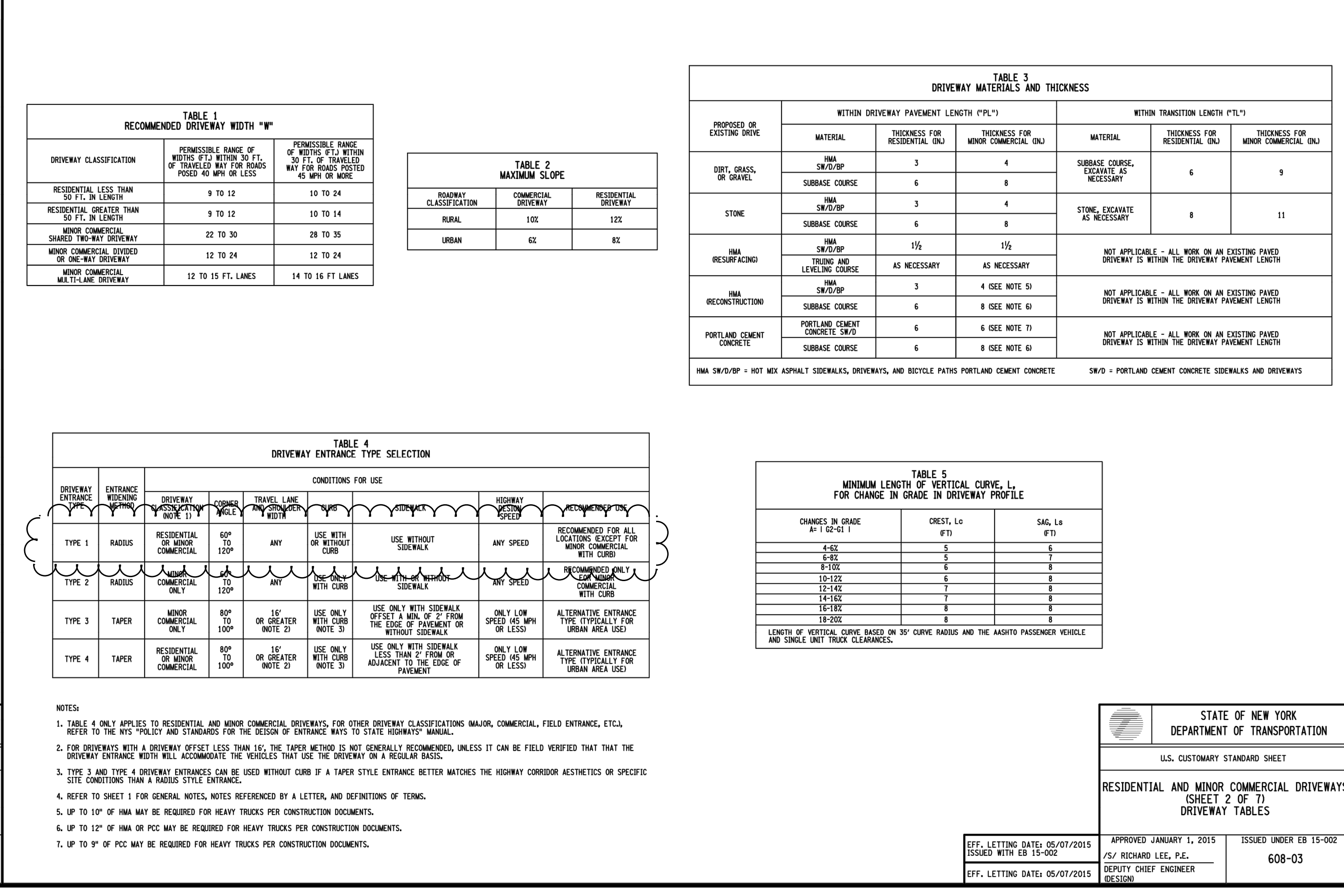
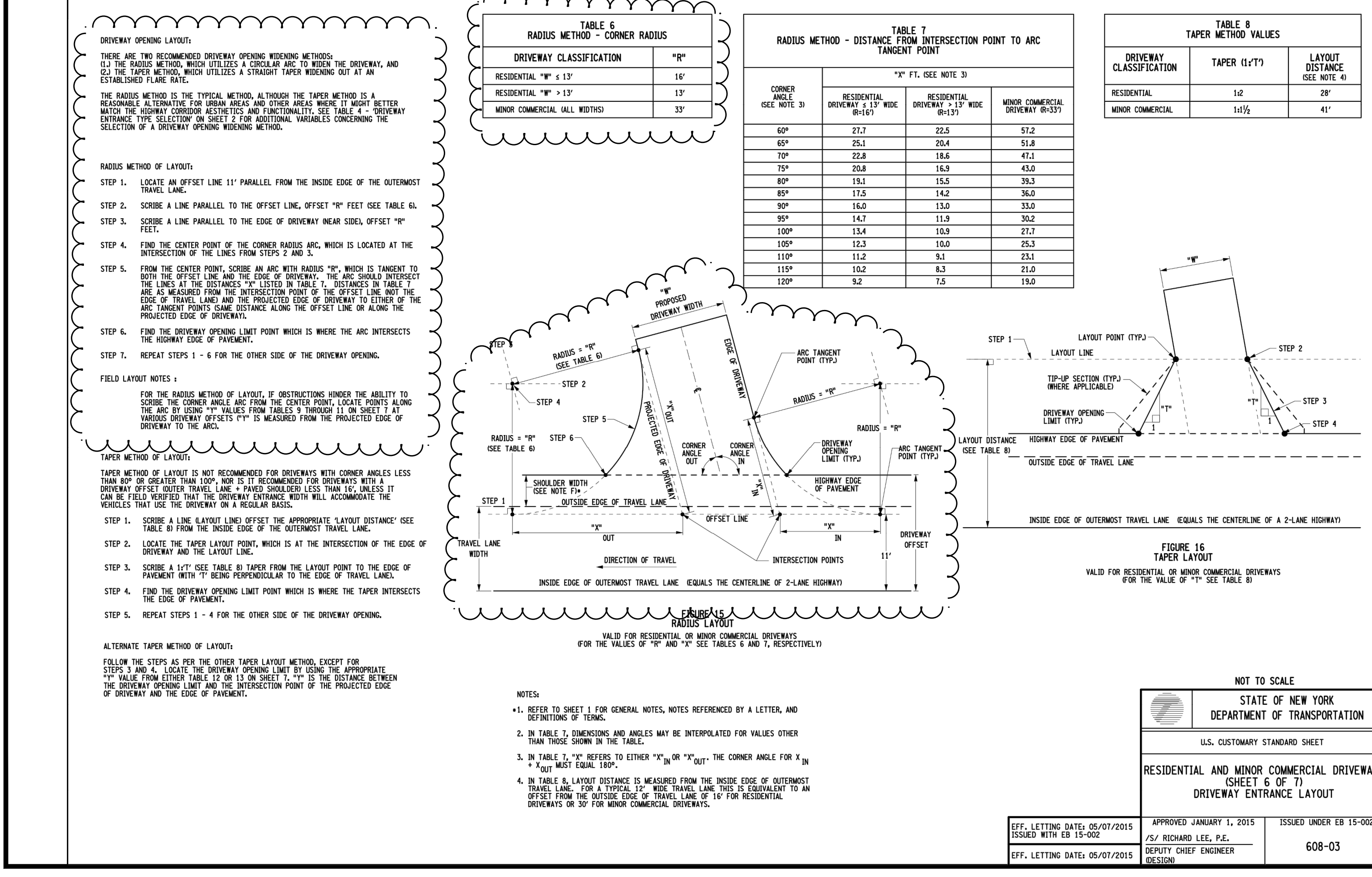
Sheet 2 of 4



R-3 NYS DOT PAVEMENT & CONCRETE CURB INSTALLATION DETAIL
NOT TO SCALE



R-X CONCRETE SIDEWALK DETAIL
NOT TO SCALE



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STATE OF NEW YORK
Professional Engineer
Joseph C. Rima, P.E.
NYS Lic. No. 64413

Revisions:
No. Date Comments
1 7/11/19 Town Comments
2 1/23/20 Remove Sidewalks
3 3/27/21 Comment Letters

SCALE: 1" = 20'
DRAWN BY: CS
DATE: 5-13-19

SITE PLAN
PREPARED FOR
LORDAE - ROUTE 9
1562-1554 ROUTE 9
Dutchess County, New York
Village of Wappingers Falls

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
U.S. CUSTOMARY STANDARD SHEET
RESIDENTIAL AND MINOR COMMERCIAL DRIVEWAYS
DRIVEWAY ENTRANCE LAYOUT
SHEET 6 OF 71

APPROVED SEPTEMBER 19, 2009 ISSUED UNDER EB 08-036
/S/ DANIEL DANIELLO, P.E.
DEPUTY CHIEF ENGINEER
DESIGN

APPROVED JANUARY 1, 2015 ISSUED UNDER EB 15-002
/S/ RICHARD LEE, P.E.
DEPUTY CHIEF ENGINEER
DESIGN

EFF. LETTING DATE: 05/07/2015
ISSUED WITH EB 15-002

EFF. LETTING DATE: 05/07/2015
ISSUED WITH EB 15-002

EFF. LETTING DATE: 05/07/2015

608-03

608-03

608-03

4 of 4

March 10, 2021

Village of Wappingers Falls Planning Board
Mr. Thomas Morris, Planning Board Chairman
2582 South Avenue
Wappingers Falls, NY 12590

Sent Via Hand Delivery

**Re: Auto trends Inc Site Plan
1578 Route 9
Village of Wappingers
Dutchess County, New York**

Please find the following enclosed:

Dear Chairman Morris and members of the Planning Board:

- Ten (10) copies of the Site Plan Application/Affidavits for Auto Trends Inc.
- Ten (10) copies of the LEAF for the development action.
- Ten (10) copies of the lease agreement.
- Ten (10) copies of the Site Plan

We respectfully request to be placed on the next Planning Board Agenda for discussion specific to the existing site located at 1578 Route 9 in the Village of Wappingers.

The lease applicant proposes to occupy the existing 1 story building to support retail auto accessory sales and installation. The operations entail radio, DWI interlock device, window tinting, etc for customers. A majority of appointments are drop off/pick up same day service. Customers rarely wait onsite for installation services due to the 3-to-4-hour installation period. All installation occurs in each of the three garage bays. No overnight storage of vehicles will be permitted outdoors overnight. The employee count is two, a total of 4 exterior spaces have been provided. An additional 3 spaces are provided in the garage bays. Hours of operation are Monday through Saturday 8am-6pm, Sunday by appointment only.

The applicant wishes to perform minor cosmetic improvements to the existing site detailed as follows:

1. The existing gravel area in the rear of the property shall be seeded and mulched.
2. The parking area shall be restriped as shown on the site plan.
3. The refuse enclosure shall be rebuilt as shown a min of 10' from the existing building.
4. The only building modifications are the following:

- A. Painting - color samples to be provided by the applicant.
- B. New sign - rendering to be provided by the applicant (pole and building mount).
- C. Lighting - the exposed florescent strip lighting in the building soffit overhang will be removed and replaced with led full cutoff canned lighting. No parking lot lighting is proposed as ambient route 9 lighting illuminates the parking lot.
- D. Internal modifications- freshen retail area and garage bays with new paint and general maintenance.

If you have any questions or comments, please contact our office to discuss further.

Very truly yours,

A handwritten signature in black ink that reads "Brian J. Stokosa". The signature is written in a cursive, slightly slanted style.

Brian J. Stokosa, P.E.

cc: file



VILLAGE OF WAPPINGERS FALLS

BUILDING DEPARTMENT
2582 SOUTH AVENUE
WAPPINGERS FALLS, NY 12590
PHONE: (845) 297-5277 FAX: (845) 296-0379
E-mail: bmurphy@wappingersfallsny.gov
www.wappingersfallsny.gov

APPLICATION FOR PLANNING BOARD REVIEW

All information must be completely filled out and returned no later than the stated submission date.

Date Submitted: _____ Date of Meeting : _____

Property Identification:

Address: 1578 ROUTE 9, WAPPINGERS FALLS, NEW YORK 12590

Zoning District: CMU - COMMERCIAL MIXED USE Existing site area: 0.25 ACRE

Owner Information:

Name : KENNETH LEVINE, RICHARD RUTTA

Address : P.O. BOX 1072

City: KINGSTON State: PA Zip: 18704

Contact Numbers: (H) 570-587-5371

(C)

(E-mail) KJLEVINE@AOL.COM

Applicant Information:

(Please provide if someone other than the property owner is the applicant)

Name : AUTO TRENDS INC., CRYSTAL RAMADAN

Address: P.O. BOX 1446

City: WAPPINGERS FALLS State: NEW YORK Zip: 12590

Contact Numbers: (H) 845-656-1339

(C)

E-mail Address: CRYSTRAMAD@YAHOO.COM

Lead Design Professional: (If applicable)

(Indicate the primary design professional associated with this application)

Name: BRIAN STOKOSA

Title: ENGINEER

Architect Engineer

Company: DAY STOKOSA ENGINEERING

Address: 3 VAN WYCK LANE

Telephone # : 845-223-3202

E-mail Address: BSTOKOSA@DAYSTOKOSAENG.COM



VILLAGE OF WAPPINGERS FALLS
APPLICATION FOR PLANNING BOARD REVIEW
 (Continued)

Proposed Site:

(Property where improvements are proposed)

Existing Use(s): VACANT

Proposed square footage: 1942 SQUARE FEET

Project Description : *(Please print or type)*

(Describe the project in detail indicating all areas of work, type(s) of improvement and materials to be used as a part of the proposed improvements. Use additional sheets if necessary.)

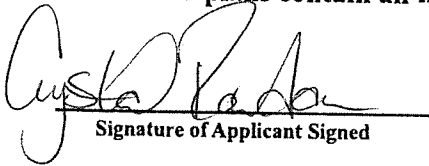
THE OWNER IS PROPOSING A CHANGE OF USE FOR THE EXISTING BUILDING, REBUILDING OF THE EXISTING REFUSE

ENCLOSURE AND SEEDING AND REFURBISHING THE EXISTING LANDSCAPING.

Items to be submitted for review: (Only items pertaining to project)

- Ten (10) sets of plans.
- Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.)
- Consent Form
- Application for proposed sign
- Application Fee
- Proof that the taxes, utility bills and fines for the property are paid in full.

With the completion of this application, I hereby state that the information provided and all Accompanying documentation is accurate to the best of my knowledge, and that the attached plans contain all information required by the appropriate checklist.


 Signature of Applicant Signed

2/26/21
 Date

Office use only:

[] FEE : _____ Receipt No. : _____ Cash / Check # _____ Date: _____

Revised by : _____ Revision date : _____
 Zoning Administrator/Code Enforcement Officer

PART "A"
OWNER AFFIDAVIT

State of PA)
County of LUZERNE) ss:

Ken Levine

being duly sworn, deposes and says:

1. That I/we are the Owner(s) of the within property as described in the foregoing application for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That I/we hereby authorize DAY STOKOSA, to act as my/our representative in all matters regarding said application(s), and that I/we have the legal right to make or authorize the making of said application.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action.
4. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application.
5. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Village Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Village of Wappingers Falls, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Town Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Village official(s) entering the property for the purpose of conducting inspections.
6. That I/we understand that the Village of Wappingers Falls Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct.

[Signature]
Applicant/Owner

Applicant/Owner

Sworn to before me this 14TH day of

OCTOBER, 2020.

[Signature]
Notary Public

Commonwealth of Pennsylvania - Notary Seal
JUSTIN G VISLOSKY - Notary Public
Luzerne County
My Commission Expires Apr 9, 2023
Commission Number 1289776

PART "B"
APPLICANT / AGENT AFFIDAVIT

State of New York }
County of Dutchess } ss:

CRYSTAL RAMADAN being duly sworn, deposes and says:

1. That I/we are the APPLICANT named in the foregoing application for Planning Board for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at or conducts business at 37 FENMORE DRIVE, WAPPINGERS FALLS, NY in the County of DUTCHESS and the State of NEW YORK.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application.
4. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Village Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Village of Wappingers Falls, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Village Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Village official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Village of Wappingers Falls Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

Crystal Ramadan
Applicant/Agent

Applicant/Agent

Sworn to before me this 15th day of October, 2020.

Jennifer Maraday
Notary Public

JENNIFER MARADAY
Notary Public, State of New York
No. 01MA6150708
Qualified in Orange County
My Commission Expires August 7, 2022

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: AMENDED SITE PLAN FOR 1578 ROUTE 9		
Project Location (describe, and attach a general location map): 1578 ROUTE 9		
Brief Description of Proposed Action (include purpose or need): THE OWNER IS REQUESTING A CHANGE OF USE FOR THE EXISTING BUILDING, REBUILDING OF THE EXISTING REFUSE ENCLOSURE, SEEDING AND REFURBISHING THE EXISTING LANDSCAPING.		
Name of Applicant/Sponsor: AUTO TRENDS INC.		Telephone: 845-656-1339
		E-Mail: CRYSTRAMAD@YAHOO.COM
Address: P.O. BOX 1446		
City/PO: WAPPINGERS FALLS	State: NEW YORK	Zip Code: 12590
Project Contact (if not same as sponsor; give name and title/role): BRIAN STOKOSA, DAY STOKOSA ENGINEERING		Telephone: 845-223-3202
		E-Mail: BSTOKOSA@DAYSTOKOSAENG.COM
Address: 3 VAN WYCK LANE		
City/PO: WAPPINGERS FALLS	State: NEW YORK	Zip Code: 12590
Property Owner (if not same as sponsor): KENNETH LEVINE, RICHARD RUTTA		Telephone: 570-587-5371
		E-Mail: KJLEVINE@AOL.COM
Address: P.O. BOX 1072		
City/PO: KINGSTON	State: PA	Zip Code: 18704

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLANNING BOARD-AMENDED SITE PLAN APPROVAL	MARCH 10, 2021
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	BUILDING DEPT. BLDG. PERMIT	PENDING
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
CMU- COMMERCIAL MIXED USE

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
 If Yes,
 i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? WAPPINGER FALLS CENTRAL SCHOOL DISTRICT

b. What police or other public protection forces serve the project site?
WAPPINGERS FALLS POLICE

c. Which fire protection and emergency medical services serve the project site?
VILLAGE OF WAPPINGERS FALLS FIRE DEPARTMENT

d. What parks serve the project site?
MESIER PARK

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? COMMERCIAL

b. a. Total acreage of the site of the proposed action? _____ 0.259 acres
 b. Total acreage to be physically disturbed? _____ 0.08 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.259 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? _____
 iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: _____ 1 months
 ii. If Yes:
 • Total number of phases anticipated _____
 • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 • Anticipated completion date of final phase _____ month _____ year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
If Yes:

i. Total anticipated water usage/demand per day: _____ 166 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
If Yes:

- Name of district or service area: VILLAGE OF WAPPINGERS FALLS
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project?
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____
N/A

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ 5 gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 166 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
SANITARY WASTEWATER

iii. Will the proposed action use any existing public wastewater treatment facilities?
If Yes: Yes No

- Name of wastewater treatment plant to be used: VILLAGE OF WAPPINGERS FALLS
- Name of district: VILLAGE OF WAPPINGERS FALLS
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

Yes No
 Yes No

• Do existing sewer lines serve the project site?
 • Will a line extension within an existing district be necessary to serve the project?
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):
 N/A

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____
 N/A

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

 • If to surface waters, identify receiving water bodies or wetlands: _____

 • Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

i. During Construction:		ii. During Operations:	
• Monday - Friday:	_____ 7 AM - 5 PM	• Monday - Friday:	_____ 9 AM - 6 PM
• Saturday:	_____ 7 AM - 5 PM	• Saturday:	_____ APPT. ONLY
• Sunday:	_____ N/A	• Sunday:	_____ N/A
• Holidays:	_____ N/A	• Holidays:	_____ N/A

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration: _____

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
Describe: _____

n. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
NO NEW LIGHTING IS PROPOSED. AMBIENT LIGHTING SHOULD BE SUFFICIENT

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No

If Yes:

i. Describe proposed treatment(s): _____

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ 0.5 tons per _____ MONTH (unit of time)
- Operation : _____ 0.25 tons per _____ MONTH (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: RECYCLING _____
- Operation: RECYCLING _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: APPROVED CONTRACTOR TO AN APPROVED SITE _____
- Operation: APPROVED CONTRACTOR TO AN APPROVED SITE _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	11.208	11.208	0
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0.08	0	-0.08
• Other Describe: <u>LAWNS/LANDSCAPING</u>	0	0.08	+0.08

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ VARIES feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: UR- URBAN LAND _____ 100 %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ VARIES feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained 100 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: 100 % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____
 INDIGENOUS _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____
 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
 If Yes:
 i. Species and listing (endangered or threatened): _____
 Pied-billed Grebe, Indiana Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
 If Yes:
 i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

e. 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? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. 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? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: HUDSON RIVER

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): AESTHETIC RESOURCE

iii. Distance between project and resource: _____ 1.8 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

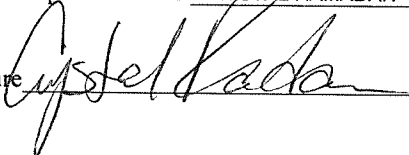
Attach any additional information which may be needed to clarify your project.

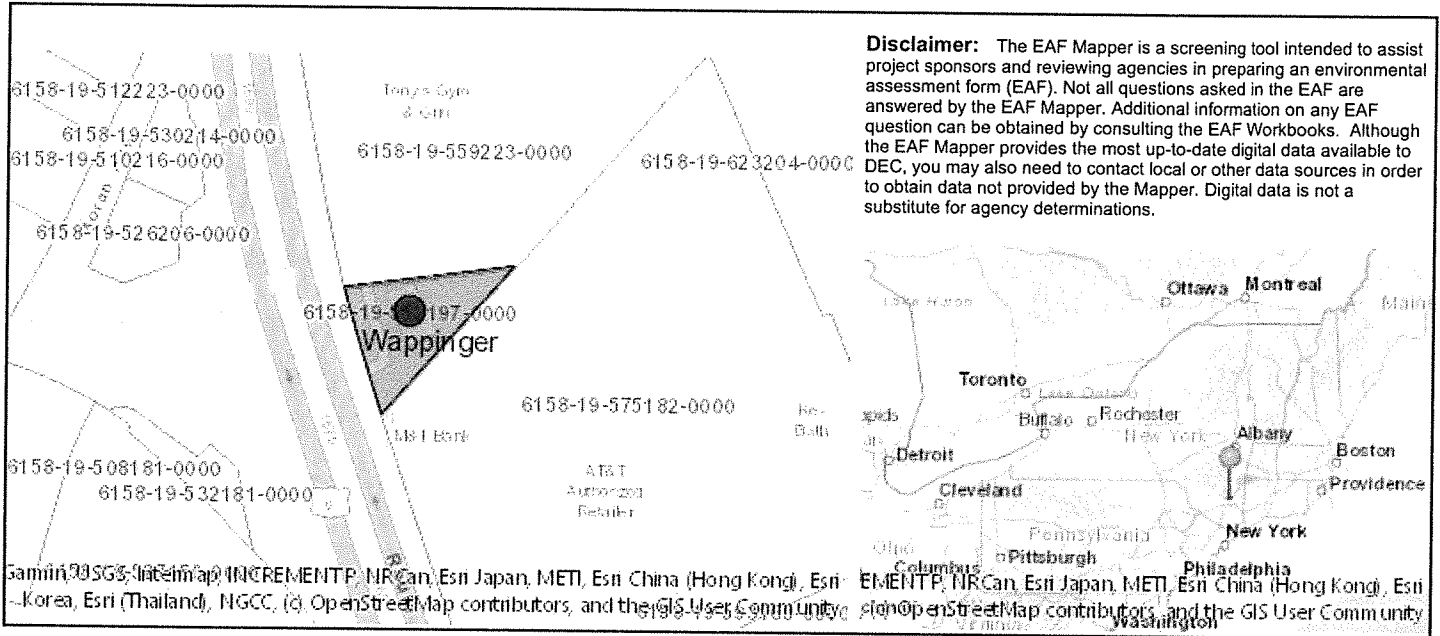
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name CRYSTAL RAMADAN Date 2-26-21

Signature  Title APPLICANT



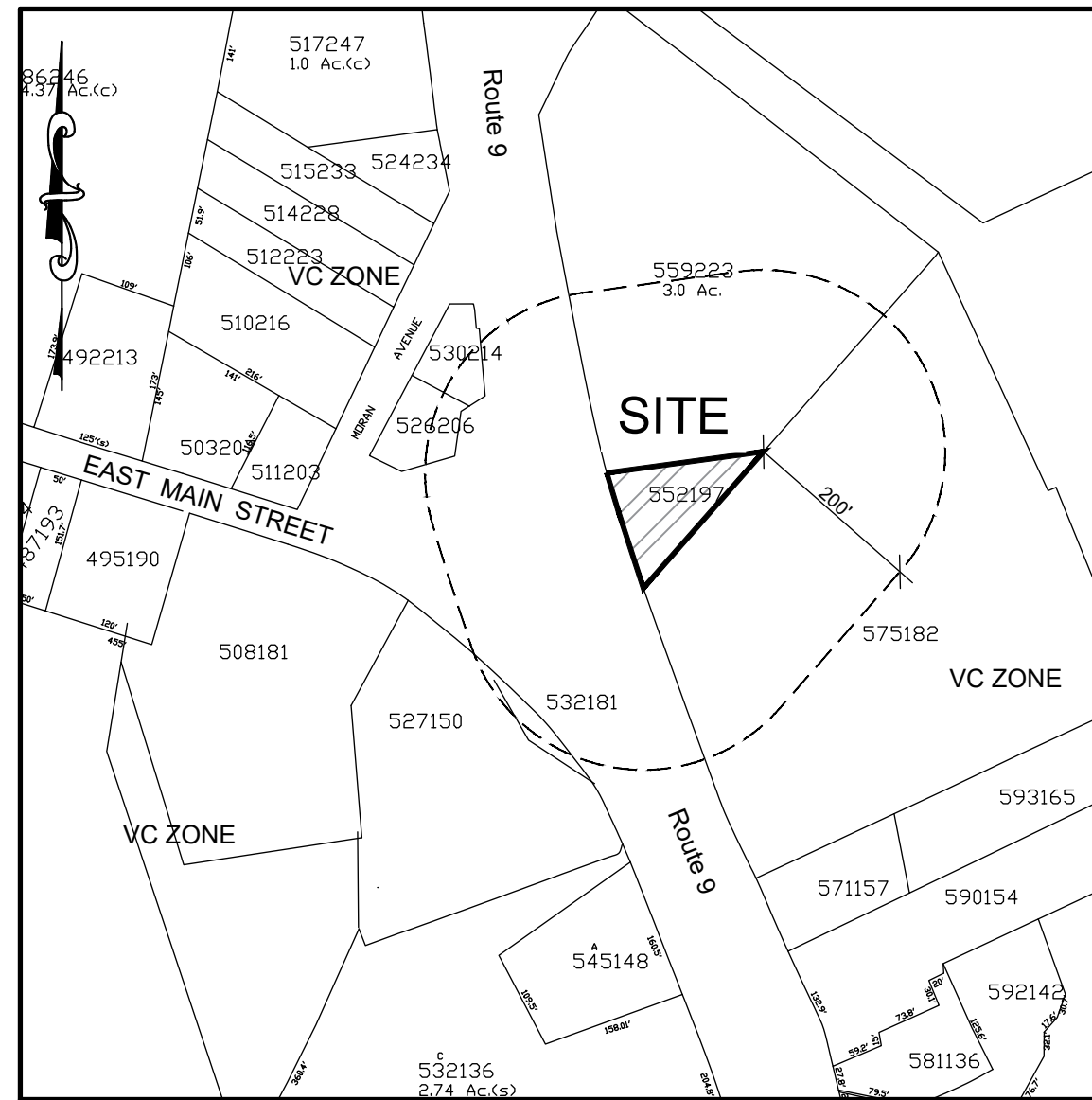
B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Pied-billed Grebe, Indiana Bat

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

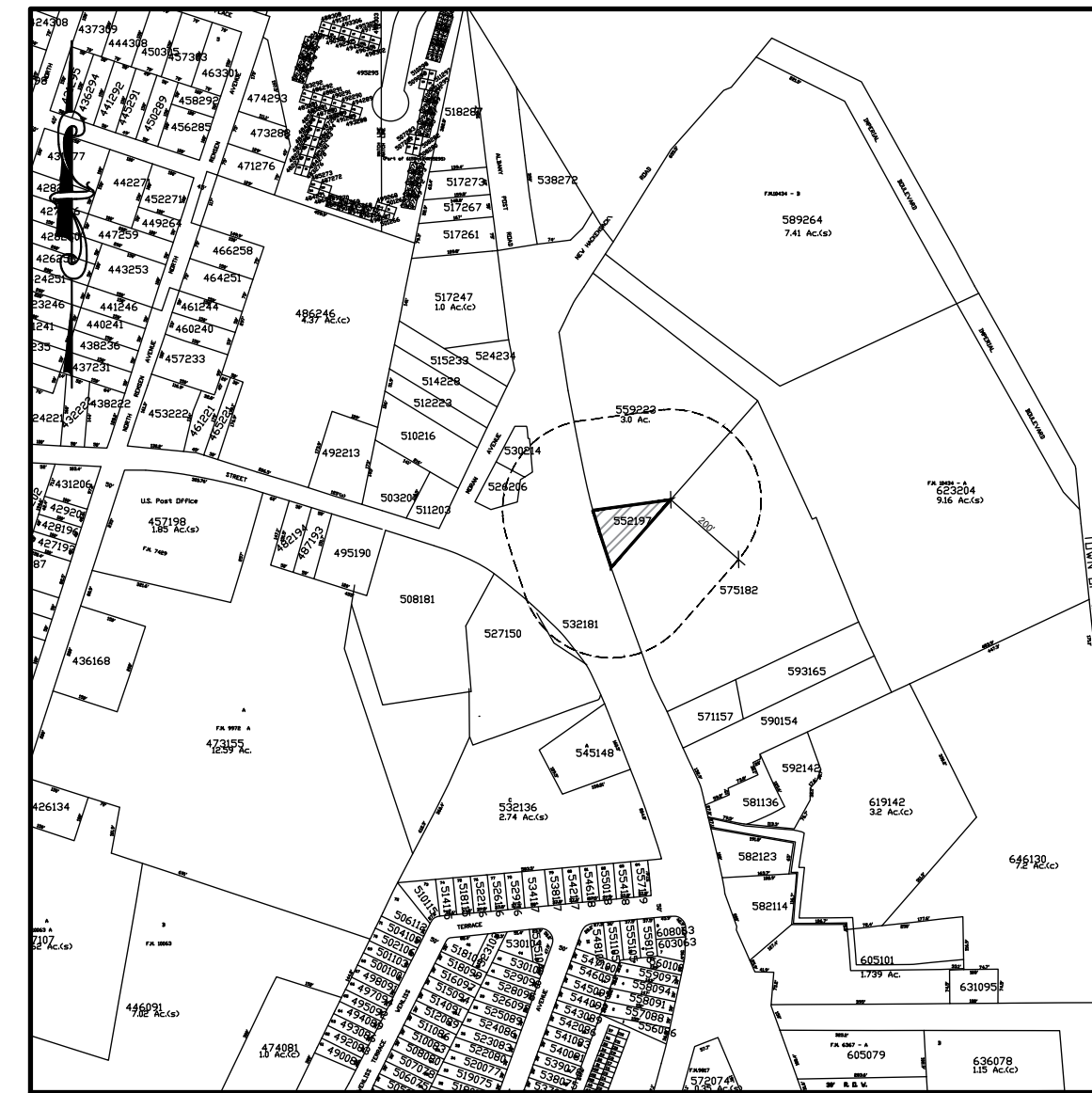
Amended Site Plan for Auto Trends Inc.

1578 Route 9
Village of Wappingers Falls

PREPARED FOR
Auto Trends Inc.
P.O. Box 1446
Wappinger Falls NY 12590



LOCATION MAP SCALE: 1" = 200'



AREA MAP SCALE: 1" = 400'

Zone Classification: CMU (Commercial Mixed Use)
Use: Retail
Tax Map Parcel No: 135601-6158-19-552197
Topographic Datum: NAVD 88
Total Acreage: 0.259 Ac.
Water Supply: Village of Wappingers Falls
Sewage Disposal: Village of Wappingers Falls

ADJACENT OWNERS - 200 FEET OF SITE:

Davis Fowler Group LLC
3 Nancy Ct
Wappingers Falls NY 12590
For Property: 135601-6158-19-559223

Imperial Improvements
565 Taxter Rd
Elmsford NY 10523
For Property: 135601-6158-19-575182-0000

Ormater Development Corp
25 Van Wagner Rd
Poughkeepsie NY 12603
For Property: 135601-6158-19-527150

Ormater Development Corp
25 Van Wagner Rd
Poughkeepsie NY 12603
For Property: 135601-6158-19-532181-0000

Height's of Main Street Inc
Bull Path
PO Box 369
West Islip NY 11795
For Property: 135601-6158-19-508181

Jagelard Inc.
2 Kelly Cir
Poughkeepsie NY 12601
For Property: 135601-6158-19-526206

Jagelard Inc
2 Kelly Cir
Poughkeepsie NY 12601
For Property: 135601-6158-19-530214

GENERAL SITE NOTES

- THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD VERIFY EXISTING SITE CONDITIONS; CORRELATE CONDITIONS WITH THE DRAWINGS; AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS HE/SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISIONS OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
- DRAWINGS ARE NOT TO BE SCALED: USE DIMENSIONS ONLY.
- BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. BUILDING DIMENSION TO BE TAKEN FROM ARCHITECTURAL PLANS. THE ENGINEERING SHALL BE NOTIFIED OF ANY DEVIATION FROM THE CONDITIONS SHOWN ON THE PLANS.
- CONTRACTOR SHALL VERIFY WITH LOCATE UTILITY COMPANY THE LOCATION OF ANY UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATIONS.
- ALL MATERIAL AND WORKMANSHIP IS TO BE GUARANTEED BY THE CONTRACTOR TO BE FREE OF DEFECTS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO CORRECT, WITHOUT CHARGE SUCH CONDITIONS AS MAY OCCUR DURING THE GUARANTEE PERIOD.
- ALL MATERIALS, ASSEMBLIES, CONSTRUCTION AND EQUIPMENT SHOWN HERE ON SHALL BE IN ACCORDANCE WITH BUILDING CODE OF NEW YORK STATE AND SHALL CONFORM TO GENERALLY ACCEPTED STANDARDS.
 - CURRENT PREVAILING MUNICIPAL, COUNTY AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS AND REQUIREMENTS.
 - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
 - CURRENT MANUFACTURER SPECIFICATION, STANDARDS AND REQUIREMENTS.
- ALL CHANGES AND/OR SUBSTITUTIONS ARE TO BE APPROVED IN WRITING BEFORE BEING INCORPORATED INTO THE WORK.
- CONTRACTOR IS TO REMOVE ALL RUBBISH FROM THE SITE RESULTING FROM HIS WORK DURING THE PROGRESS OF CONSTRUCTION AND SHALL LEAVE THE PREMISES IN A CONDITION SATISFACTORY TO THE OWNER PRIOR TO THE FINAL PAYMENT.

Bulk Regulations:

Required	Exist/Proposed
Principal Building Height and Stories	75' max, 5 stories, 2 stories min
Accessory Building	n/a

Lot Occupation

Lot Width	100 ft. min.	65.1 ft**
Lot Coverage	85%	62.9%
Green Space	5%	37.1%

Setbacks - Principal Building

Front Setback Principal	2 ft. min., 12 ft. max.	38.3 ft.**
Front Setback Secondary	2 ft. min., 12 ft. max.	--
Side Setback	0 ft. min., 24 ft. max.	1.0 ft
Rear Setback	0 ft. min.	106.9 ft
Frontage Buildout	80% min at setback	46%**

Setbacks - Accessory

Front Setback Principal	--	--
Front Setback Secondary	--	--
Side Setback	--	--

Private Frontage

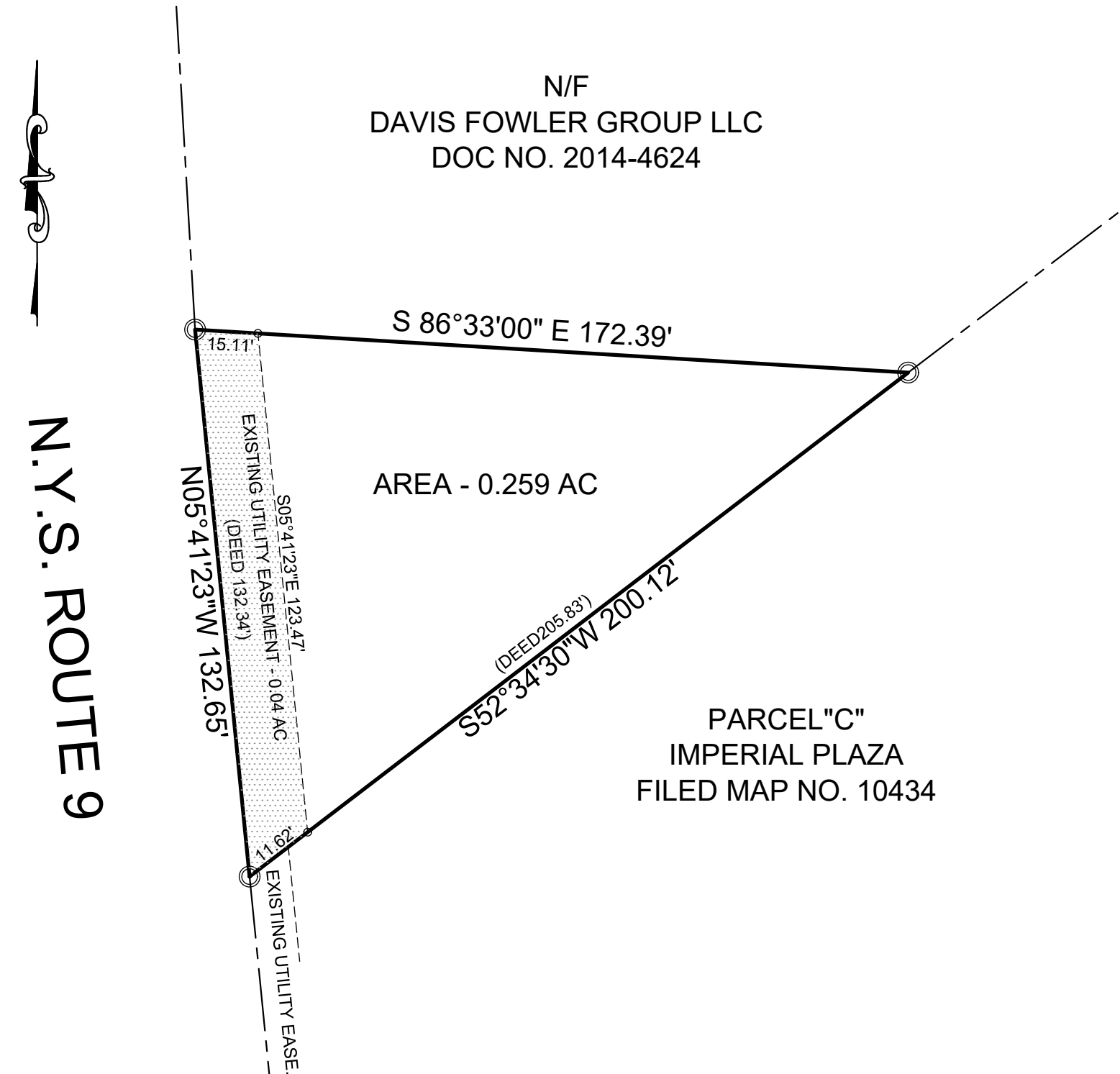
Common Lawn	not permitted
Porch & Fence	not permitted
Terrace or Lightwell	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	not permitted
Arcade	permitted

Off-street Parking Calculations

Use	Minimum Off-street Parking
Commercial	
Retail	3
Required ADA Spaces	1
	Provided
Standard Spaces	3
Compact Car Spaces	-
ADA Spaces	1
Total Provided	4

SITE SPECIFIC NOTES:

- THE LEASE APPLICANT PROPOSES TO OCCUPY THE EXISTING 1 STORY BUILDING TO SUPPORT RETAIL AUTO ACCESSORY SALES AND INSTALLATION. THE OPERATIONS ENTIAL RADIO, DUAL INTERLOCK DEVICE, WINDOW TINTING, ETC FOR CUSTOMERS. A MAJORITY OF APPOINTMENTS ARE DROP OFF/PICK UP SAME DAY SERVICE. CUSTOMERS RARELY WAIT ON SITE FOR INSTALLATION SERVICES DUE TO THE 3 TO 4 HOUR INSTALLATION PERIOD. ALL INSTALLATION OCCUR IN EACH OF THE THREE GARAGE BAYS. NO OVERNIGHT STORAGE OF VEHICLES WILL BE PERMITTED OUTDOORS OVERNIGHT. THE EMPLOYEE COUNT IS TWO, A TOTAL OF 4 EXTERIOR SPACES HAVE BEEN PROVIDED. AN ADDITIONAL 3 SPACES ARE PROVIDED IN THE GARAGE BAYS. HOURS OF OPERATION ARE MONDAY THROUGH SATURDAY 9AM-6PM, SUNDAY BY APPOINTMENT ONLY.
- THE BOUNDARY AND AS-BUILT INFORMATION AS TAKEN FROM THE MAPPING PREPARED BY ROBERT V. OSWALD LS DATED JANUARY 2021.
- THE EXISTING GRAVEL AREA IN THE REAR OF THE PROPERTY SHALL BE SEEDED AND MULCHED.
- THE PARKING AREA SHALL BE RESTRIPPED AS SHOWN.
- THE REFUSE ENCLOSURE SHALL BE REBUILT AS SHOWN A MIN OF 10' FROM THE EXISTING BUILDING.
- THE ONLY BUILDING MODIFICATIONS ARE THE FOLLOWING:
 - PAINTING - COLOR SAMPLES TO BE PROVIDED BY THE APPLICANT.
 - NEW SIGN - RENDERING TO BE PROVIDED BY THE APPLICANT (POLE AND BUILDING MOUNT).
 - LIGHTING - THE EXPOSED FLORESCENT STRIP LIGHTING IN THE BUILDING SOFFIT OVERHANG WILL BE REMOVED AND REPLACED WITH LED FULL CUTOFF CANNEED LIGHTING. NO PARKING LOT LIGHTING IS PROPOSED AS AMBIENT ROUTE 9 LIGHTING ILLUMINATES THE PARKING LOT.
 - INTERNAL MODIFICATIONS- FRESHEN RETAIL AREA AND GARAGE BAYS WITH NEW PAINT AND GENERAL MAINTENANCE.



N.Y.S. ROUTE 9

Owner
Kenneth Levine & Richard Rutta
P.O. Box 1072
Kingston PA 18704

Applicant
Auto Trends Inc.
P.O. Box 1446
Wappinger Falls NY 12590

Applicant's Consent Note

THE UNDERSIGNED APPLICANT OF THIS PROPERTY HEREOF STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREOF

APPLICANT _____
DATE _____

Village of Wappingers Falls
Planning Board

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF WAPPINGERS FALLS, NEW YORK ON THE _____ DAY OF _____, 2020 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED SHALL VOID THIS APPROVAL.

VILLAGE OF WAPPINGERS FALLS PLANNING BOARD

SIGNED THIS _____ DAY OF _____, 2020

Thomas Morris, Village of Wappingers Falls Planning Board Chair

DATE _____

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Brian J. STOKOSA, PE

Project No: 2020.446 License No. 083970

DAY STOKOSA
ENGINEERING P.C.

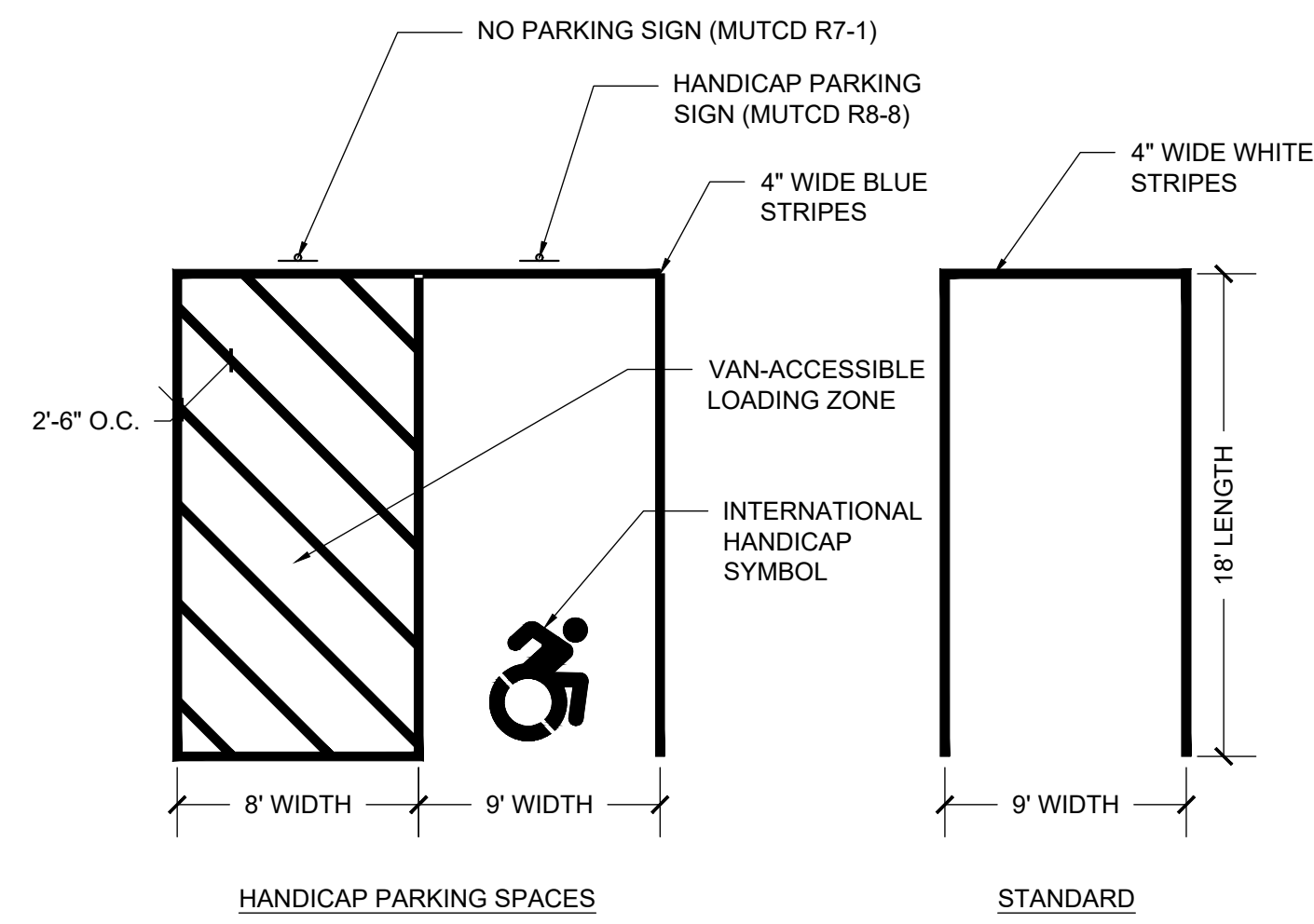
3 Van Wyck
Wappingers Falls, New York 12590
(845)-223-3202

PROJECT: Auto Trends Inc.
Village of Wappinger Dutchess County, New York

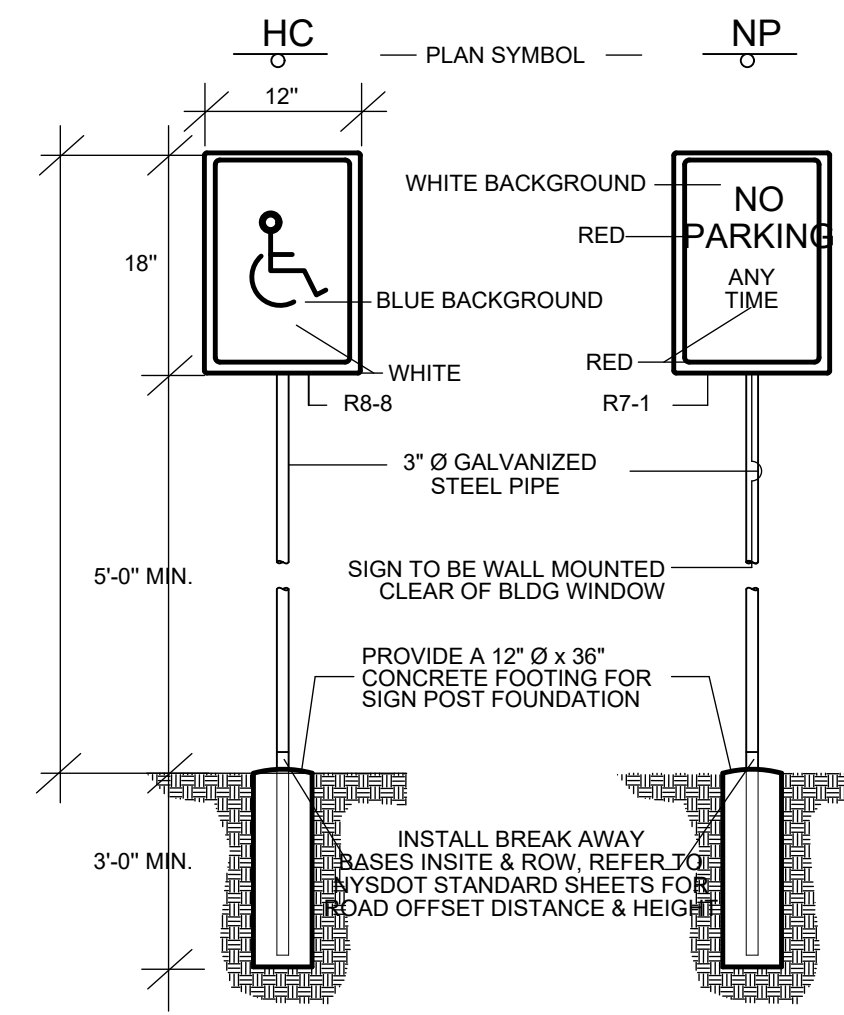
DRAWING: SITE PLAN

SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJS	1
DATE	CHECKED BY	
3-9-21	BJS	Page 1 of 2

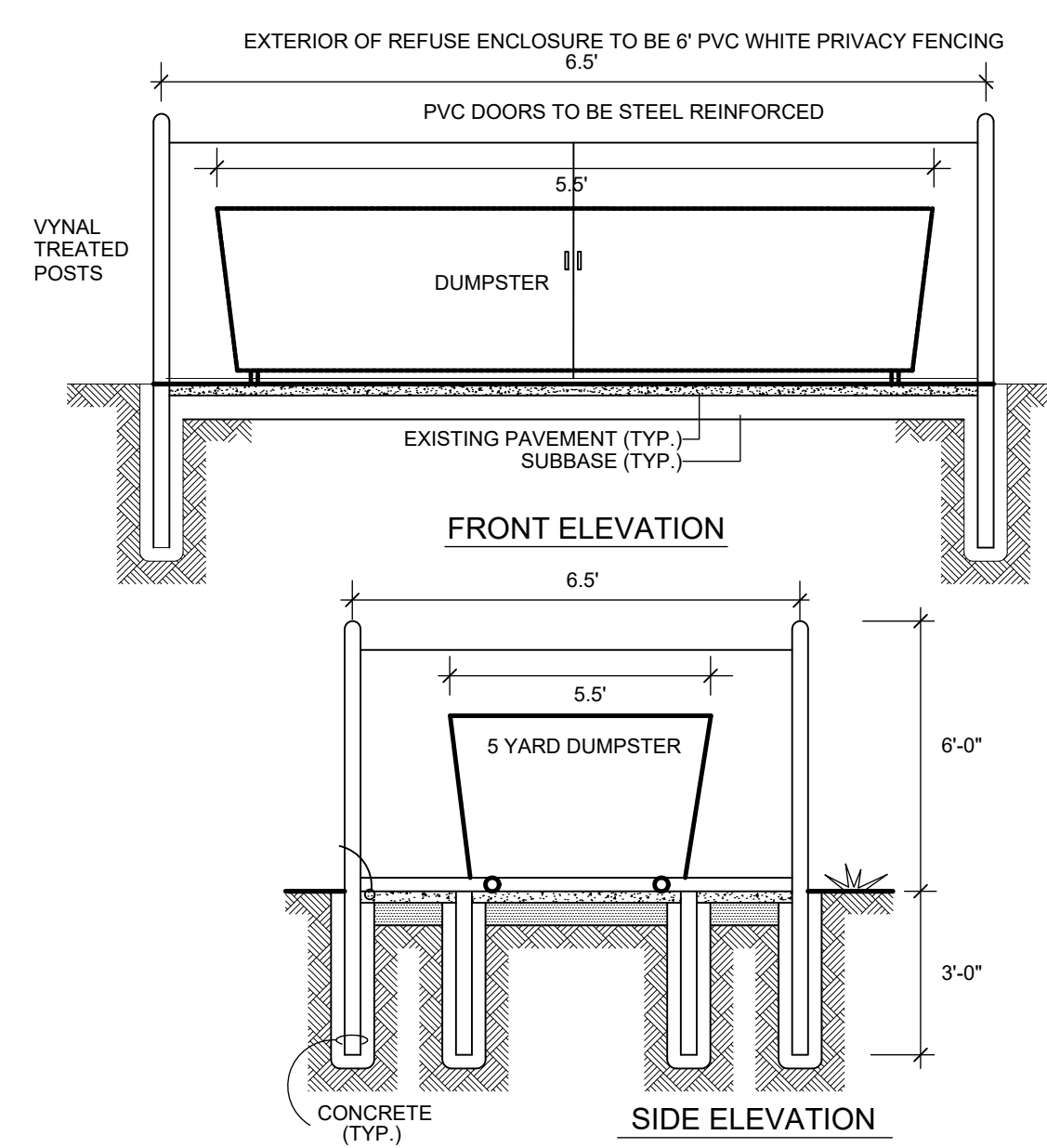




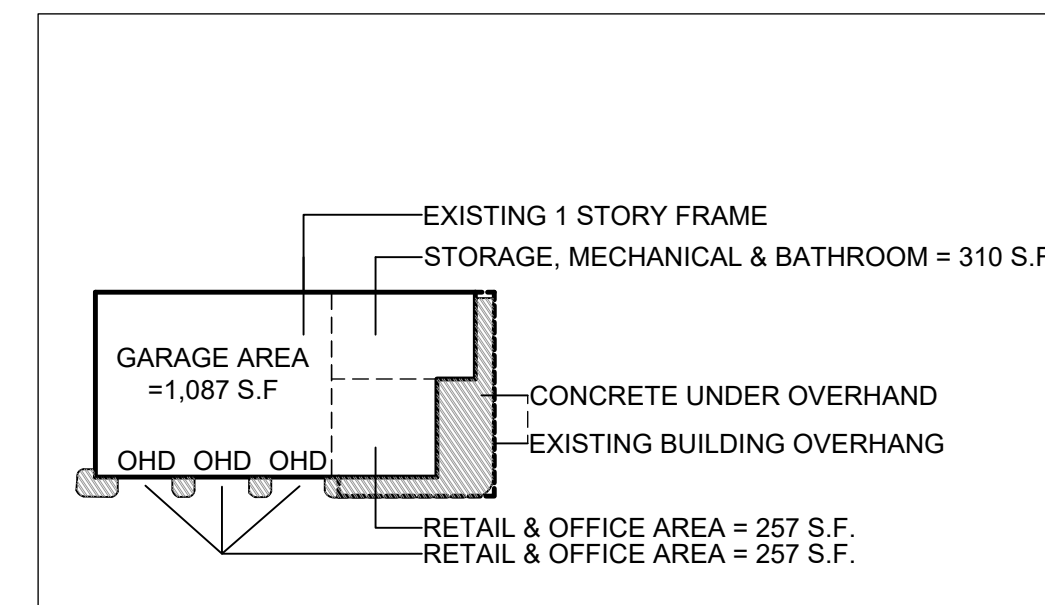
1 PARKING STALL MARKINGS DETAIL
NOT TO SCALE



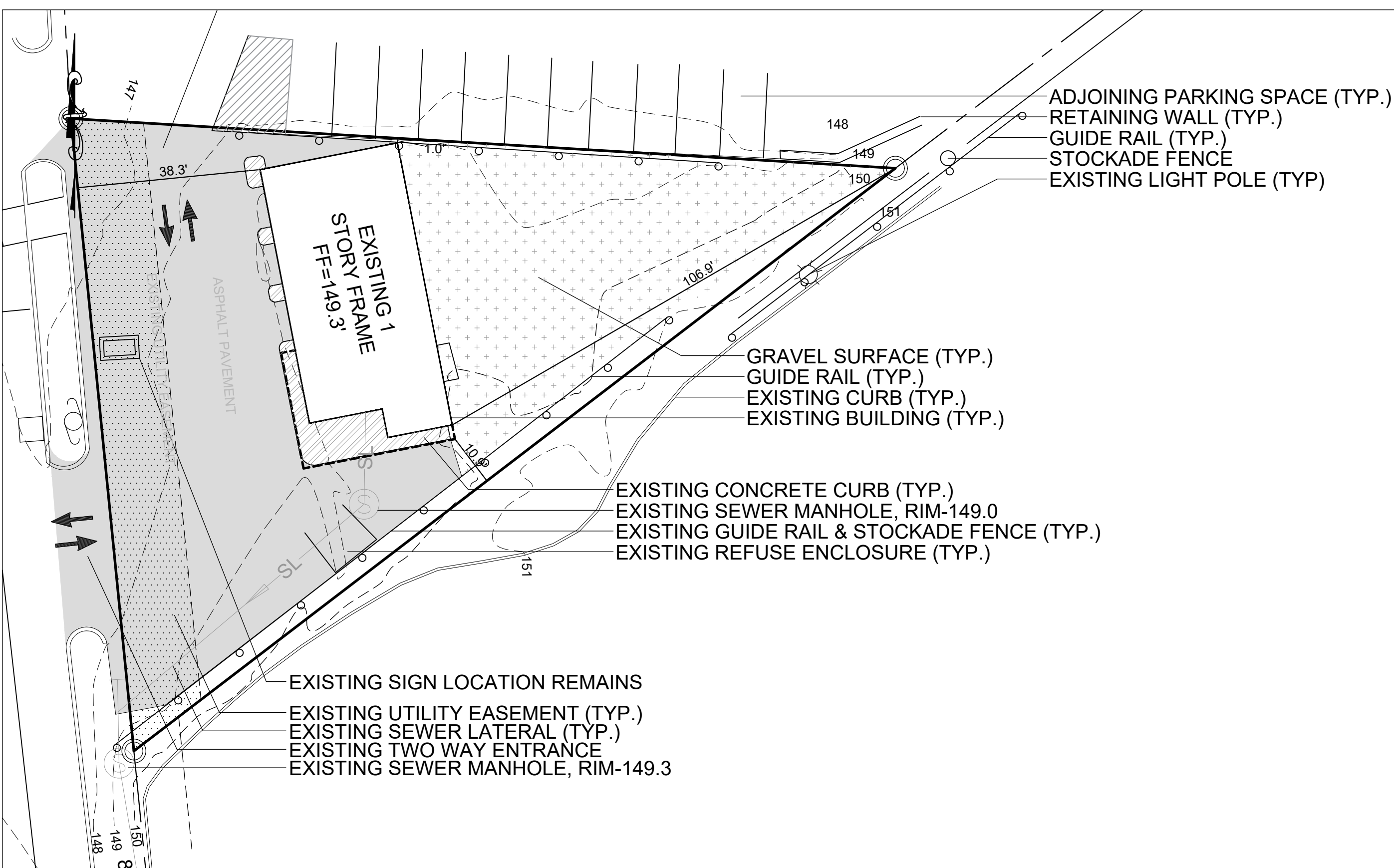
2 SIGN DETAIL
NOT TO SCALE



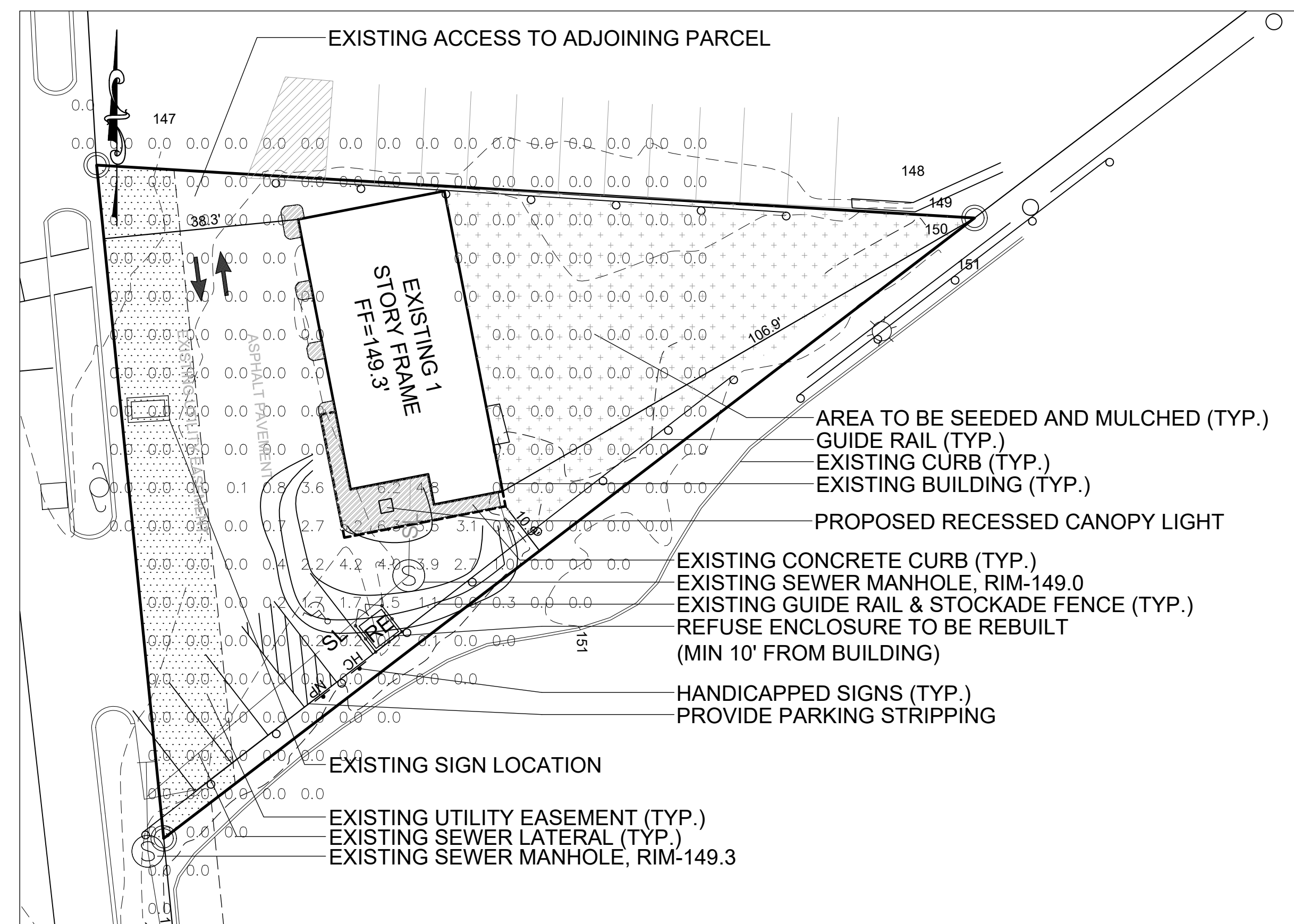
3 DUMPSTER DETAILS
NOT TO SCALE



INTERNAL LAYOUT PLAN
SCALE: 1" = 20'



EXISTING CONDITIONS PLAN
SCALE: 1" = 20'



PROPOSED CONDITIONS PLAN
SCALE: 1" = 20'



ORDERING GUIDE

Example: CLO-24L-55-3K7-5R-LNV-SQ-D8T

Model	Finish - Walls	LED Color	Optics	Mount	Style Options	Color
CLO-24L-55	303 White	3030K	5R	UNV	RD Round	BL1 Black Matte Textured
	LED only	4000K	5R		SO Square	BL5 Black Glass Smooth
		5000K	5R			DB1 Dark Bronze Matte Textured
			5R			DB5 Dark Bronze Glass Smooth
			5R			OTT Optipro Matte Textured
			5R			LS8 Light Gray Glass Smooth
			5R			PSS Platinum Silver Smooth
			5R			WHT White Matte Textured
			5R			WHS White Glass Smooth
			5R			VGT Verde Green Textured
			5R			Color Option
			5R			CC Custom Color

PERFORMANCE DATA

# OF LEDS	DRIVE CURRENT (MILLIAMPS)	SYSTEM WATTS	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI)				4K (4000K nominal, 70 CRI)				3K (3000K nominal, 70 CRI)						
				LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G
24	700mA	95W	3XS	6989	112	N/A	N/A	5213	114	N/A	N/A	5716	125	N/A	N/A	N/A	N/A	N/A
			5OM	6038	111	3	1	1	5147	113	3	1	1	5655	124	3	1	1
			5GM	6142	113	2	0	0	6257	115	2	0	0	5785	126	2	0	0
			5W	5902	108	3	1	1	6022	111	3	1	1	5541	122	3	1	1
			3XS	5777	106	N/A	N/A	5895	108	N/A	N/A	5423	100	N/A	N/A	N/A	N/A	N/A

PROJECTED LUMEN MAINTENANCE

AMBIENT TEMP.	0	25,000	50,000	100,000	150,000	200,000	Calculated L70 (HOURS)
25°C / 77°F	1.00	0.98	0.97	0.96	0.94	0.92	>704,000

ELECTRICAL DATA

# OF LEDS	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	OPER. CURRENT (amps)	SYSTEM POWER (Watts)
24	1	700 (mA)	120	0.48	57.0
			277	0.21	57.0

AMBIENT TEMPERATURE	LUMEN MULTIPLIER
0°C	37%
10°C	50%
20°C	68%
25°C	77%

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F)

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Brian J. STOKOSA, PE

 Revisions: _____
 Project No. 2018.446 License No. 083970

DAY STOKOSA
ENGINEERING P.C.

3 Van Wyck
Wappingers Falls, New York 12590
(845)-223-3202

PROJECT: **Auto Trends Inc.**
Village of Wappinger Dutchess County, New York

DRAWING: **SITE PLAN**

SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJS	2
DATE	CHECKED BY	
3-9-21	BJS	

March 10, 2021

Village of Wappingers Falls Planning Board
Mr. Thomas Morris, Planning Board Chairman
2582 South Avenue
Wappingers Falls, NY 12590

Re: 2695 West Main Street
Mixed-Use Building
Site Plan-Hollister

Dear Chairman Morris and members of the Planning Board:

The following are our responses to the comment letter from K.C. Engineering and Land Surveying, P.C., dated January 7, 2021.

1. Short EAF:
 - a. Question #2 may need to include the NYSDOT if a stormwater connection is to be made to the State drainage system. (re: Question #17)
 - b. Question #17 indicates that the roof drainage is to be connected to the street level storm drainage, however the plans do not reflect this. In any event, the roadside drainage is owned and maintained by the NYSDOT and they would need to authorize this connection. A permit may be required.

Response: Comments noted. The applicant is providing the EAF and any revision that may be required under separate cover

2. A number of values in the bulk table do not agree with the plans: proposed building height, lot width, lot coverage, side and rear setbacks and frontage buildout.

Response: The bulk table has been revised to show the correct information.

3. A signed/sealed boundary survey and topographical map is to be provided with the next submission. Additionally, there are drainage pipes entering the property from the adjacent property to the South, and a catch basin behind the building which are to be shown.

Comment remains. The survey is to also definitively clarify if the existing structure on the adjacent parcel encroaches on the subject parcel or not.

Response: The survey shows the structure on the adjacent parcel encroaches by 0.16', which has been called out on the plan. A signed and sealed survey including

topography has been provided with this submission.

4. Proposed drywell (prior comments).

Drywell was removed from plans, no further comments on this item.

5. The area where parking spaces 9 and 10 are shown have a severe cross slope. This area does appear to be striped, however. The Board should determine the suitability of this location for usable parking spaces in light of the proposed application.

Comment satisfied.

6. A turnaround area is to be provided next to parking spaces 3 & 4.

Comment satisfied.

7. The proposed deck and steps are to be shown on the site plan.

Comment satisfied.

8. Pipe trench detail is to show a depth beneath the pipe of 6" minimum in earth and 12" minimum in rock, and indicator tape 12" above the pipe.

Pipe removed, comment satisfied.

9. NYSDOT is to be consulted regarding proposed work on the existing building which encroaches into the State right-of-way. Temporary scaffolding within the right-of-way may be of concern to the DOT as it pertains to pedestrian movement along 9D.

The NYSDOT has provided correspondence on this project in a December 30, 2020 email from Barbara Knisell. The Applicant is to copy the Planning Board on all responses to the NYSDOT.

Response: Comment noted. The Planning Board will be copied on all responses to the NYSDOT.

10. A left side elevation view is to be provided.

Comment satisfied.

11. The second-floor floorplan shows windows on the building sides, but the left side elevation view does not show them. The third-floor floorplan similarly does not agree with the elevation view. Please coordinate the views.

Comment satisfied.

12. Details are needed for the relocated fence and the refuse enclosure including material color samples for Planning Board review.

Response: The stockade fence that was to be relocated is now to be removed. A detail for the proposed refuse enclosure fence and gate has been included in the plan set.

13. Show locations for the ADA and No Parking signs.

Response: ADA signage locations have been shown on the plans.

14. Two different MUTCD designations are called out for the ADA signs.

Response: An additional sign has been added to the detail depicting the no parking designation

15. Why is there a parking sign for West Village Lofts shown?

Response: The parking sign has been revised to state the correct address, 2695 W. Main Street.

16. There are two different pavement section details shown.

Response: The pavement transition detail name has been clarified to differentiate between the two different details.

17. Lighting plan:

- a. Fixture cutsheets are to indicate/circle proposed color temperature.

Response: The color has been circled.

- b. Lighting values for average, min., max., and ratio levels are to be provided.

Response: The requested information has been added.

- c. There appears to be some light from the proposed fixture crossing the southerly property line. Please revise.

Response: Comment noted. Some light does cross slightly as is difficult to avoid in a village setting when there is 11 feet separating buildings and entrances. The light level at the one location is anticipated to be approximately 0.5ft candles or less which is allowed by code.

18. The Applicant is to determine the need for fire sprinkler provisions to the satisfaction of the Building Department. Depending on the outcome, there may be the need to address the size of the water service line.

Response: Our reading of the code indicates that fire sprinklers will not be required for this project.

The following are our responses to the comments from Barbara Knisell, NYSDOT, P.C., dated January 4, 2021:

- The building encroaches the NYS Route 9D right of way. The property owner will

need to complete a Use and Occupancy Permit application and forward it to the NYSDOT, as noted on the application; a U&O application was sent to your attention in an email of Dec. 30, 2020.

Response: A Use and Occupancy Permit application was filed by the applicant on January 5, 2021

- We will need to know the proposed use of the 1st floor to provide appropriate comment.

Response: The first floor is to be a Real Estate Office.

- Contours will need to be added to future plan sheets.

Response: Topography has been provided on the revised plans.

- A driveway detail and profile and possibly a curbing detail will be need to be added to future plans.

Response: The driveway and parking areas are existing and to remain. There are no other options for this parcel for point of egress and ingress. As improvements do not include regrading of the existing parking, the need to develop driveway profiles for the NYSDOT is moot as a Permit is not required.

- Please note that any work (driveway, curbing, sidewalks, utility connections, drainage, etc.) within the state right of way will require a Highway Work Permit or permits.

Response: A Highway work permit is not required as all proposed improvements to the site, with the exception of the renovated building existing encroachment, are located outside of the right of way.

- Are the sidewalks along Route 9D existing? If so, and if needed, are they being upgraded to be ADA compliant? Sidewalk and ramp details may be needed in the plans.

Response: The sidewalks along Route 9D are existing as recently replaced by the Village and/or NYSDOT. ADA compliance responsibility falls upon the Village and NYSDOT as part of their replacement and acceptance during that time. We are not proposing curbing or ramps at this time

The following are our responses to the comments from Michele Robinson Greig, AICP, Four Corners Planning, dated January 5, 2021:

1. **SEQR.** The Planning Board circulated for lead agency for this Unlisted action on December 3, 2020. Since no other involved agencies have objected, the Planning Board is now the lead agency for the SEQR review of the project. We have prepared a Part 2 EAF and Negative Declaration in draft form for the Board's convenience.

Response: Comment noted.

2. **Archaeology.** The project site is located in an area that has been identified as sensitive for archaeological resources on the NYS Historic Preservation Office archaeological site inventory. All areas of the site that are proposed for development have been previously disturbed, and therefore no impacts on cultural resources are anticipated. NYS Office of Parks, Recreation and Historic Preservation (OPRHP) reviewed the proposed project and, in correspondence dated December 14, 2020 stated, “it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed or eligible for the New York State and National Registers of Historic Places will be impacted by this project.”

Response: Comment noted.

3. NYSDOT Encroachment/Work Permit. NYSDOT has requested that the applicant submit an application for a Use and Occupancy Permit to address the two-foot encroachment into the right-of-way. The NYSDOT has also requested additional information (such as the proposed ground-floor commercial use) to determine whether a NYSDOT Highway Work Permit will be required.

Response: The applicant has submitted a Use and Occupancy Permit application for review by the NYSDOT. The ground floor commercial use will be a Real Estate Office. As no work is to be done in the ROW, a HWP is not required based upon the first floor use.

4. Building Elevations. A number of revisions have been made to the building elevations in response to the Planning Board’s comments at the December 3, 2020 meeting. We believe these revisions enhance the compatibility of the building facade with historic buildings in the district. Although the area above the third-floor windows has not been reduced, design features such as larger brackets and an address board have been added to alleviate the “blank facade” of this area and give the building a stronger “cap.” Moreover, the expression line has been moved higher above ground floor windows, which makes the ground floor appear taller. Other improvements include symmetrical and aligned windows and doors, windows with mullions, enlarged and more detailed window and door trim, and wider corner boards.

Response: Comment noted.

For clarity during construction, we recommend that the building elevations be revised to include dimensions for the building trim (i.e., corner boards) and trim boards (“expression line”), and that a dimensioned detail of the window trim and fypon decorative brackets be included on the plans.

Response: Comment noted.

5. Building Materials and Colors. Samples of all proposed building materials and colors should be provided. The plans should clarify whether hardiplank is proposed for all building elevations. If not, color samples of other proposed siding types should also be provided.

Response: Samples of the proposed building materials were provided to the Planning Board.

6. Off-Street Parking.

- (a) Off-street parking has been revised to include one (1) accessible space, which has reduced the total number of spaces to 8. As discussed previously, it appears that a total of 7 parking spaces would satisfy the off-street parking requirements for the proposed uses.

Response: Comment noted.

- (b) Areas for snow storage have been identified on the plans.

Response: Comment noted.

- (c) The parking sign on Sheet 2 should be revised to refer to “2695 W. Main Street” rather than “West Village Lofts.”

Response: The parking sign detail has been revised to 2696 W. Main Street.

7. Landscaping.

- (a) Five white spruce trees are proposed along the rear and side of the parking lot, and hedgerows of Japanese holly “Sky Pencil” (a narrow column-shaped evergreen) are proposed as buffer plantings between the parking lot and the adjacent properties to the north and south. If the rear of the property is already wooded, additional evergreen trees may not be necessary. However, if the wooded area is on the adjacent property, evergreen trees should be provided. We recommend that the trees, if needed, be spaced more naturally, using an odd number of trees – for example, with two trees grouped behind one snow storage area and three trees grouped behind the second snow storage area (rather than in a row).

Response: The white spruce trees have been revised to arborvitae at the request of the applicant. The rear of the property is currently wooded.

- (b) Section 151-24H(2) of the Zoning Law requires that parking lots be screened from all streets and § 151-24I(2) requires that buffer planting be installed between the parking lot and the street. Shrubs could be planted in the grassed area east of the parking lot to provide the required screening.

Response: Boxwood is now proposed adjacent to the parking in the current grassed area in the frontage.

- (c) A landscape maintenance note should be included stating, “The owner of record shall maintain all landscaping as shown on the Site Plan throughout the duration of the use.”

Response: A note stating, “The owner of record shall maintain all landscaping as shown on the Site Plan throughout the duration of the use.” Has been added to the plan, sheet 2 of 3.

8. Outdoor Lighting. Two full cut-off wall pack fixtures mounted at 15 feet (as permitted) are proposed. The applicant should explain what is meant by the “True Amber” color. In the “Ordering Information” Table on Sheet 3 of the Site Plan, the proposed color temperature should be circled, and the other color temperatures should be struck out so it is clear which fixture will be used. Lighting levels have been reduced to within the acceptable range.

Response: The proposed color temperature has been circled and the others struck out. “True Amber” is what the manufacturer calls this option. It is a lower kelvin lighting, typically around 2000K and has a color similar to a standard HPS light. It is not a “white” light that falls between the typical 2700K-5000K spectrum or simulated with a colored cover.

9. Signage. The applicant should discuss the type, size, location etc. of sign(s) proposed for office.

Response: The Applicant intention is to reuse the existing sign and will submit under separate cover the

10. Refuse Enclosure. A detail of the refuse enclosure, identifying materials and color, should be included on the plans.

Response: A detail for the refuse enclosure, identifying materials and color, has been included on the plan.

11. ADA Compliance. The Code Enforcement Officer should evaluate whether the project conforms with the ADA requirements of the NYS Building Code.

Response: Comment noted.

12. Recreation Fee. The Code Enforcement Officer determined that one dwelling unit exists in the building; the recreation fee would therefore be required for two (2) additional units. The Planning Board requires that the recreation fee be paid as a condition of signing the Site Plan.

Response: Comment noted.

13. Bulk Regulations. The Bulk Requirements on the Site Plan should be revised to include the frontage buildout (which appears to be less than 94.5% as stated), and the minimum and maximum side yard setbacks for both side yards. If inconsistent with the requirements, these will be preexisting nonconformities, but they should still be identified on the Site Plan.

Response: The Bulk Requirement Table has been revised to reflect required and proposed site conditions.

14. 239-m Review. The Site Plan application must be referred to the Dutchess County Department of Planning and Development in accordance with General Municipal Law § 239-m since the property is located on a State highway.

Response: Comment noted.

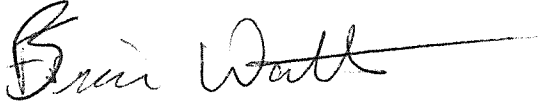
15. Public Hearing. A public hearing, if deemed necessary by the Planning Board, shall be

held within 62 days following the receipt of a complete application.

Response: Our understanding is that a Public Hearing was deemed not necessary at the 1-7-21 Planning Board meeting.

We trust these responses will aid in your review of the project. If there are any further questions, please feel free to contact this office for additional information.

Thank you,

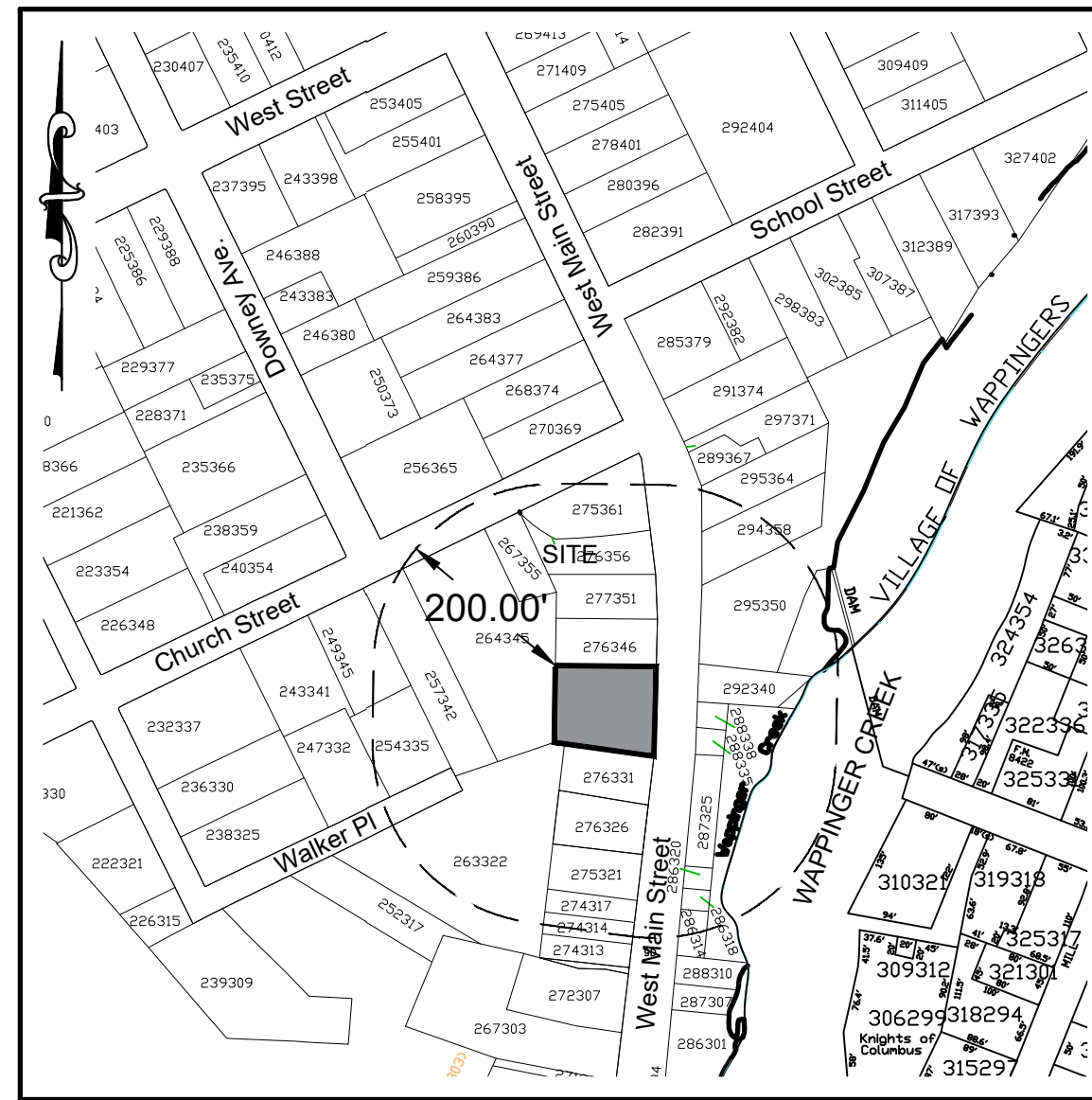
A handwritten signature in cursive script that reads "Brian Watts". The signature is written in black ink and has a long horizontal line extending to the right from the end of the name.

Brian Watts

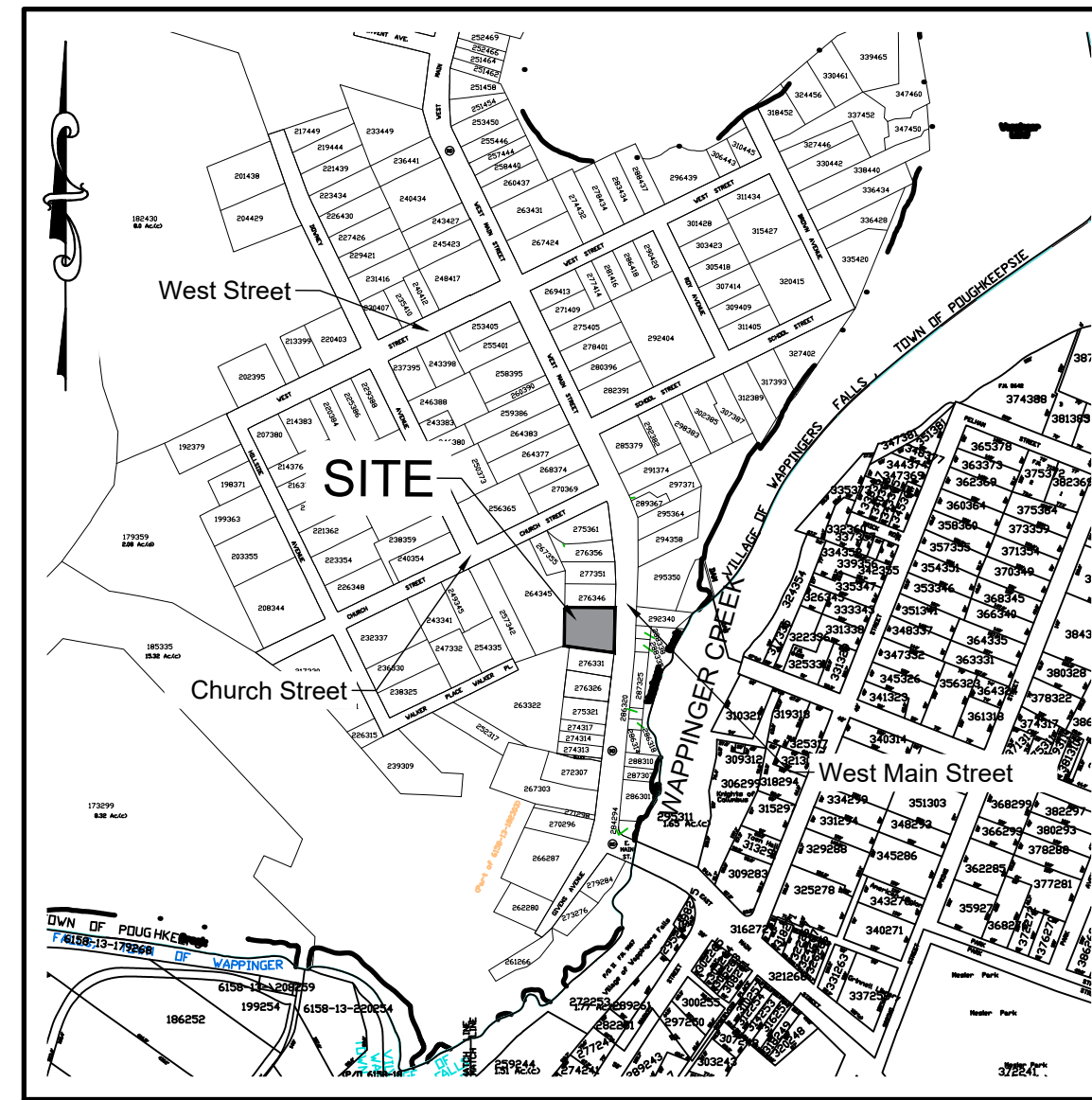
2695 W. MAIN STREET

2695 West Main Street Village of Wappingers Falls

PREPARED FOR
RICHARD HOLLISTER
2695 W. MAIN STREET
WAPPINGER FALLS NY 12590



LOCATION MAP SCALE: 1" = 200'



AREA MAP SCALE: 1" = 400'

ALL ADJACENT OWNERS WITHIN 200 FEET OF SITE:

as per Dutchess County Real Property Tax Service Agency as of November 2018

Village of Wappingers Falls 2582 South Ave Wappingers Falls, NY 12590 For Property:1346010061580014294358	Rachid Arraki 2252 First Ave Apt 5D New York, NY 10029 For Property:1346010061580014286314
Ronald D'Souza PO Box 1130 Hopewell Junction, NY 12533 For Property:1346010061580014288338	Alfredo Gonzaga 9 Church St Wappingers Falls, NY 12590 For Property:1346010061580014264345
Ronald A. Cservak, Sr 8 Walker Pl Wappingers Falls, NY 12590 For Property:1346010061580014254335	Ronald D'Souza PO Box 1130 Hopewell Junction, NY 12533 For Property:1346010061580014288335
Michal Kocan 15 Linden Rd Poughkeepsie, NY 12603 For Property:1346010061580014275361	Village Of Wappingers Falls PO Box 92 Wappingers Falls, NY 12590 For Property:1346010061580014286318
Community Services Programs In 5 Givens Ave Wappingers Falls, NY 12590 For Property:1346010061580014274317	Zdreameam II Realty Corp 2430 Lurling Ave Bronx, NY 10469 For Property:1346010061580014287325
Michal Kocan 15 Linden Rd Poughkeepsie, NY 12603 For Property:1346010061580014276356	Providence Realty of Lagrange 1136 Route 9 Wappingers Falls, NY 12590 For Property:1346010061580014276331
Douglas Outwater 5 Walker Pl Wappingers Falls, NY 12590 For Property:1346010061580013247332	Walter Pulla 3 Gary Pl Wappingers Falls, NY 12590 For Property:1346010061580013249345
Christopher L. Davis 7 Walker Pl Wappingers Falls, NY 12590 For Property:1346010061580014263322	Nest Hill Homes LLC PO Box 1711 Poughkeepsie, NY 12601 For Property:1346010061580014277351
2689 West Main Street LLC 332 High St N Mount Vernon, NY 10550 For Property:1346010061580014275321	Michal Kocan 15 Linden Rd Poughkeepsie, NY 12603 For Property:1346010061580014267355
Deutsche Bank National Trust 1661 Worthington Rd Ste 100 West Palm Beach, FL 33409 For Property:1346010061580014292340	William L. Raiche 11 Church St Wappingers Falls, NY 12590 For Property:1346010061580014257342
Community Services Programs 5 Givens Ave Wappingers Falls, NY 12590 For Property:1346010061580014274314	Village Of Wappingers Falls PO Box 92 Wappingers Falls, NY 12590 For Property:134601006158001428632
Pinnacle Properties of NY Inc 412 Saratoga Ln Fishkill, NY 12524 For Property:1346010061580014276326	Robert Smith 2698 main St W Wappingers falls, NY 12590 For Property:1346010061580014295364
Village Of Wappingers Falls PO Box 92 Wappingers Falls, NY 12590 For Property:1346010061580014334494	Village of Wappingers Falls 2582 South Ave Wappingers Falls, NY 12590 For Property:1346010061580014295350
HAIJUL LLC 1107 Main St Fishkill, NY 12524 For Property:1346010061580014277339	Windsor Machinery Company Inc 16 Orbit Ln Hopewell Junction, NY 12533
Providence Realty of Lagrange 1136 Route 9 Wappingers Falls, NY 12590 For Property:1346010061580014276346	

Zone Classification	VC (Village Commercial District)
Use	Mixed Use
Tax Map Parcel No	134601-6158-14-277339 (0.090 Ac)
Topographic Datum	NAVD 88
Total Acreage:	0.23 Ac.
Water Supply:	Village of Wappingers Falls
Sewage Disposal:	Village of Wappingers Falls

Bulk Regulations:

Required	Proposed
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Building Configuration

Principal Building Height and Stories	65' max, 5 stories, 2 stories min	36', 3 stories
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Accessory Building

Accessory Building	2 stories max	1 story
--------------------	---------------	---------

Lot Occupation

Lot Width	20 ft. min.	49.92 ft
Lot Coverage	100% max.	62%

Setbacks - Principal Building

Front Setback Principal	2 ft. min., 12 ft. max.	-2 ft.*
Front Setback Secondary	2 ft. min., 12 ft. max.	--
Side Setback	0 ft. min., 24 ft. max.	10.62 ft
Rear Setback	3 ft. min.	83.11 ft.
Frontage Buildout	80% min at setback	30%*

Setbacks - Accessory

Front Setback Principal	40 ft max., from rear prop.	62.61 ft.*
Front Setback Secondary	5 ft. min.	--
Side Setback	5 ft. max.	5 ft.

Private Frontage

Common Lawn	not permitted
Porch & Fence	permitted
Terrace or Lightwell	permitted
Foocourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	not permitted
Arcade	permitted

* Existing Nonconforming

Off-street Parking Calculations

150-68 Schedule of Off-street parking Requirements

Use

Use	Minimum Off-street Parking
-----	----------------------------

Residential	
Dwelling, Multi Family	1 per unit

Commercial	
Retail None Required	YES 4

of Units

2695	3
3 Units (1 1-Bedroom & 2 2-bedroom)	3

Required ADA Spaces

Required ADA Spaces	1
---------------------	---

Provided

Standard Spaces	7
Compact Car Spaces	-
ADA Spaces	1
Total Provided	8

GENERAL SITE NOTES

- THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD VERIFY EXISTING SITE CONDITIONS; CORRELATE CONDITIONS WITH THE DRAWINGS; AND, RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS HE/SHE DEEMS NECESSARY. PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFI'S SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISIONS OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
- DRAWINGS ARE NOT TO BE SCALED: USE DIMENSIONS ONLY.
- BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. BUILDING DIMENSION TO BE TAKEN FROM ARCHITECTURAL PLANS. THE ENGINEERING SHALL BE NOTIFIED OF ANY DEVIATION FROM THE CONDITIONS SHOWN ON THE PLANS.
- CONTRACTOR SHALL VERIFY WITH LOCATE UTILITY COMPANY THE LOCATION OF ANY UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATIONS.
- ALL MATERIAL AND WORKMANSHIP IS TO BE GUARANTEED BY THE CONTRACTOR TO BE FREE OF DEFECTS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO CORRECT, WITHOUT CHARGE SUCH CONDITIONS AS MAY OCCUR DURING THE GUARANTEE PERIOD.
- ALL MATERIALS, ASSEMBLIES, CONSTRUCTION AND EQUIPMENT SHOWN HERE ON SHALL BE IN ACCORDANCE WITH
 - BUILDING CODE OF NEW YORK STATE AND SHALL CONFORM TO GENERALLY ACCEPTED STANDARDS.
 - CURRENT PREVAILING MUNICIPAL, COUNTY AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS AND REQUIREMENTS.
 - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
 - CURRENT MANUFACTURER SPECIFICATION, STANDARDS AND REQUIREMENTS.
- ALL CHANGES AND/OR SUBSTITUTIONS ARE TO BE APPROVED IN WRITING BEFORE BEING INCORPORATED INTO THE WORK.
- CONTRACTOR IS TO REMOVE ALL RUBBISH FROM THE SITE RESULTING FROM HIS WORK DURING THE PROGRESS OF CONSTRUCTION AND SHALL LEAVE THE PREMISES IN A CONDITION SATISFACTORY TO THE OWNER PRIOR TO THE FINAL PAYMENT.

Owner/Applicant
RICHARD HOLLISTER 2695 W. MAIN STREET WAPPINGER FALLS NY 12590

Owner's Consent Note
THE UNDERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON
RICHARD HOLLISTER
DATE

Village of Wappingers Falls Planning Board
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF WAPPINGERS FALLS, NEW YORK ON THE _____ DAY OF _____, 2021 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED SHALL VOID THIS APPROVAL.
VILLAGE OF WAPPINGERS FALLS PLANNING BOARD
SIGNED THIS _____ DAY OF _____, 2021
Thomas Morris, Village of Wappingers Falls Planning Board Chair
DATE

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Brian J. STOKOSA, PE	
MARCH 10, 2020	
DECEMBER 16, 2020	
NOVEMBER 16, 2020	
Revisions	
Project No. 2018.231	License No. 083970

DAY STOKOSA
ENGINEERING P.C.

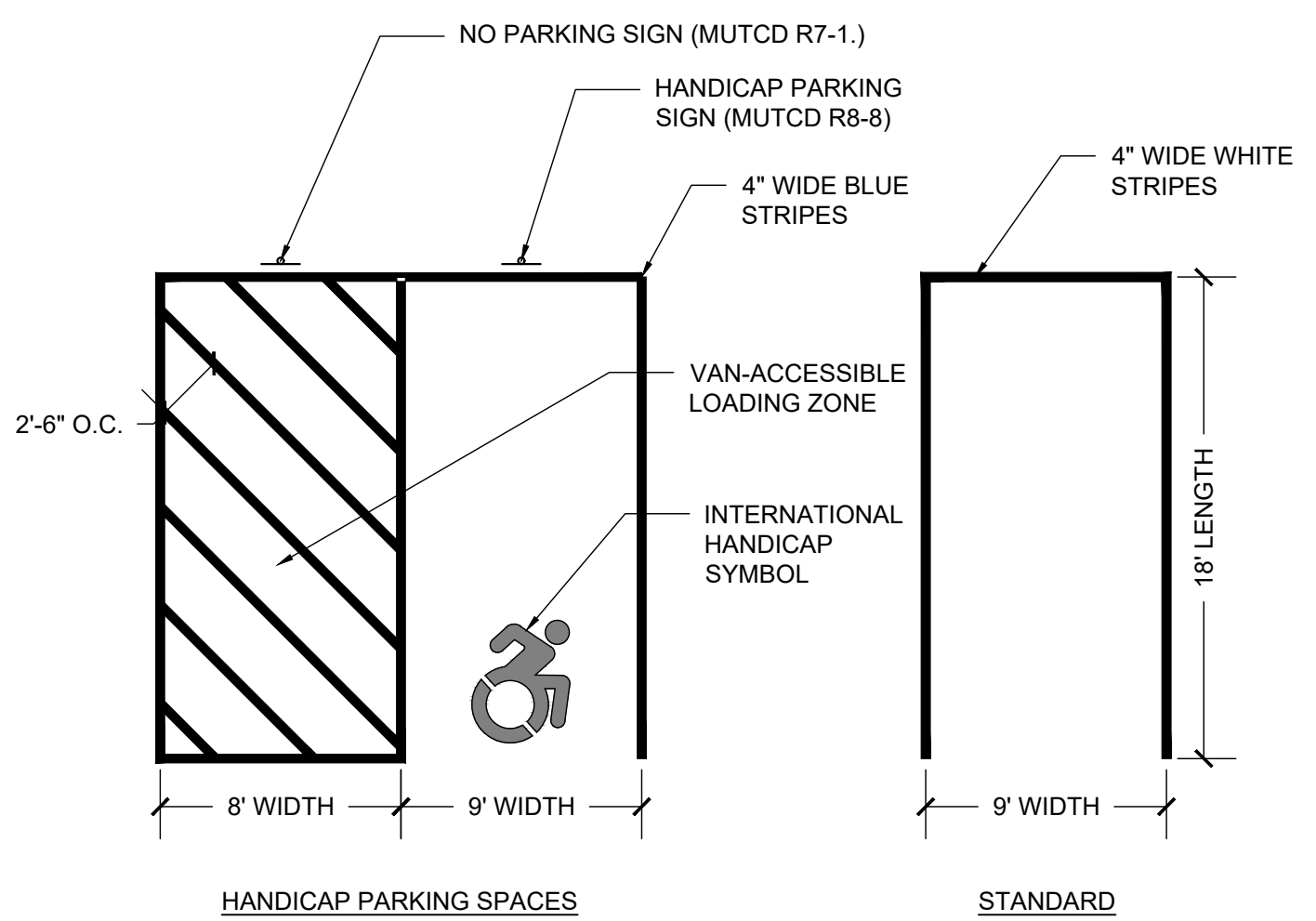
3 Van Wyck
Wappingers Falls, New York 12590
(845)-223-3202

PROJECT
2695 W. MAIN STREET
Village of Wappinger Dutchess County, New York

SITE PLAN

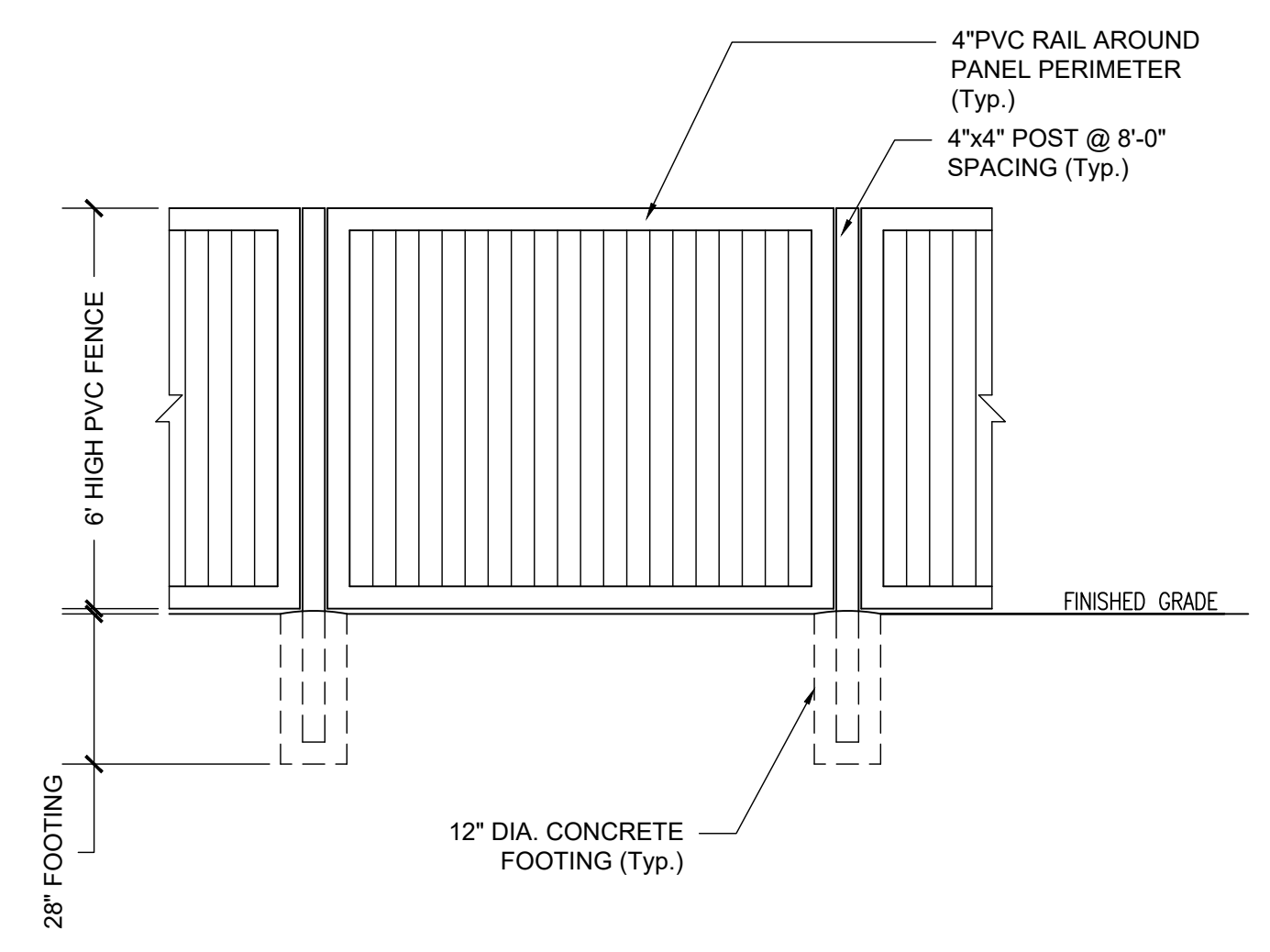
SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJS	1
DATE	CHECKED BY	
2-12-2019	BJS	





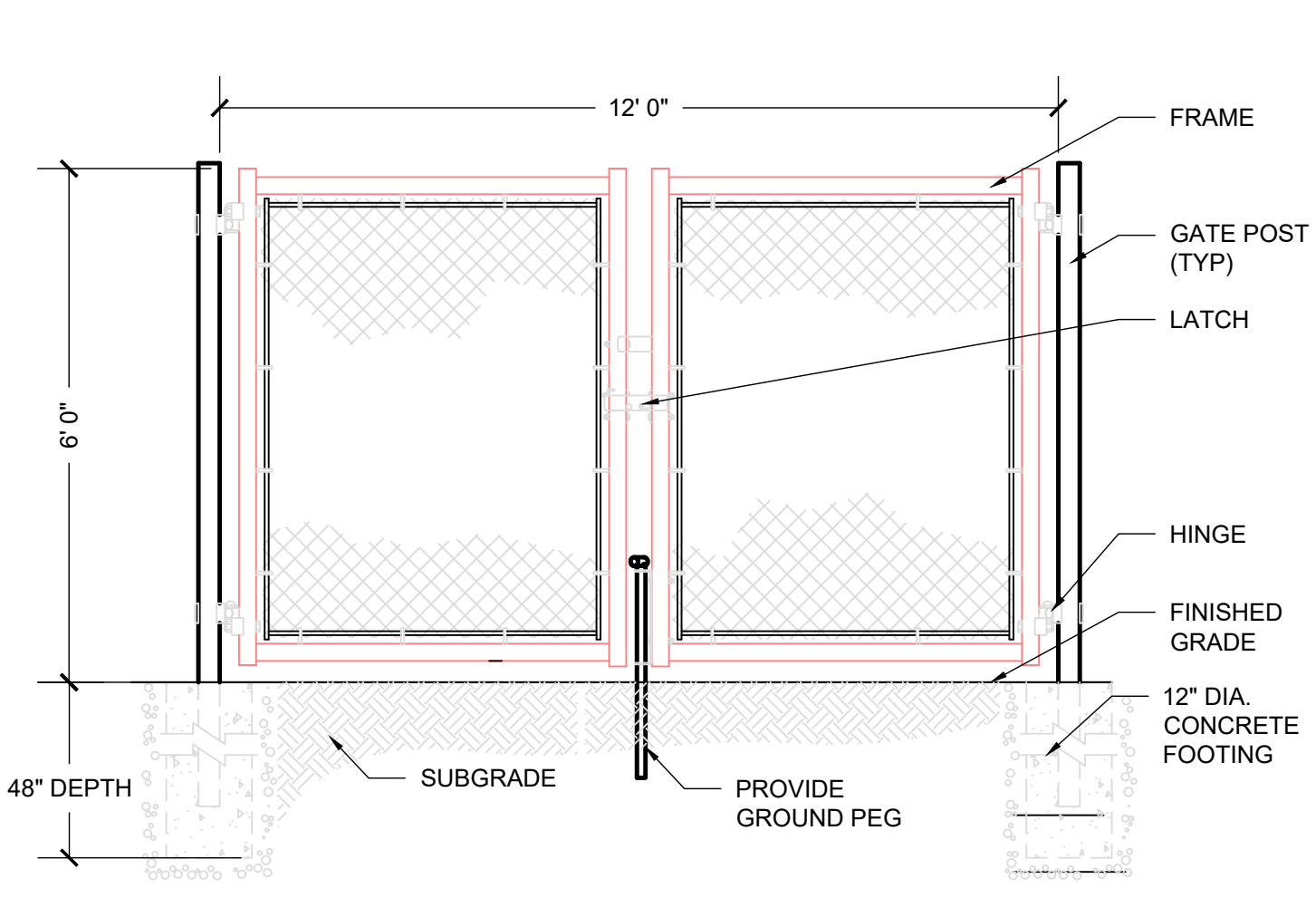
NOTE:
 1. MARKINGS AND DISTANCES SUBJECT TO CURRENT ZONING AND SITE REGULATIONS.
 2. PAINT USED SHALL BE SUITABLE FOR THE INTENDED PURPOSE
 3. STRIPING WORK SHALL BE REVIEWED AND ACCEPTED BY THE AUTHORITY HAVING JURISDICTION.

1 PARKING STALL MARKINGS
NOT TO SCALE



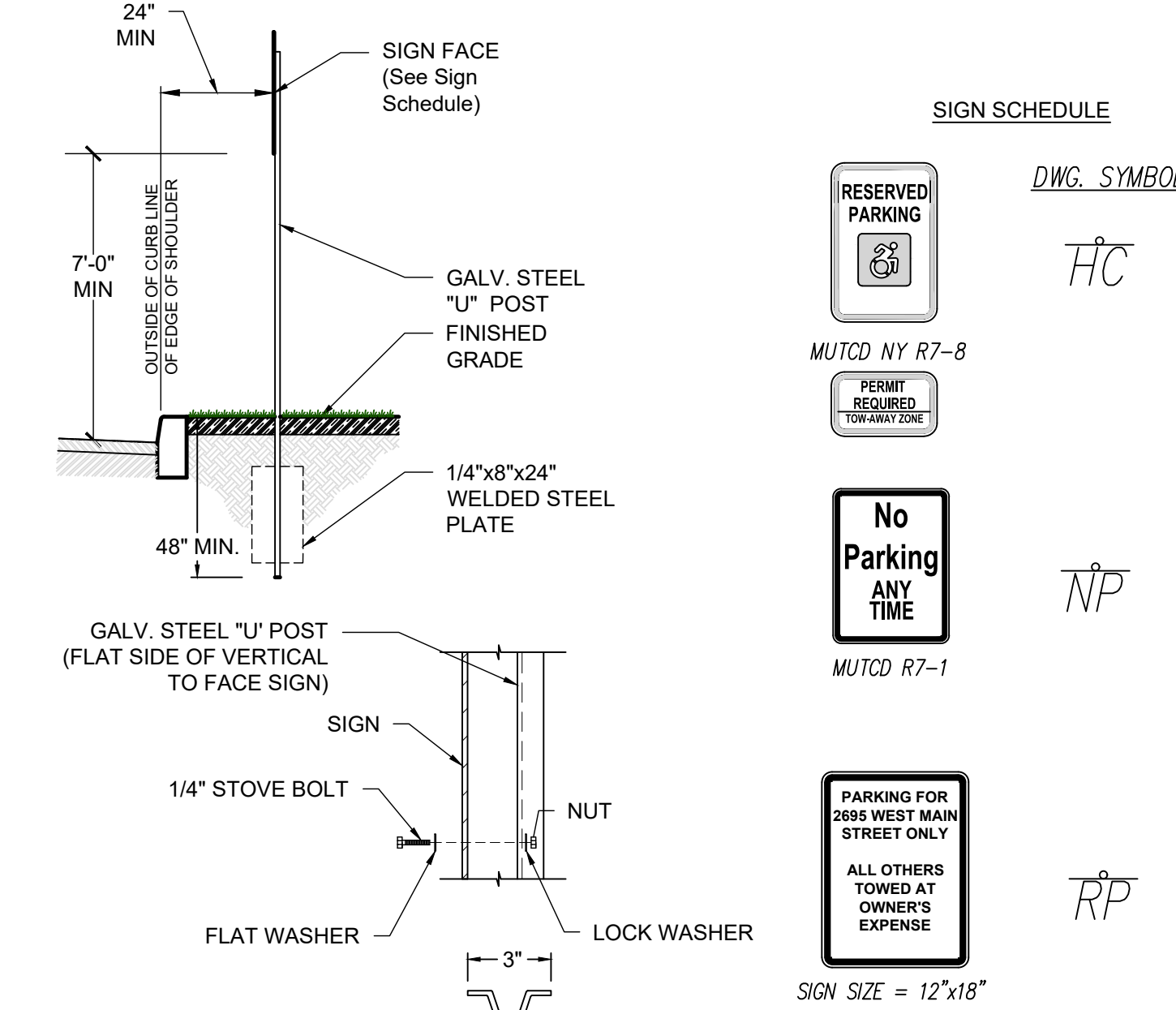
NOTE:
 1. CONCRETE FOOTING SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
 2. FOOTING SHALL BE FLUSH WITH FINISHED GRADE.
 3. PRIVACY SLOTS SHALL BE PROVIDED THAT MATCH THE PROVIDED COLOR OF THE VINYL FENCE USED FOR THE REFUSE ENCLOSURE.
 4. SLATS SHALL PROVIDE A MINIMUM PRIVACY FACTOR OF 90%
 5. LATCH SHALL BE PROVIDED WITH A LOCK TO MINIMIZE UNAUTHORIZED ACCESS.

2 PVC PRIVACY FENCE DETAIL
NOT TO SCALE



NOTE:
 1. CONCRETE FOOTING SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
 2. FOOTING SHALL BE FLUSH WITH FINISHED GRADE.
 3. PRIVACY SLOTS SHALL BE PROVIDED THAT MATCH THE PROVIDED COLOR OF THE VINYL FENCE USED FOR THE REFUSE ENCLOSURE.
 4. SLATS SHALL PROVIDE A MINIMUM PRIVACY FACTOR OF 90%
 5. LATCH SHALL BE PROVIDED WITH A LOCK TO MINIMIZE UNAUTHORIZED ACCESS.

3 CHAIN LINK DOUBLE GATE
NOT TO SCALE



4 TYPICAL SIGN DETAIL
NOT TO SCALE

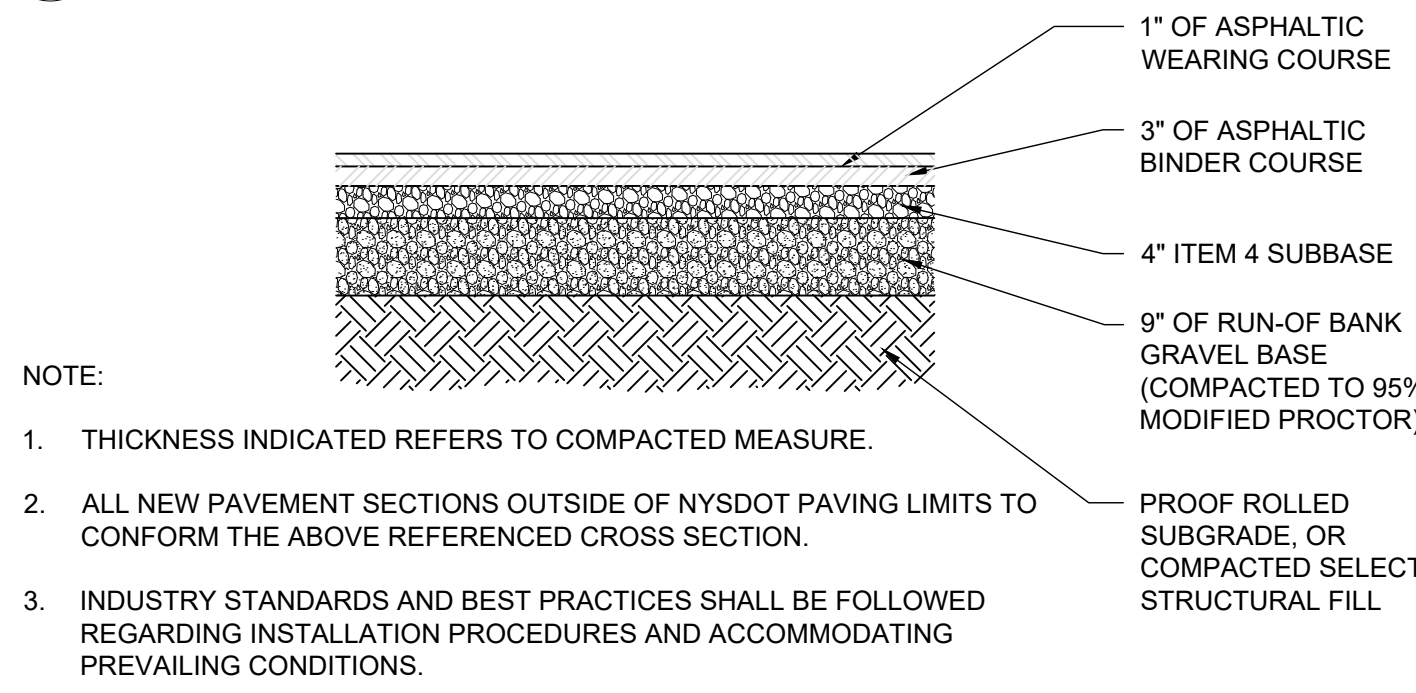
SIGN SCHEDULE

DWG. SYMBOL

RESERVED PARKING
MUTCD NY R7-8

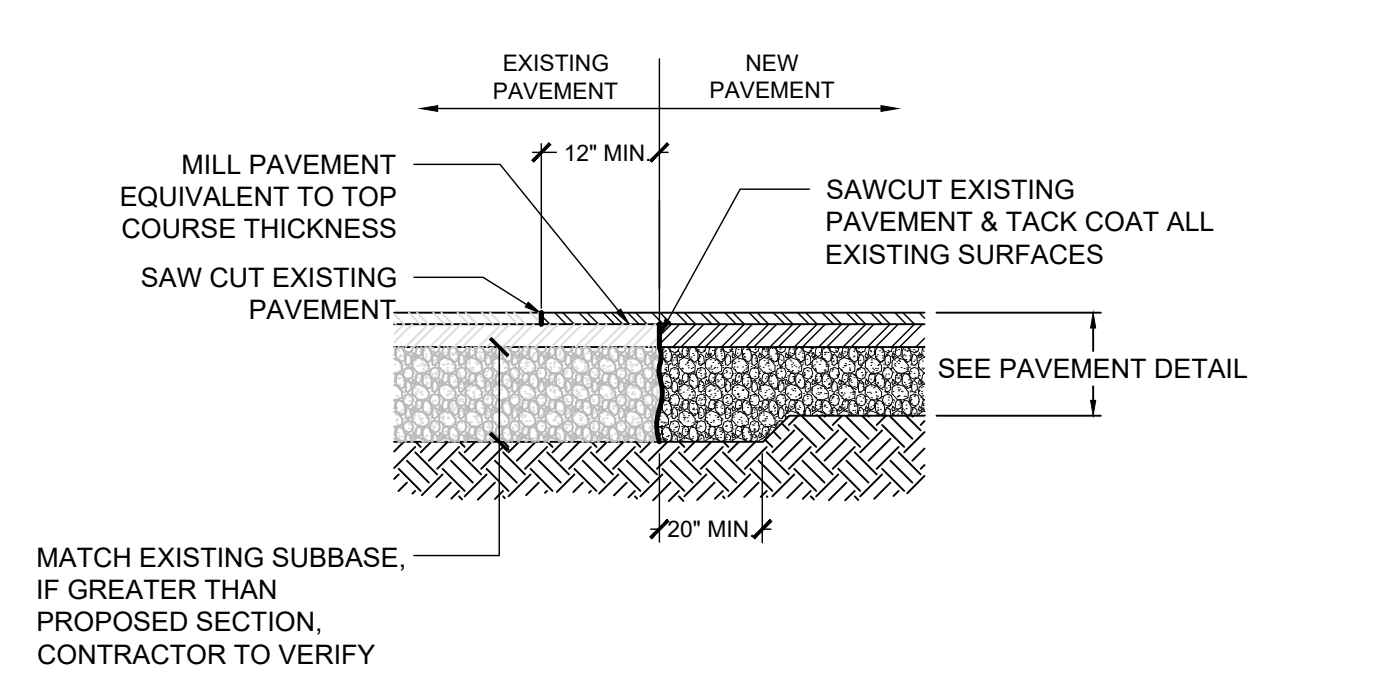
No Parking ANY TIME
MUTCD R7-1

PARKING FOR 2695 WEST MAIN STREET ONLY
ALL OTHERS TOWED AT OWNERS EXPENSE
SIGN SIZE = 12"x18"



NOTE:
 1. THICKNESS INDICATED REFERS TO COMPACTED MEASURE.
 2. ALL NEW PAVEMENT SECTIONS OUTSIDE OF NYS DOT PAVING LIMITS TO CONFORM THE ABOVE REFERENCED CROSS SECTION.
 3. INDUSTRY STANDARDS AND BEST PRACTICES SHALL BE FOLLOWED REGARDING INSTALLATION PROCEDURES AND ACCOMMODATING PREVAILING CONDITIONS.

5 PAVEMENT SECTION
NOT TO SCALE



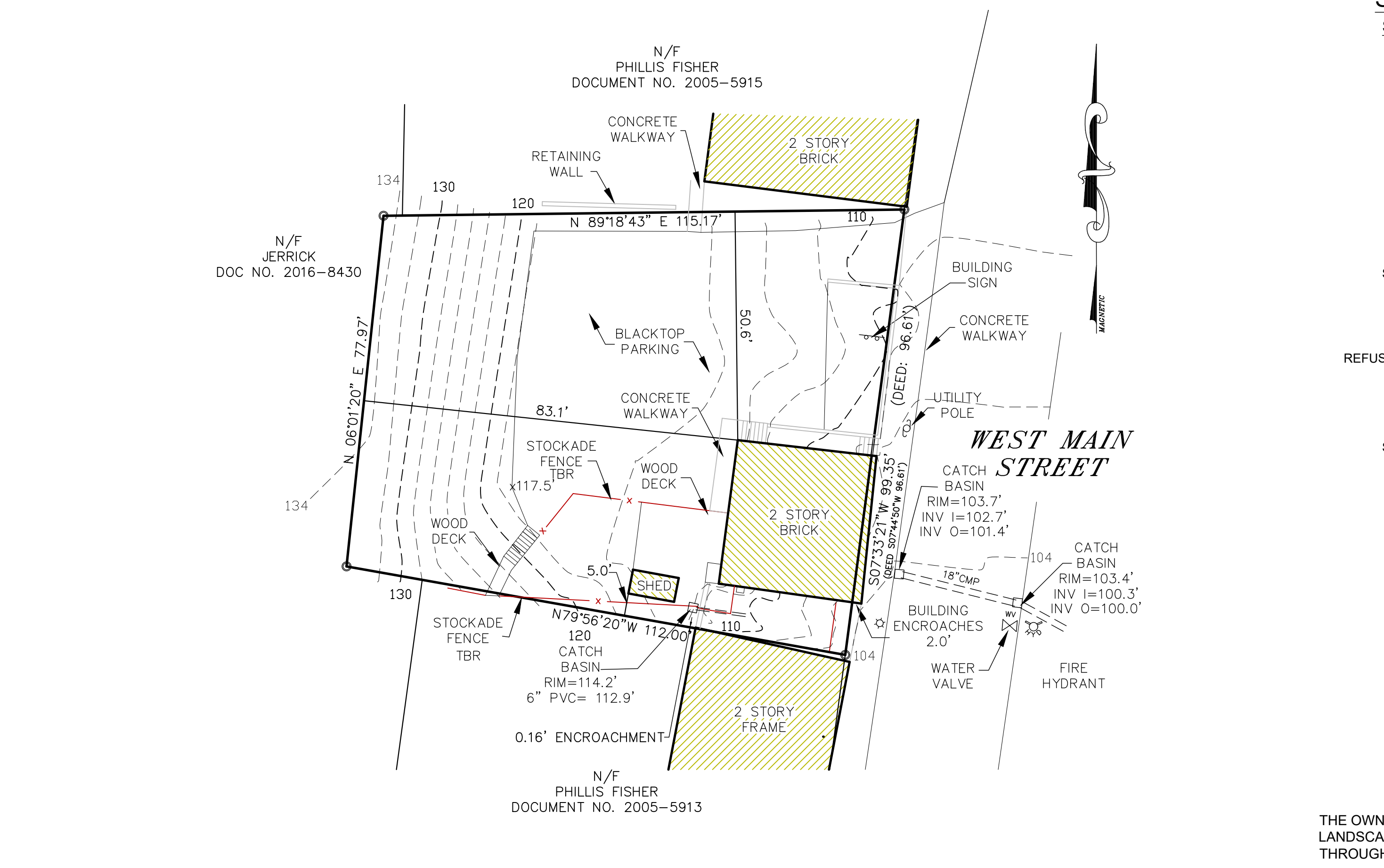
6 PAVEMENT TRANSITION SECTION
NOT TO SCALE

Tree Legend

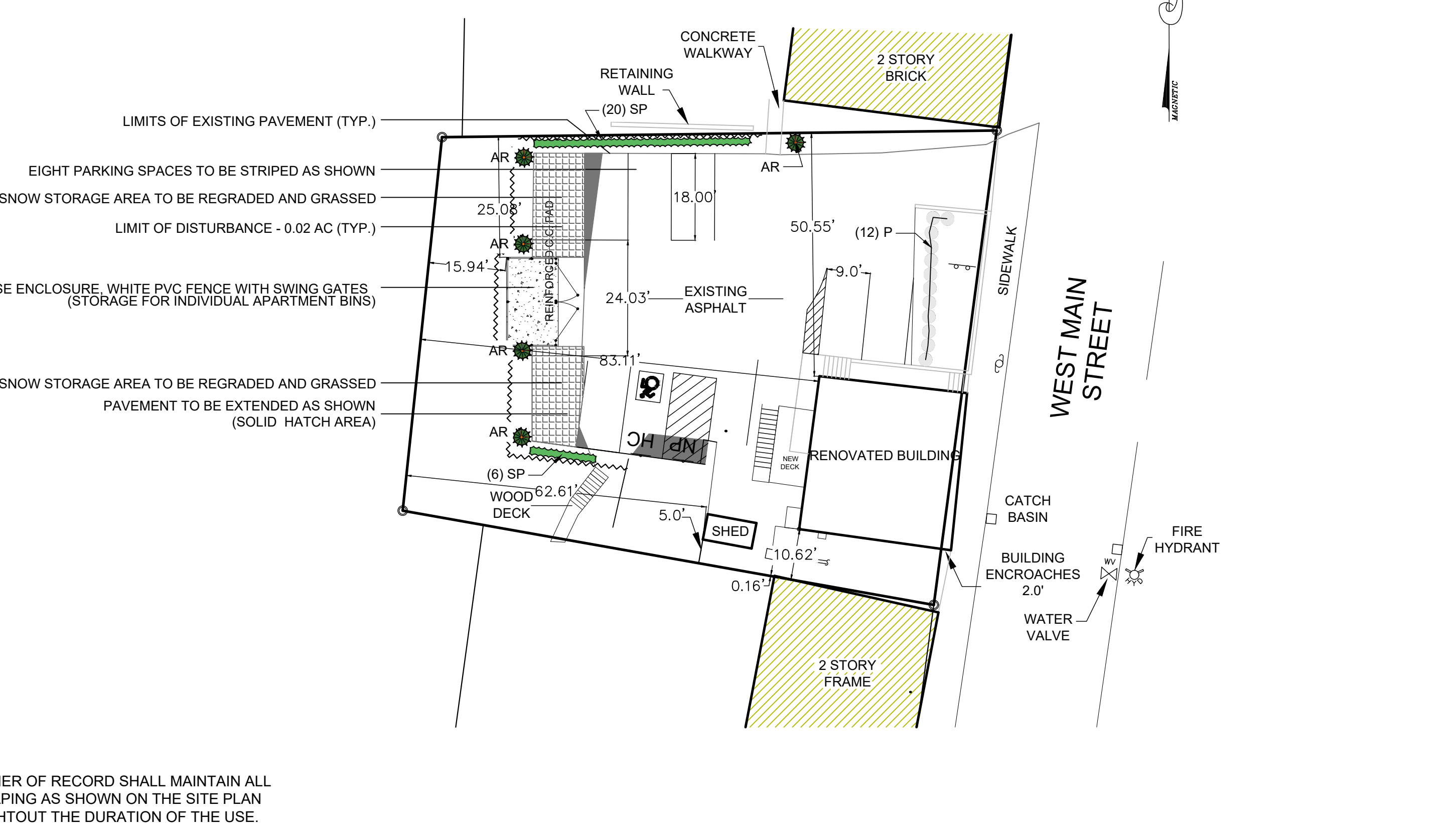
Symbol	Latin Name	Common Name	Plant Size	Condition	Quantity
AR	Thuja occidentalis	American Arborvitae	8-10'	B&B	5

Shrub Legend

Symbol	Latin Name	Common Name	Plant Size	Condition	Quantity
SP	Ilex crenata 'Sky Pencil'	Japanese Holly	18" - 24" Ht.	2 gal.	26
P	Buxus Microphylla	Winter Gem Boxwood	24" - 36" Ht.	2 gal.	12



1 EXISTING CONDITIONS PLAN
SCALE: 1" = 20'



2 PROPOSED CONDITIONS PLAN
SCALE: 1" = 20'

THE OWNER OF RECORD SHALL MAINTAIN ALL LANDSCAPING AS SHOWN ON THE SITE PLAN THROUGHOUT THE DURATION OF THE USE.

SITE SPECIFIC NOTES:

1. THE APPLICANT PROPOSES TO DEMOLISH THE UPPER TWO FLOORS OF AN EXISTING 2 1/2 STORY BUILDING, AND REPLACE THEM WITH TWO STORIES TO INCLUDE TWO ONE-BEDROOM APARTMENTS ON THE SECOND FLOOR, AND ONE TWO-BEDROOM APARTMENT ON THE THIRD FLOOR. THE FIRST FLOOR WILL INCLUDE A 658 SQUARE FOOT COMMERCIAL SPACE AND A 89 SQUARE FOOT UTILITY ROOM. THE 0.228 ACRE PARCEL IS LOCATED AT 2695 W. MAIN STREET IN THE VILLAGE COMMERCIAL (VC) DISTRICT.
2. THE BOUNDARY AND ASBUILT INFORMATION AS TAKEN FROM THE MAPPING PREPARED BY ROBERT V. OSWALD LS DATED JUNE 11, 2018.
3. ALL STEPS SHALL MEET NYS BUILDING CODE REQUIREMENTS AS STATED ON HOUSE DESIGN PLANS.
4. ROOF DRAINS ENTER INTO EXISTING CATCH BASIN WHICH IS CONVEYED TO THE EXISTING DRAINAGE SYSTEM IN THE STATE ROW.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Brian J. Stokosa, PE	
MARCH 10, 2020 DECEMBER 16, 2020 NOVEMBER 16, 2020	
Project No.	2018.231
License No.	083970
DAY STOKOSA ENGINEERING P.C.	
3 Van Wyck Wappingers Falls, New York 12590 (845)-223-3202	
2695 W. MAIN STREET Village of Wappinger Dutchess County, New York	
SITE PLAN	
SCALE	DRAWN BY
AS NOTED	BJS
DATE	CHECKED BY
2-12-2019	BJS
2 Page 2 of 3	



HLWPC2

Wallpack* Full Cutoff LED



Model Number	
Name	Type

Mechanical

- Heavy grade A360 cast aluminum (aluminum with <1% copper)
- Exterior parts are protected by a zinc infused Super Durable TGC thermoplastic powder coat finish that provides superior resistance to corrosion and weathering
- Mounts to a standard junction box
- Vent location fixed
- IP65 rated housing, down light only
- "N" painted threaded entry for 1/4" NPT on each side and on top, accepts "N" and "Y" conduit
- "N" threaded plugs are painted on each side
- Weather tested to 3.56 per ANSI C136.3.

Electrical

- Certified by UL or CSA
- Rated for -40°C (-40°F) minimum ambient
- A programmable electronic driver with 0-10V control leads
- Available in: 120-277V 50/60 Hz and 347-480V 50/60 Hz
- Standard: 3000K, 4000K and 5000K CCT (>70 CRI)
- Optional: 300, 400, 5000K and 2000K CCT
- Internally mounted emergency battery backup for operation in an ambient temperature range from 30°C to 45°C (86°F to 109°F), available with P30 P40 performance packages, see CE Compliance
- All surge protection meets ANSI IEEE 62.41.2 10kV/10kA
- Standard surge protection is 20kV/10kA per ANSI C136.2
- Optional surge protection is 10kV/5kA per ANSI C136.2

Optical

- LIGHT ENGINE HOUSING IS IP65 RATED
- Acrylic optical system
- Type II E-entrance (M, Medium), R (rectangle) & W (wide)
- Asymmetric

Controls

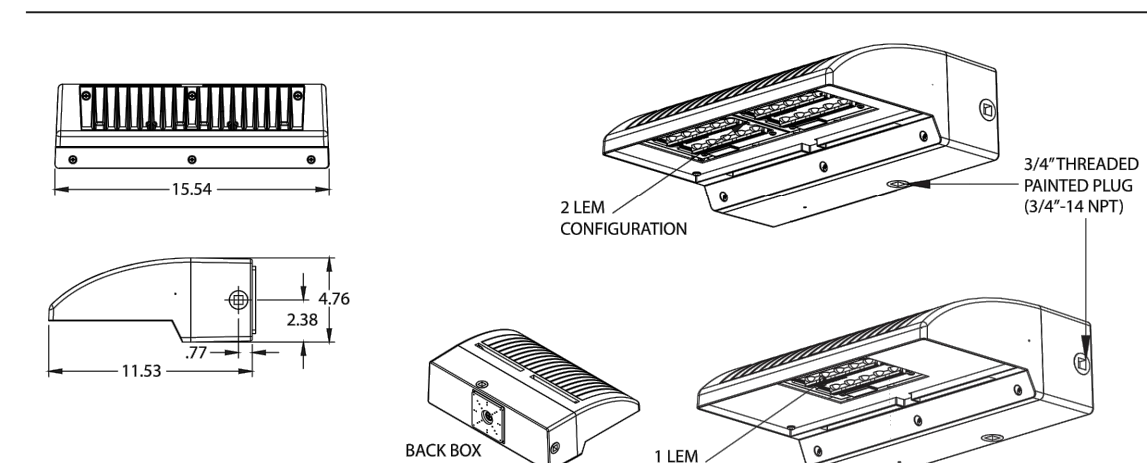
- Field adjustable output (AO)
- Button style photocell (P3)
- Motion sensor & ambient photocell combination for mounting low (8-15') (MASH) and high (15-30') (MASH) mounting heights

Certification and Standards

- Luminaires in USA listed, UL and Canada
- Suitable for operation in an ambient temperature up to 40°C (104°F) per UL or CSA certification
- Design Light Concentration (DLC) qualified product. For all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DLC to confirm which versions are qualified.
- LM 79 compliant
- The proposed LED Lumen Maintenance shall be based only on E514-00-01 and TM-21

Warranty

- 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/lighting/warranty/terms-and-conditions
- All values are design or typical values, measured under laboratory conditions at 25°C.
- Specifications subject to change without notice.



HOLOPHANE | 3825 Columbus Rd., Greenville, OH 45602 | Phone: 866-HOLOPHANE | www.holophane.com
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HLWPC2

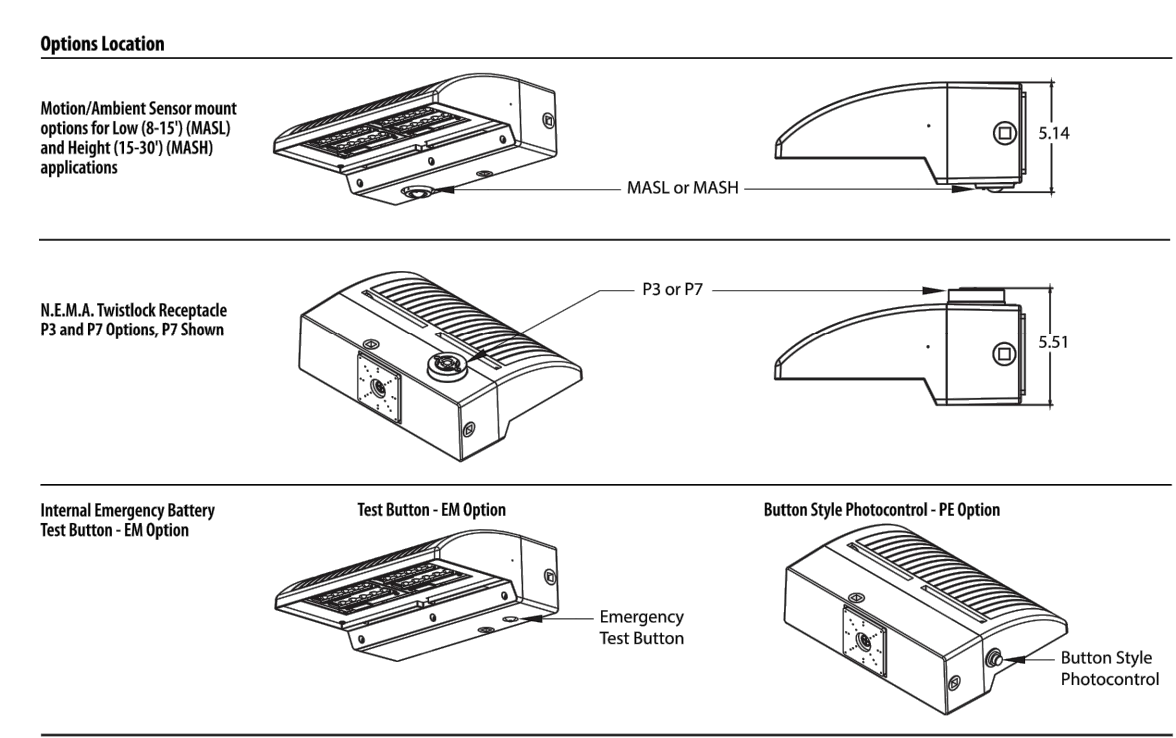
Wallpack* Full Cutoff LED



Example: HLWPC2 P20 40K AS T3M B2SP

Order	Lumen Package	Color Temperature	Voltage	Photo	Color	DF
HLWPC2	Wallpack Full Cutoff LED	40K	120V/277V/50/60Hz	FE - Button Style Photocell	BLACK	STB
				PF - Photo Eye	BLACK	STB
				PI - N.E.M.A. Tealock Receptacle Mount - 1 P/N	BLACK	STB
				PP - N.E.M.A. Tealock Receptacle Mount - 1 P/N	BLACK	STB
				IM - Integral Emergency Battery	BLACK	STB
				TP - Tamper Resistant Hardware	BLACK	STB
				PS - Storming Cap	BLACK	STB

Options	Options	Options
Adjustable/Programmable Options	Control - Photocell Options	Beam Option
AO Field Adjustable Output	FE Button Style Photocell	SF Single Face
	PF N.E.M.A. Tealock Receptacle Mount - 1 P/N	DF Double Face
	PP N.E.M.A. Tealock Receptacle Mount - 1 P/N	
	POLL DFL Long Life Tealock Photocell for Solid State	Safety Option
	PS Storming Cap	IM Integral Emergency Battery
		TP Tamper Resistant Hardware
General Options		Surge Protection Option - 20kV/10kA is Standard
MASH Motion/Ambient Sensor, 8' DF Mounting Height, Ambient Sensor Enabled at 1°C		10kV 10kV/5kA Surge Protection, 10kV/10kA
MASH Motion/Ambient Sensor, 15' DF Mounting Height, Ambient Sensor Enabled at 1°C		



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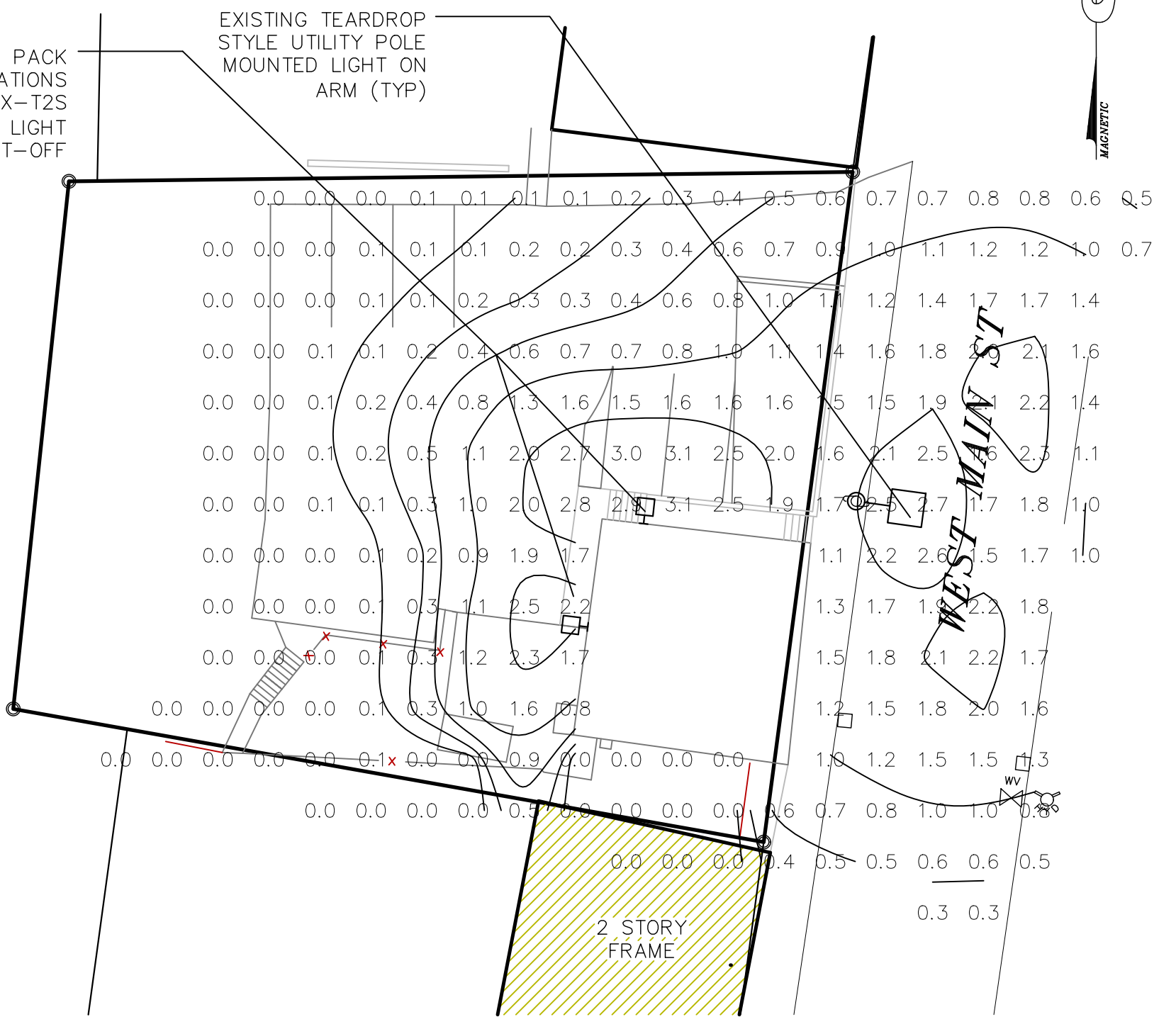
OUTDOOR PHOTOMETRIC REPORT
 CATALOG: HLWPC2 P10 AMB XX T2M

Test #: SF 5553P19
 Test Lab: SCALED PHOTOMETRY
 Test Date: 9/7/2017
 Catalog: HLWPC2 P10 AMB XX T2M
 Description: Wallpack Full Cutoff LED, LED Performance Package P10, Wavelength Amber, Voltage, Type II Medium Wallpack Full Cutoff LED

Series: LED
 Lamp Catalog: LED
 Lamp: LED
 Lamp Output: Total Luminaires Lumens: 1054.5, absolute photometry *
 Ballast / Driver: LED DRIVER
 Input Wattage: 28
 Luminous Opening: Rectangle (L: 6.48", W: 15.48")
 Max Cd: 872.6 at Horizontal: 75°, Vertical: 72.5°
 Roadway Class: MEDIUM, TYPE III

WALLPACK FIXTURE

PROPOSED WALL PACK LOCATIONS
 HLWPC2-P30-AMB-XX-T2S
 MOUNTING HEIGHT 15' LIGHT TO BE FULL CUT-OFF



GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	0.86
MAXIMUM FOOT-CANDLES	2.8
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	2.82 / 0.00
AVERAGE TO MINIMUM FC RATIO	0.86 / 0.00

2 PROPOSED LIGHTING PLAN

SCALE: 1" = 20'

- SITE SPECIFIC NOTES:**
1. THE APPLICANT PROPOSES TO DEMOLISH THE UPPER TWO FLOORS OF AN EXISTING 2 1/2 STORY BUILDING, AND REPLACE THEM WITH TWO STORIES TO INCLUDE TWO ONE-BEDROOM APARTMENTS ON THE SECOND FLOOR, AND ONE TWO-BEDROOM APARTMENT ON THE THIRD FLOOR. THE FIRST FLOOR WILL INCLUDE A 658 SQUARE FOOT COMMERCIAL SPACE AND A 89 SQUARE FOOT UTILITY ROOM. THE 0.226 ACRE PARCEL IS LOCATED AT 2695 W. MAIN STREET IN THE VILLAGE COMMERCIAL (VC) DISTRICT.
 2. THE BOUNDARY AND ASBUILT INFORMATION AS TAKEN FROM THE MAPPING PREPARED BY ROBERT V. OSWALD LS DATED JUNE 11, 2016.
 3. ALL STEPS SHALL MEET NYS BUILDING CODE REQUIREMENTS AS STATED ON HOUSE DESIGN PLANS.
 4. ROOF DRAINS ENTER INTO EXISTING CATCH BASIN WHICH IS CONVEYED TO THE EXISTING DRAINAGE SYSTEM IN THE STATE ROW.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Brian J. STOKOSA, PE	
STATE OF NEW YORK BRIAN J. STOKOSA LICENSED PROFESSIONAL ENGINEER 083970	
MARCH 10, 2020	
DECEMBER 16, 2020	
NOVEMBER 16, 2020	
Revisions	
Project No. 2018.231	License No. 083970

DAY STOKOSA ENGINEERING P.C.

3 Van Wyck
 Wappingers Falls, New York 12590
 (845)-223-3202

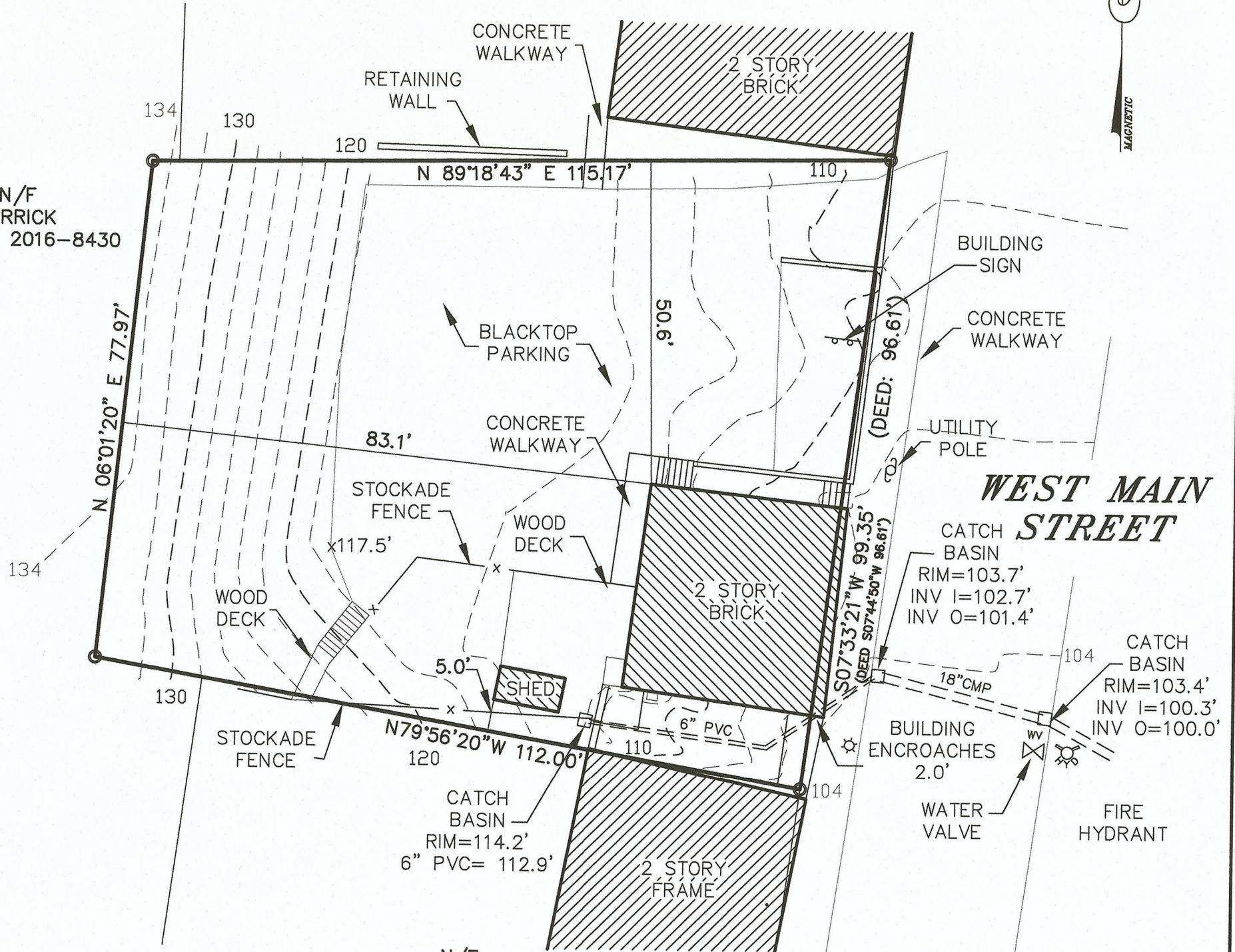
PROJECT: 2695 W. MAIN STREET
 Village of Wappinger Dutchess County, New York

DRAWING: SITE PLAN

SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJS	3
DATE	CHECKED BY	
2-12-2019	BJS	Page 3 of 3

N/F
PHILLIS FISHER
DOCUMENT NO. 2005-5915

N/F
JERRICK
DOC NO. 2016-8430



N/F
PHILLIS FISHER
DOCUMENT NO. 2005-5913

AREA= 0.23 ACRES +/-

CERTIFIED TO:
1. RICHARD HOLLISTER
2. VILLAGE OF WAPPINGER
3.
4.

NOTES:
1. BEING THE SAME PARCEL AS DESCRIBED IN THE LIBER DOCUMENT NUMBER 2018-2622 AND SUBJECT TO RESTRICTIONS AND CONDITIONS THEREIN.
2. TOGETHER WITH ANY RIGHT, TITLE OR INTEREST IN AND TO THE CENTER OF THE PUBLIC ROADS SHOWN HEREON.
3. BEING LOT NO. _____ AS SHOWN ON FILED MAP NO. _____
4. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
5. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

6. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
8. SUBSURFACE STRUCTURES AND UTILITIES WHICH WERE NOT VISIBLE AT THE TIME OF THE SURVEY HAVE NOT BEEN SHOWN.
9. ©ALL RIGHTS RESERVED. COPYING OR REPRODUCTION OF THIS PLAN OR ANY PORTION THEREOF PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ENGINEER / SURVEYOR.

MAP OF SURVEY
FOR
THE LANDS
RICHARD HOLLISTER

VILLAGE OF WAPPINGER
SCALE: 1" = 20'

DUTCHESS CO., N.Y.
FEBRUARY 24, 2021

ROBERT V. OSWALD
LAND SURVEYING
175 WALSH ROAD, LAGRANGEVILLE, NEW YORK 12540
(845)-226-6436 FAX (845) 226-1315



FILE NO. 2018-077
DISC #

ALFRED A. CAPPELLI, JR.
ARCHITECT
1136 ROUTE 9
WAPPINGERS FALLS, NY 12590

Telephone: 845-632-6500
Fax: 845-632-6499
Email: acappe2102@aol.com

March 2, 2021

Chairman Tom Morris
Village of Wappingers Falls
Planning Board
2582 South Ave.
Wappingers Falls, NY 12590

Re: Former United Methodist Church, 9 So. Mesier Ave.
Planning Board Application
TM #6158-18-384202

Dear Chairman Morris & Planning Board Members,

Attached please find an application to the Planning Board for the proposed use for the former United Methodist Church at 9 So. Mesier Ave. which we had discussed preliminarily with the Board at the February 2021 meeting.

We would very much like to be placed on the next available Planning Board meeting to continue discussions with the Board.

We have attached an escrow check in the amount of \$3,000.00 that was previously requested. We have not attached, however, an application fee not knowing how that fee should be determined. At your earliest convenience, please let me know and I will get that to the Board.

If there are any questions in the meantime or the Board would like additional information, please do not hesitate to let me know.

Thank you again for your time and consideration.

Very truly yours,



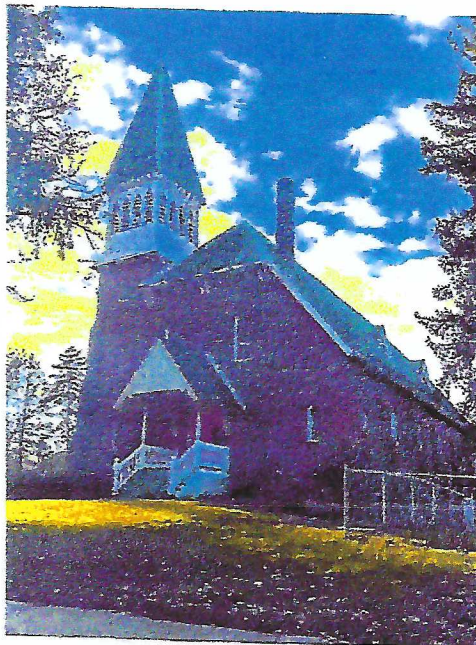
Alfred A. Cappelli, Jr.
Architect

AAC/dc
Enc.

PROPOSED NEW USES FOR THE
FORMER
UNITED METHODIST CHURCH

9 SO. MESIER AVE.
VILLAGE OF WAPPINGERS FALLS
DUTCHESS COUNTY
NEW YORK

TM #6158-18-384202



PREPARED BY:
ALFRED A. CAPPELLI, JR.
ARCHITECT
1136 ROUTE 9
WAPPINGERS FALLS, NY 12590
PHONE: 845-632-6500
FAX: 845-632-6499
EMAIL: acappe2102@aol.com

MARCH 2, 2021

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- I PLANNING BOARD APPLIATON (INCLUDING OWNER CONSENT, PART 'A' & PART 'B',
OWNER/AGENT AFFIDAVITS)
- II SHORT FORM EAF
- III PROJECT NARRATIVE
- IV LOCATION MAP
- V SURVEY OF EXISTNG PROPERTY
- VI FLOOR PLANS OF EXISTING BUILDING



VILLAGE OF WAPPINGERS FALLS

BUILDING DEPARTMENT
OFFICE OF CODE ENFORCEMENT
OFFICE OF THE FIRE INSPECTOR
2582 SOUTH AVENUE
WAPPINGERS FALLS, NY 12590
PHONE: (845) 297-5277 FAX: (845) 296-0379
E-mail: bmurphy@wappingersfallsny.gov
www.wappingersfallsny.gov

APPLICATION FOR PLANNING BOARD REVIEW

Submission Date: March 3, 2021

Date of Meeting: April 1, 2021

Meetings are held at the American Legion Hall, 7 Spring Street on the first Thursday of the month at 7:00 p.m. All information must be completely filled out and returned no later than 15 business days before meeting date. For the complete list of Planning Meeting Dates and Deadlines go to the Building, Planning and Zoning page on the village website www.wappingersfallsny.gov.

A filing fee is required in connection with any application to the Planning Board for approval.

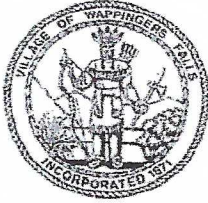
The Planning Board is responsible for the review and approval of all applications concerning:

- Opening a new business in the Village
- Installing a new sign
- Building a new structure in a commercial zone
- Subdivision / Site Review/ Lot Line Adjustment

Items to be submitted for review: (Only items pertaining to project)

- PDF Emailed to Building Dept. and Ten (10) hard copy sets of construction/site/elevation/plans - Engineer drawings showing all areas to be affected. Or a sketch of the proposed floor plan layout (*All sets of plans must be folded*)
- Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.)
- Consent Form (*The applicant must provide consent form, from homeowner authorizing him/her to file for Planning Review*)
- Application fee
- Application for proposed sign - Including Renderings/sketch of proposed sign/ Elevation/size/ exact color samples.

(Separate Application)



VILLAGE OF WAPPINGERS FALLS

BUILDING DEPARTMENT
2582 SOUTH AVENUE
WAPPINGERS FALLS, NY 12590
PHONE: (845) 297-5277 FAX: (845) 296-0379
E-mail: bmurphy@wappingersfallsny.gov
www.wappingersfallsny.gov

APPLICATION FOR PLANNING BOARD REVIEW

All information must be completely filled out and returned no later than the stated submission date.

Date Submitted: March 3, 2021

Date of Meeting: April 1, 2021

Property Identification:

Address: 9 South Mesier Avenue

Zoning District: Village Mixed Existing site area: 0.849 ac.

Owner Information:

Name: Centurion Realty Management, LLC, (Joe and Albert Pettinella)

Address: 1136 Route 9

City: Wappingers Falls State: NY Zip: 12590

Contact Numbers: (H) _____ (C) (914) 755-2245

(E-mail) jpettinell@aol.com

Applicant Information:

(Please provide if someone other than the property owner is the applicant)

Name: Same as Owner above

Address: _____

City: _____ State: _____ Zip: _____

Contact Numbers: (H) _____ (C) _____

E-mail Address: _____

Lead Design Professional: (If applicable)

(Indicate the primary design professional associated with this application)

Name: Alfred Cappelli, jr

Title: Project Architect

Architect Engineer

Company: Alfred Cappelli, jr. Architect

Address: 1136 Route 9 Wappingers Falls, NY 12590

Telephone #: (o) 845 632-6500 (c) 914 489-6192

E-mail Address: acappe2102@aol.com



APPLICATION FOR PLANNING BOARD REVIEW

(Continued)

Proposed Site:

(Property where improvements are proposed)

Existing Use(s): church, school, residential dwelling

Proposed square footage: existing square footage aprox. - 12,854 sf (church, school & residential)

Project Description : *(Please print or type)*

(Describe the project in detail indicating all areas of work, type(s) of improvement and materials to be used as a part of the proposed improvements. Use additional sheets if necessary.)

Refer to attached detailed narrative for description of proposed uses

Items to be submitted for review: (Only items pertaining to project)

- Ten (10) sets of plans.
- Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.)
- Consent Form
- Application for proposed sign
- Application Fee
- Proof that the taxes, utility bills and fines for the property are paid in full.

With the completion of this application, I hereby state that the information provided and all Accompanying documentation is accurate to the best of my knowledge, and that the attached plans contain all information required by the appropriate checklist.



Signature of Applicant Signed

March 2, 2021

Date

Office use only:

[] FEE : _____ Receipt No. : _____ Cash / Check # _____ Date: _____

Revised by : _____ Revision date : _____
Zoning Administrator/Code Enforcement Officer



VILLAGE OF WAPPINGERS FALLS

Office of Building, Planning & Zoning
2582 South Avenue
Wappingers Falls, NY 12590
Phone: (845) 297-5277 Fax: (845) 296-0379
E-mail: bmurphy@wappingersfallsny.gov
www.wappingersfallsny.gov

CONSENT FORM

Name of property owner: Centurion Realty Management, LLC, (Joe & Albert Pettinella)

Address of property owner: 1136 Route 9

City: Wappingers Falls State: NY Zip: 12590

Phone number of property owner: (Include home, work, mobile number and e-mail address):

(H) _____ (C) (914) 755-2245

(W) _____ (Email) jpettinell@aol.com

Address of site where work is being conducted: 9 South Mesier

Description of work: Refer to attached detailed Narrative

Name of person doing work: Alfred Cappelli, jr., Architect

Address of person doing work: 1136 Route 9

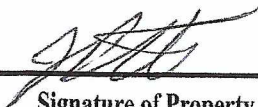
City: Wappingers Falls State: NY Zip: 12590

Phone number of person doing work (Include home, work, mobile numbers and e-mail address):

(H) _____ (C) 914 489-6192

(W) 845 632-6500 (Email) acappe2102@aol.com

I, as property owner for the above mentioned property, am aware of all work described above and give my consent to the aforementioned person to do the work.



Signature of Property Owner

Date Signed

PART "A"
OWNER AFFIDAVIT

State of New York }
County of Dutchess } ss:

Joseph Pettinella being duly sworn, deposes and says:

1. That I/we are the Owner(s) of the within property as described in the foregoing application for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That I/we hereby authorize Alfred Cappelli, to act as my/our representative in all matters regarding said application(s), and that I/we have the legal right to make or authorize the making of said application.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action.
4. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application.
5. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Village Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Village of Wappingers Falls, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Town Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Village official(s) entering the property for the purpose of conducting inspections.
6. That I/we understand that the Village of Wappingers Falls Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct.

[Signature]
Applicant/Owner

Applicant/Owner

Sworn to before me this 2nd day of
March, 2021.
[Signature]
Notary Public

LORI A. SCHULZE
Notary Public, State of New York
No. 01SC6010211
Qualified in Dutchess County
Commission Expires July 13, 2022

PART "B"
APPLICANT / AGENT AFFIDAVIT

State of New York }
County of Dutchess } ss:

Joseph Pettinella being duly sworn, deposes and says:

1. That I/we are the _____ named in the foregoing application for Planning Board for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at or conducts business at _____ in the County of _____ and the State of _____.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application.
4. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Village Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Village of Wappingers Falls, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Village Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Village official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Village of Wappingers Falls Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

[Signature]
Applicant/Agent

[Signature]
Applicant/Agent

Sworn to before me this 2nd day of March, 2021.

[Signature]
Notary Public

LORI A. SCHULZE
Notary Public, State of New York
No. 01SC6010211
Qualified in Dutchess County
Commission Expires July 13, 2022

617.20
Appendix B
Short Environmental Assessment Form

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.

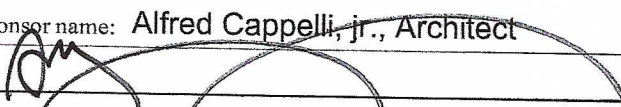
Part 1 - Project and Sponsor Information		
Name of Action or Project: Former United Methodist Church		
Project Location (describe, and attach a location map): 9 South Mesier Avenue, corner of East Main St.		
Brief Description of Proposed Action: Conversion of existing church, school annex and residential to cultural center of performing and cultural arts		
Name of Applicant or Sponsor: Alfred Cappelli, jr., Architect	Telephone: 845 632-6500	E-Mail: <small>acappe2102@aol.com</small>
Address: 1136 Route 9		
City/PO: Wappingers Falls, NY 12590	State:	Zip Code:
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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	NO	YES
Village Planning Board and Building Dept.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?	<u>0.849</u> acres	
b. Total acreage to be physically disturbed?	<u>0.0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<u>1.1</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.		
Urban	Rural (non-agriculture)	Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)
Forest Agriculture Parkland	Aquatic	Other (specify): _____

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		<input checked="" type="checkbox"/>	
b. Consistent with the adopted comprehensive plan?		<input checked="" type="checkbox"/>	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<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 service(s) available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<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 checked="" type="checkbox"/>		
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
		<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
		<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" 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"/>		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: Shoreline Forest Agricultural/grassland Early mid-successional Wetland			
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	
	<input checked="" type="checkbox"/>		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems off and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input checked="" type="checkbox"/>		
		<input checked="" type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	NO	YES
_____	<input checked="" 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? If Yes, describe:	NO	YES
_____	<input checked="" 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? If Yes, describe:	NO	YES
_____	<input checked="" type="checkbox"/>	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Alfred Cappelli, jr., Architect	Date: March 2, 2021	
Signature: 		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. **Part 3** should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PROPOSED USE FOR THE FORMER
UNITED METHODIST CHURCH
9 SO. MESIER AVE.
VILLAGE OF WAPPINGERS FALLS
DUTCHESS COUNTY, NY
TM #6158-18-384202

PREPARED BY:
ALFRED A. CAPPELLI, JR.
ARCHITECT
1136 ROUTE 9
WAPPINGERS FALLS, NY 12590
PHONE: 845-632-6500
FAX: 845-632-6499
EMAIL: acappe2102@aol.com

FEBRUARY 18, 2021

TABLE OF CONTENTS

- I Narrative
- II Results of Poll, August 2020 Open House
- III Simple Definition of Service Business

1. Project Objective:

It is the intent of the Applicant to utilize the existing building, the former United Methodist Church, for the re-purposing of the building to a new use that we feel is much needed and a welcome addition to the vibrancy of the village of Wappingers Falls and is hereinafter described.

2. Applicant:

The Applicant is Centurion Realty Management, LLC, 1136 Route 9, Wappingers Falls, NY whose principal officers are brothers Joe and Albert Pettinella, both respected businessmen in the community. The property was closed approximately three weeks ago.

3. Project Location:

The project location is 9 So. Mesier Ave., at the southwest corner of So. Mesier and Main Street. The tax map number is 6158-18-384202.

4. Property and Building Description:

The building is comprised of three distinct sections, although attached to form one building.

There is the main sanctuary, built mid-19th century, facing Main St., of typical church architecture of the time.

The interior dimensions of the sanctuary, including alter, are approximately 37' x 57', approximately 2,109 sq. ft. It consists of a raised alter and pew seating, the main entry via a vestibule on the north side facing Main St.

Below the sanctuary, in the lower level basement, is a commercial grade kitchen and large room we refer to as the Fellowship Hall for descriptive purposes. The kitchen is approximately 19' x 22' and the Fellowship Hall is approximately 36' x 36'. There are affiliated storage areas, a broiler room, etc.

In the 1950s (approx.) there was a school annex constructed, behind (to the south) the church, two floors, one slightly above grade and the lower level slightly below.

The school annex is comprised of individual rooms, or classrooms as they were, seven on the upper floor and three on the lower floor along with a large open multi-purpose space on the lower level. There are also public toilet facilities on the lower level. Each floor is approximately 37' x 47' inside, 1,739 sq. ft. per floor, approximately 3,478 sq. ft. total.

The third component of the complex is the parsonage at the southernmost end of the property, built also in the 19th century which housed the parson for the church. We believe the parsonage was last occupied approximately 18 months ago. The parsonage is two stories of livable space with a finished attic that is not being used.

There is an attached two car garage, more recently constructed, with access to the parsonage.

It appears that the school annex was built to connect the parsonage to the main church.

5. Current Building Use:

The sanctuary or church portion of the complex is currently being used by the Church of God (Inglesia Del Rios) for religious services in a lease agreement with Centurion Management, as carried over from the United Methodist Church. (The United Methodist Church has not had a service themselves for some time and has since merged with the United Methodist Church of Poughkeepsie).

The Church of God also utilizes the kitchen and fellowship hall on the lower level of the sanctuary.

Also occupying the building is the United Methodist Church Childcare, LLC, utilizing the lower level of the school annex, consisting of the three classrooms, multi-purpose room and toilet facilities.

6. August 2020 Open House:

In conjunction with and support of the then Mayor of the Village, Matt Alexander, we held an open house at the church in order to solicit thoughts and ideas from the public on their thoughts for the building's use.

Advertised by the Village, there was a well attended Saturday morning walk thru of the building, with reviews of the existing plans of the building.

Headed by the Village, suggestions were solicited with some of the suggestions and results attached herewith.

It is apparent by what was suggested, that gave us the direction for what we thought was the best fit for the building and for the Village as a whole.

7. Proposed Use:

At about the time of the August 2020 open house, the Applicants opened discussions with Michelle Martinetti, President of River Valley Arts Center (RVAC for short).

Her proposal to the Applicants along with Matt Alexander, was a use of the building that would function as a focal point and hub for the community.

Michelle's vision is to create a hub of creative activity with the shared spaces at RVAC providing opportunities in arts education and community events, providing a safe creative arts community.

RVAC would be home to multiple spaces for arts and community programs. Residents would provide workshops in music, performing arts, visual arts, yoga, photography, culinary arts, language arts, just to name a few.

All of the above would be in the almost ready environment of the school annex, with little if any modifications and physical changes with the exception of code upgrades such as sprinkler system, complete fire and alarm systems, etc.

It is further Michelle's vision to eventually turn the sanctuary or church portion of the building into a fully customizable event space that can be used for community events, recitals, corporate events, private events, small theatre performances or concerts.

RVAC would lease the space from the Applicant, Centurion Management, should the use be allowed by the Village.

The parsonage would be left as a residential entity, as currently a single-family dwelling with the possibility of a multi-unit B&B, both uses allowed in the VM zone.

8. Current Zoning and How We Fit In:

The current zoning of the property is VM, Village Mixed Use, which allows many uses, but also has many limitations.

Of the many uses allowed are the broad sections of (1) Office, Business, (2) Office, Professional, (3) Retail, all quite broad in their intent.

There are a limited number of examples in each of the above categories of what an office business or professional business is, or even a retail use is.

Certainly, it would be too voluminous for a zoning ordinance to list every possible use for their respective category. We have attempted to look beyond the narrow scope and definition of the Village zoning ordinance and see how our uses, we feel, fit into the intent of the zoning ordinance.

In the Village's retail definition, establishments providing goods, merchandise or services.....
In the professional office definition,the services that are provided by attorneys, architects, engineers and similar professionals.

Although we have been told that if the use is not specifically listed it is not allowed, we have come up with a list of over 50 uses that are literally listed in the zoning ordinance.

Although not in the Village ordinance, we feel our analogous uses, as defined by the IRS, Meriam Webster's Dictionary and a myriad of other zoning ordinances, suggest what is being proposed in the school annex is in fact allowable in the VM zone, as a service business that fits the intent of the Village's zoning ordinance.

A service business provides certain professional support to its clients/customers. These businesses, the product is not a tangible one.

Service businesses are those that provide an activity or the performance of a task for a commercial purpose. The task is directed to help a business or individual in any myriad of subjects, too numerous to list.

9. Other Improvements.

In addition to the aforementioned sprinkler and fire alarm installations, the following upgrades are also being proposed:

- Additional toilet facilities.
- Upgrades to the existing commercial kitchen.
- Interior upgrades to HVAC, electrical, lighting, insulation, new doors, etc.
- Exterior painting and general deferred maintenance items to create a "newer" look rather than a "tired" look.

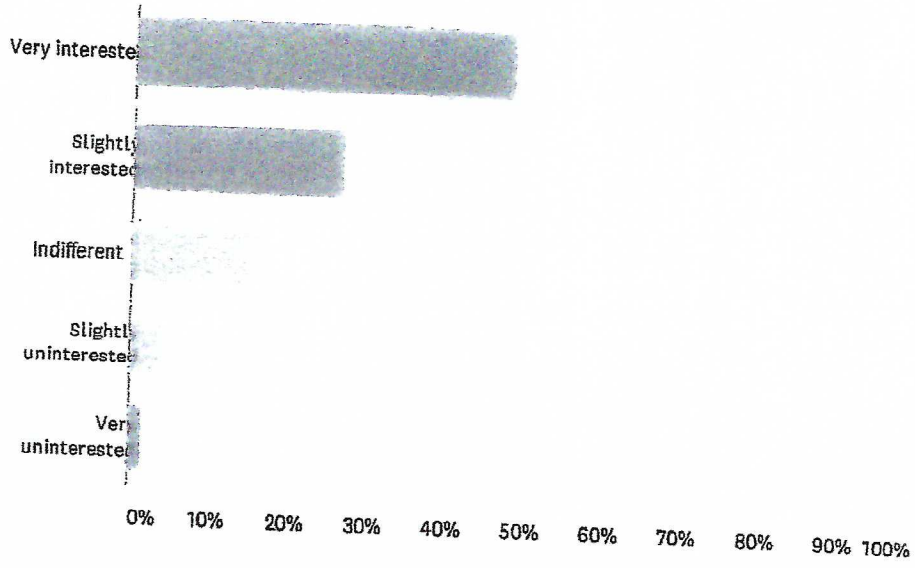
10. Parking:

For purposes of the RVAC school annex function, we feel on street parking along with the parking lot owned by the Applicant (also conveyed by UMC) would suffice as many of the programs are staggered, and since many of the programs are child oriented, there will be a lot of drop off/pick up activity.

We are also looking for numerous other parking areas available, both private and public, that will be made available to the activities at RVAC and these will be presented to the Planning Board for discussion.

Q1 United Methodist Church of Wappingers Falls- How interested were you in this project?

Answered: 115 Skipped: 3



ANSWER CHOICES	RESPONSES	
Very interested	48.70%	
Slightly interested	26.96%	56
Indifferent	18.26%	31
Slightly uninterested	4.35%	21
Very uninterested	1.74%	5
TOTAL		2
		115

Methodist Church Comments

- Use the Sanctuary and house for income to offset future operation. That leaves the classroom or building between the Church and residents for a community center. Now you have potential income to offset value
- Sounds like many good ideas - kids, elders, teens, events
- A community center with programming for all ages would be wonderful.
- Art, music and performance area is a good idea.
- Art center but with adequate parking
- Restaurant was a cool idea like the visual and terrapin in Rhinebeck
- Library could use community space
- Something for teenagers would be great. Music classes, free gym so the kids and stay healthy, etc...
- A local produce restaurant with artist spaces would be great
- Childcare and dance studio together
- I was married in this church and my family attended their as members for generations. Would love to see it reused for community benefit such as a arts center/senior center, etc. as specified
- Childcare
- I would love to see it be a youth center, like a YMCA or a Boys/Girls Club
- Any future use should allow village residents to use it for a positive social purpose such as a place for kids to play in a safe place or the future use should increase the village tax base in order to help keep residents taxes lower
- The Methodist Church, attached education wing and parsonage abut residential, single family housing. The parsonage, if detached from the education wing would make a lovely family home. Using the church for a restaurant would negatively impact the neighborhood by bringing an excess of traffic.
- Love the idea off developing an arts center
- Arts, meetings , etc
- I love the idea of making it an art center with classes, like painting and pottery!
- I like the idea of a rec center.
- Instead of an Art center it can be an Acting Center because a lot of people would be interested if it became an Acting center
- Keep current child care program
- UMC Childcare is vital to the building
- Would love to avoid a vacant building...mixed use...arts, culture, senior center, parks & rec space for events, etc.
- A community recreation space would be wonderful. We have nowhere (except the library) for children's recreational classes
- Community Center, Repair Café
- I think the Church would make a great wedding/ event place
- I'd love to see some great programs focused on youth for art, performing arts, music, math - something to make all kids regardless of background or income excel
- I hope it becomes an art or stem center post pandemic
Would love to see some kind of community center

Service Design



Ooni Pro 16 Multi-Fuel Pizza Oven

\$599

Ooni Fyra 12 Car Cover

\$39.99

Ooni Pizza Topp Station

\$99.99

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Because They Mean Everything
Access to options for life insurance coverage. Access to peace of mind.
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18 Examples of a Service Business

posted by [John Spacey](#), October 19, 2017



A **service business** is a business model that offers intangible value beyond a physical product. Advanced economies have shifted towards a service-based economy whereby the total value of services may exceed the total value of products as a percentage of GDP. The following are common examples of service businesses.

Information Technology

Offering technology platforms, software applications and systems as a service with a monthly recurring or usage-based fee.

Education

Education and training services such as a school or an online learning tool.

Consulting

Offering your knowledge and work output as a service.

Transportation

Transportation services such as an airline or bicycle rental shop.

Events

Events such as industry conferences or weddings.

Entertainment

Movies, video games and other entertainment.

Media

Content such as social media, television and newspapers.

Pricing

- Services
- Business Services
- Customer Service
- Intangible Value

- Key Concepts
- Managed Services
- Microservices
- Product-as-a-Service

Service Culture



Infrastructure

Infrastructure services such as internet access or solar panel maintenance.

Ooni Pro 16 Multi-Fuel Pizza Oven
\$599



Ooni Pizza Topping Station
\$99.99



Ooni Fyra 12 Carry Cover
\$39.99

Ooni Utility (Large)
\$49.99

Financial Services

Banking, insurance and investment services.

Professional Services

The services of professionals such as lawyers, accountants and architects.

Logistics

Logistics services such as delivery.

Hospitality

Hotels, restaurants and tourist attractions such as theme parks.

Culture

Cultural experiences such as an art museum or performance art.

Medicine

Hospitals, doctors and other medical services.

Wellness

Services that are relaxing or perceived as healthy such as a gym or spa.

Convenience Services

Saving customers time or making things easier for them. For example, a dog walking service.

Club Goods

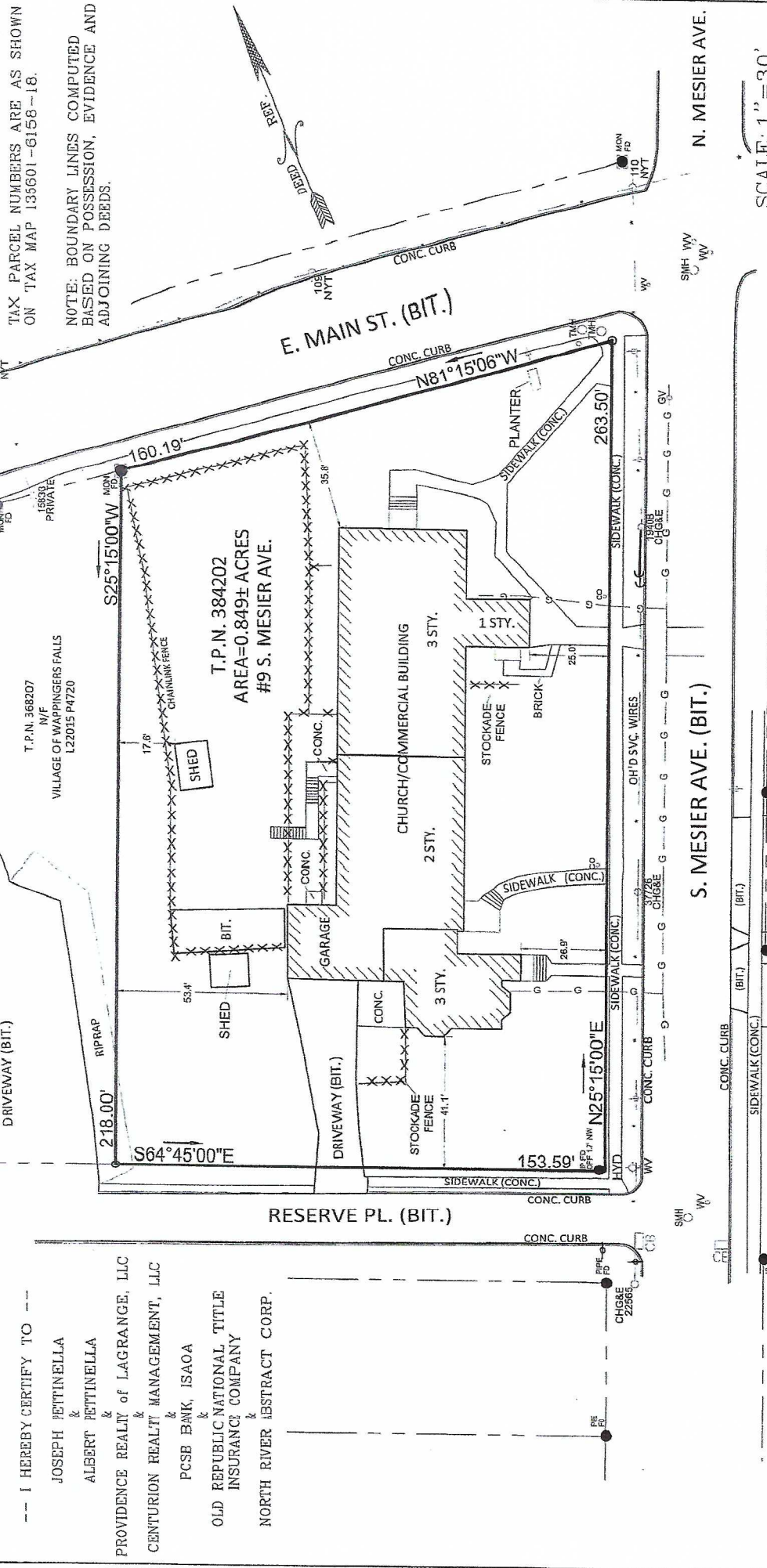
Large assets that can be used for a fee such as a golf club or theme park.

Product as a Service

Wrapping a product in a service. For example, a home heating and cooling system that is installed for a month includes maintenance and repair.

Type	Services
Definition	A business model that offers <u>intangible value</u> .
Related Concepts	<ul style="list-style-type: none"> Services » Business Model » Intangible Value » Information Technology » Monthly Recurring Revenue » Education »

Services



TAX PARCEL NUMBERS ARE AS SHOWN ON TAX MAP 135601-6158-18.

NOTE: BOUNDARY LINES COMPUTED BASED ON POSSESSION, EVIDENCE AND ADJOINING DEEDS.

STATE OF NEW YORK
 LICENSED LAND SURVEYOR
 LARRY L. LYNN

SURVEY FOR/TO
JOSEPH PETTINELLA
ALBERT PETTINELLA
 VILLAGE OF WAPPINGERS FALLS
 COUNTY OF DUTCHESS
 STATE OF NEW YORK
 JULY 28, 2020

REV. 1: ADDED CERT 10/19/20
 REV. 2: REVISED 01/13/21
 REV. 3: ADDED NEW CERT 01/19/21

ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE SIGNATURE AND SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.

PREPARED BY LARRY L. LYNN, SURVEYOR, P.C.
 1975 RTE. 376 WAPPINGERS FALLS, NY 12594 (845) 483-2733.
 PLAN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION ON JULY 28, 2020.
 THIS PLAN IS SUBJECT TO THE SUPERVISION OF THE STATE SURVEYOR.
 UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS PLAN IS A VIOLATION OF SECTION 7702(2) OF THE NEW YORK STATE EDUCATION LAW.
 THIS PLAN IS SUBJECT TO THE SUPERVISION OF THE STATE SURVEYOR.
 SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS AND AGREEMENTS OF RECORD.
 COPYRIGHT © 2020 LARRY L. LYNN. ALL RIGHTS RESERVED.

THIS SURVEY IS ACCURATE AND CORRECT BY:
LARRY L. LYNN, L.S.
 WAPPINGERS FALLS, NY
 N.Y. SP. L.S. No. 0831

--- I HEREBY CERTIFY TO ---
JOSEPH PETTINELLA
 &
ALBERT PETTINELLA
 &
 PROVIDENCE REALTY OF LAGRANGE, LLC
 &
 CENTURION REALTY MANAGEMENT, LLC
 &
 PCSB BANK, ISAOA
 &
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 &
 NORTH RIVER ABSTRACT CORP.

SCALE: 1" = 30'

40-15A LLL

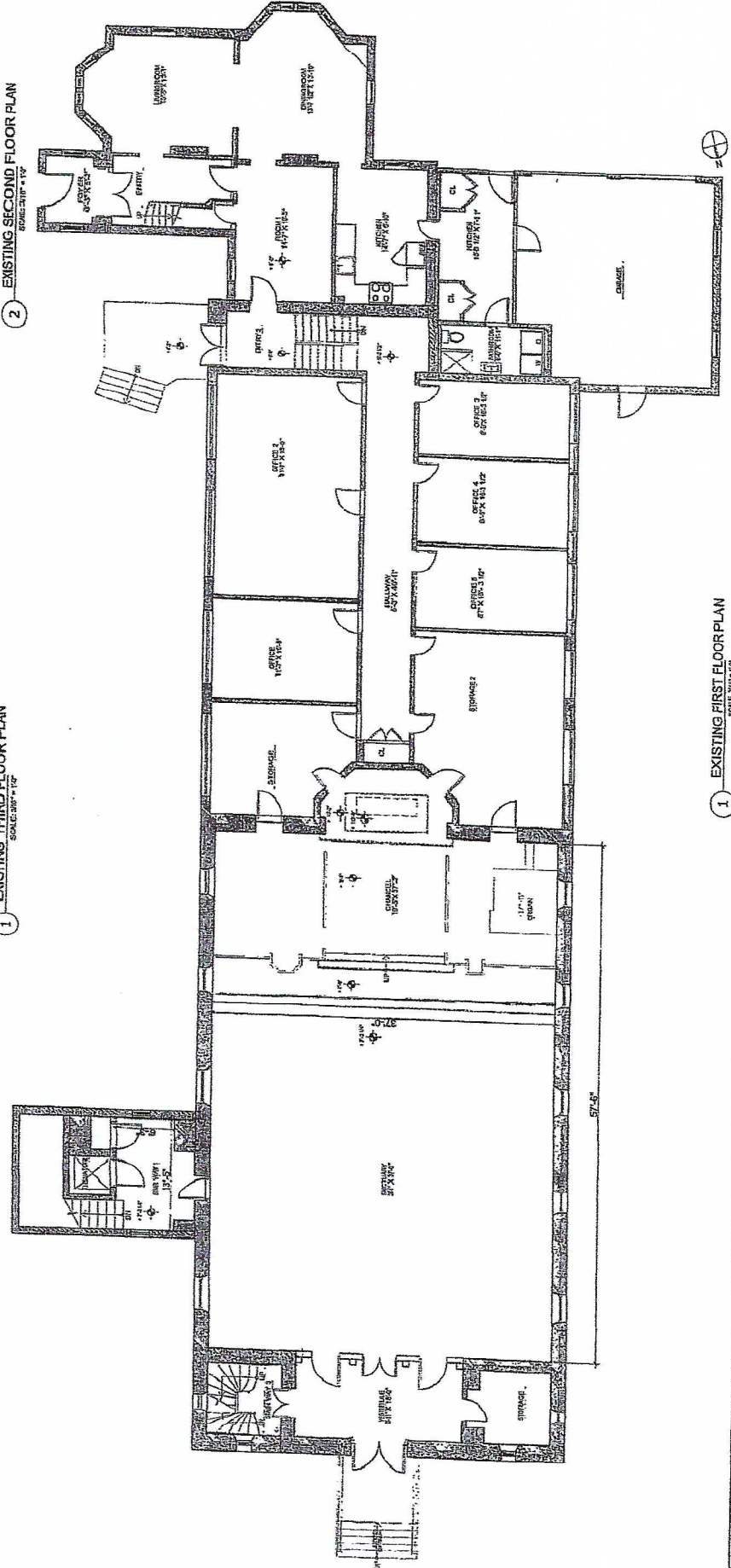
DATE	11/15/11
SCALE	1/8" = 1'-0"
PROJECT	METHODIST CHURCH
CLIENT	9 S. MESSEY
ARCHITECT	WAPINGERS P.L.S. NY
DESIGNER	ALFRED A. CAPPILLI, AIA
DATE	11/15/11
SCALE	1/8" = 1'-0"
PROJECT	METHODIST CHURCH
CLIENT	9 S. MESSEY
ARCHITECT	WAPINGERS P.L.S. NY
DESIGNER	ALFRED A. CAPPILLI, AIA

EXISTING FIRST SECOND & THIRD FLOOR PLAN

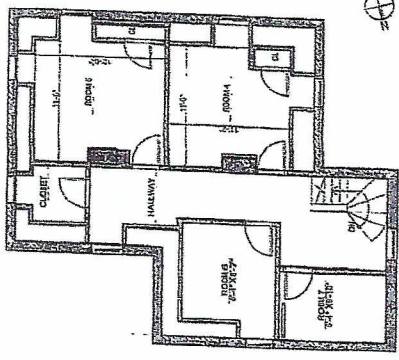
METHODIST CHURCH
9 S. MESSEY
WAPINGERS P.L.S. NY

PRELIMINARY
1138 ROUTE 9 WAPINGERS FALLS, NY 12590
ARCHITECT
ALFRED A. CAPPILLI, AIA

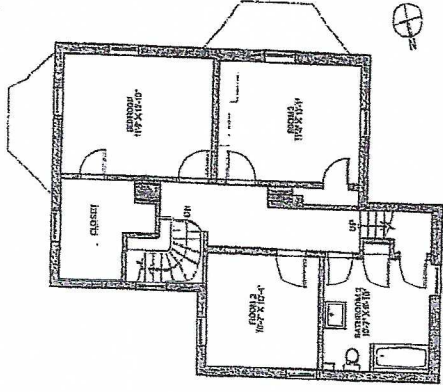
1 EXISTING FIRST FLOOR PLAN
SCALE 3/16" = 1'-0"



1 EXISTING THIRD FLOOR PLAN
SCALE 3/16" = 1'-0"



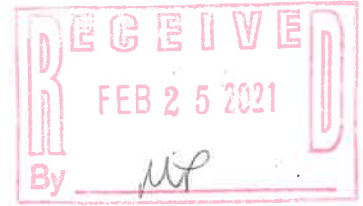
2 EXISTING SECOND FLOOR PLAN
SCALE 3/16" = 1'-0"





VILLAGE OF WAPPINGERS FALLS

BUILDING DEPARTMENT
OFFICE OF CODE ENFORCEMENT
OFFICE OF THE FIRE INSPECTOR
2582 SOUTH AVENUE
WAPPINGERS FALLS, NY 12590
PHONE: (845) 297-5277 FAX: (845) 296-0379
E-mail: bmurphy@wappingersfallsny.gov
www.wappingersfallsny.gov



APPLICATION FOR PLANNING BOARD REVIEW

Submission Date: February 25, 2021

Date of Meeting: April 1, 2021

Meetings are held at the American Legion Hall, 7 Spring Street on the first Thursday of the month at 7:00 p.m. All information must be completely filled out and returned no later than 15 business days before meeting date. For the complete list of Planning Meeting Dates and Deadlines go to the Building, Planning and Zoning page on the village website www.wappingersfallsny.gov.

A filing fee is required in connection with any application to the Planning Board for approval.

The Planning Board is responsible for the review and approval of all applications concerning:

- Opening a new business in the Village
- Installing a new sign
- Building a new structure in a commercial zone
- Subdivision / Site Review/ Lot Line Adjustment

Items to be submitted for review: (Only items pertaining to project)

- PDF Emailed to Building Dept. and Ten (10) hard copy sets of construction/site/elevation/plans - Engineer drawings showing all areas to be affected. Or a sketch of the proposed floor plan layout (*All sets of plans must be folded*)
- Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.)
- Consent Form (*The applicant must provide consent form, from homeowner authorizing him/her to file for Planning Review*)
- Application fee
- Application for proposed sign - Including Renderings/sketch of proposed sign/ Elevation/size/ exact color samples.

(*separate Application*)



BUILDING DEPARTMENT
 2582 SOUTH AVENUE
 WAPPINGERS FALLS, NY 12590
 PHONE: (845) 297-5277 FAX: (845) 296-0379
 E-mail: bmurphy@wappingersfallsny.gov
 www.wappingersfallsny.gov

APPLICATION FOR PLANNING BOARD REVIEW

All information must be completely filled out and returned no later than the stated submission date.

Date Submitted: February 25, 2021 Date of Meeting: April 1, 2021

Property Identification:

Address: #6 Sherwood Hts 2748 West Main Street, Wapp Falls
NY 12590
 Zoning District: Village Mixed Existing site area: 500 sqf.

Owner Information:

Name: DPNY REAL ESTATE HOLDINGS LLC
 Address: 143 HUDSON COVE
 City: EDGEWATER State: NJ Zip: 07020
 Contact Numbers: (H) (415) 246-5657 (C) (415) 246-5657
 E-mail: DPNYREALESTATEHOLDINGS@GMAIL.COM

Applicant Information:

(Please provide if someone other than the property owner is the applicant)

Name: Eimee Perise
 Address: 16 Sherwood Hts.
 City: Wappingers Falls State: NY Zip: 12590
 Contact Numbers: (H) _____ (C) 914.213.4876
 E-mail Address: Eimeester522@aol.com

Lead Design Professional: (If applicable)

(Indicate the primary design professional associated with this application)

Name: John Viviano
 Title: Contractor
 Architect _____ Engineer _____
 Company: 21391 New Hackensack Road
 Address: Poughkeepsie, NY 12603
 Telephone #: 914-500-1300
 E-mail Address: johnviviano1956@gmail.com



APPLICATION FOR PLANNING BOARD REVIEW

(Continued)

Proposed Site:

(Property where improvements are proposed)

Existing Use(s): VACANT SPACE

Proposed square footage: ~500 SQFT

Project Description : *(Please print or type)*

(Describe the project in detail indicating all areas of work, type(s) of improvement and materials to be used as a part of the proposed improvements. Use additional sheets if necessary.)

Install wall racks, and put up partial wall divider for dressing room

Items to be submitted for review: (Only items pertaining to project)

- Ten (10) sets of plans.
- Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.)
- Consent Form
- Application for proposed sign
- Application Fee
- Proof that the taxes, utility bills and fines for the property are paid in full.

With the completion of this application, I hereby state that the information provided and all Accompanying documentation is accurate to the best of my knowledge, and that the attached plans contain all information required by the appropriate checklist.

Signature of Applicant Signed

2/25/2021

Date

Office use only:

FEE : _____ **Receipt No. :** _____ **Cash / Check #** _____ **Date:** _____

Revised by : _____

Revision date : _____

Zoning Administrator/Code Enforcement Officer



VILLAGE OF WAPPINGERS FALLS

Office of Building, Planning & Zoning
2582 South Avenue
Wappingers Falls, NY 12590
Phone: (845) 297-5277 Fax: (845) 296-0379
E-mail: bmurphy@wappingersfallsny.gov
www.wappingersfallsny.gov

CONSENT FORM

Name of property owner: DPNY REAL ESTATE HOLDINGS LLC
Address of property owner: 143 HUDSON COVE
City: EDGEWATER State: NJ Zip: 07020
Phone number of property owner: (Include home, work, mobile number and e-mail address):
(H) (415) 246-5657 (C) (415) 246-5657
(W) (415) 246-5657 (Email) DPNYREAL ESTATE HOLDINGS@GMAIL
CO
Address of site where work is being conducted: 2748 W MAIN STREET
WAPPINGERS FALLS, NY 12590
Description of work: Installation of racks and partial wall/divider
for dressing room

Name of person doing work: John Viviano
Address of person doing work: 2139 New Hackensack Road
City: Poughkeepsie State: NY Zip: 12603
Phone number of person doing work (Include home, work, mobile numbers and e-mail address):
(H) _____ (C) 914.566.7300
(W) _____ (Email) John.Viviano1956@gmail.com

I, as property owner for the above mentioned property, am aware of all work described above and give my consent to the aforementioned person to do the work.

Signature of Property Owner

SHAWN M DEJESUS, MANAGING MEMBER

FEB 4 2021

Date Signed

617.20
Appendix B
Short Environmental Assessment Form

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: Interior Build of dressing room + wall racks			
Project Location (describe, and attach a location map): 2148 West Main Street, Wapping Falls, NY 12590			
Brief Description of Proposed Action: Installing racks and partial divider/wall for dressing room.			
Name of Applicant or Sponsor: E. Impe Derise		Telephone: 914.213.4876	
		E-Mail: Eimerster522@aol.com	
Address: 16 Sherwood Hts.			
City/PO: Wappingers Falls, NY		State: NY	Zip Code: 12590
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 YES X
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES X
3.a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
Urban	Rural (non-agriculture)	Industrial	Commercial Residential (suburban)
Forest Agriculture Parkland		Aquatic	Other (specify): _____

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	X		
b. Are public transportation service(s) available at or near the site of the proposed action?			X
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	X		
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	
			X
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
			X
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
			X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	X		
b. Is the proposed action located in an archeological sensitive area?			
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?	NO	YES	
	X		
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	
	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: Shoreline Forest Agricultural/grassland Early mid-successional Wetland			
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	
		X	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties?	NO	YES	
	X		
b. Will storm water discharges be directed to established conveyance systems off and storm drains)? If Yes, briefly describe: _____			
	X		

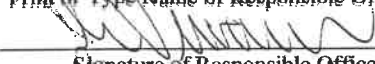

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <i>Amee DeRise</i>	Date: <i>2/25/2021</i>	
Signature: <i>[Handwritten Signature]</i>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	X	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	X X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	

	No. or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	■	
11. Will the proposed action create a hazard to environmental resources or human health?	■	

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
John Viviano	2/10/2021
Name of Lead Agency	Date
John Viviano	
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PART "A"
OWNER AFFIDAVIT

State of NEW YORK }
County of DUTCHESS } ss:

_____ being duly sworn, deposes and says:

1. That I/we are the Owner(s) of the within property as described in the foregoing application for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That I/we hereby authorize _____, to act as my/our representative in all matters regarding said application(s), and that I/we have the legal right to make or authorize the making of said application.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action.
4. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application.
5. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Village Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Village of Wappingers Falls, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Town Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Village official(s) entering the property for the purpose of conducting inspections.
6. That I/we understand that the Village of Wappingers Falls Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct.

DPNY REAL ESTATE HOLDINGS LLC
Applicant/Owner

SHAUN M. DEJESUS, MEMBER
[Signature]
Applicant/Owner

Sworn to before me this 10th day of
February, 2021.

[Signature]
Notary Public

Izabell Lemkhen

Notary Public State of New York

New York County

LIC. # 02LE6371005

Comm. Exp. 3/5/2022

PART "B"
APPLICANT / AGENT AFFIDAVIT

State of New York }
County of Dutchess } ss:

Fimee DeRise being duly sworn, deposes and says:

1. That I/we are the Agent/Applicant named in the foregoing application for Planning Board for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at or conducts business at 2748 West Main Street in the County of Dutchess and the State of New York.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application.
4. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Village Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Village of Wappingers Falls, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Village Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Village official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Village of Wappingers Falls Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

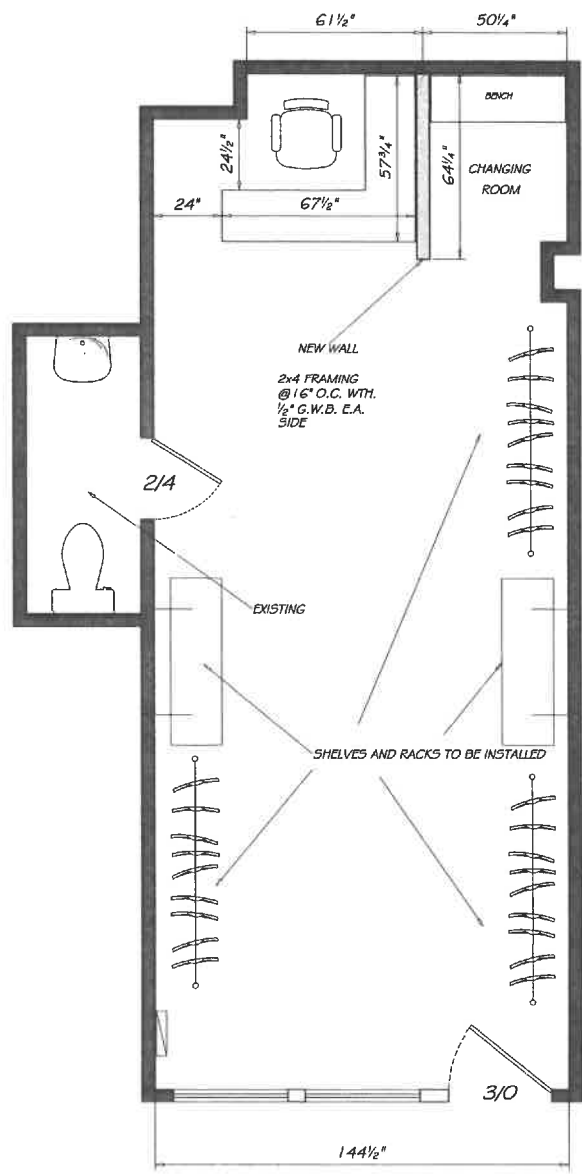
[Signature]
Applicant/Agent

N/A
Applicant/Agent

Sworn to before me this 5 day of
February, 2021.

[Signature]
Notary Public

ELIASSEN EDWARD P
Notary Public - State of New York
No. 01EL6391588
Qualified in Orange County
My Commission Expires May 13, 2023



Owner: ?

Location: 2748 WEST MAIN STREET WAPPINGER FALLS NY

Drawing Title: STORE LAYOUT

Date: 18-03-2022	Scale: AS SHOWN	File: JCHWINGERS	Sheet:
Drawn by: J.R.C.	Project #: S-1001	Layout: JON	Total Page: 1 of 1

Sheet: AI



VILLAGE OF WAPPINGERS FALLS

Office of Building, Planning & Zoning
2582 South Avenue

Wappingers Falls, NY 12590

Phone: (845) 297-5277 Fax: (845) 296-0379

www.wappingersfallsny.gov



SIGN PERMIT APPLICATION

Name of Applicant Eimee DeRise / Treasures of the Valley
 Address 2748 West Main Street
Wappingers Falls, NY 12590
 Email Eimeester522@aol.com
 Phone 914.213.4876

Owner of Property DPNY REAL ESTATE HOLDINGS LLC
 Address 143 HUDSON COVE
EDGEWATER, NJ 07020
 Phone (415)246-5657

Location of Property 2748 MAIN STREET
 Linear Frontage of building _____ Zoning District Village Mixed

Types of Signs Post & Arm Projecting Seasonal Multi-Tenant
 Wall Window Awning Free Standing Sidewalk

Sign Design All applications must be accompanied by a detailed scaled drawing showing all sign dimensions, graphic design (including lettering and pictorial matter), visual message (text, copy or content of sign), sign colors with color swatches, lighting, and landscaping.

Sign Location All applications must be accompanied by a plan, drawn to scale showing the following:

Freestanding signs- the position of the sign in relation to adjacent buildings, structures, roads, driveways, property lines, other signs, lighting fixtures, walls and fences.

Awning, Window, Wall or Projecting signs- the location on awning, window, wall or building, size of awning, total window area of principal façade, or linear frontage of building (as appropriate), projection from building, if relevant, proposed signs position in relation to adjacent signs and lighting fixtures.

Sign Specifications Type Window/Projecting Placement Exterior
 Landscaping ___ Yes ___ No Size of Sign 3in Height 30in Width
 ___ Single Faced Double Faced ___ Lighted
 Material ___ Wood ___ Metal other Durable

The undersigned respectfully petitions the Village of Wappingers Falls Code Enforcement Officer for a Sign Permit.

Application is being made in accordance with the Village Zoning Code. The undersigned acknowledges that permanent signs require review and approval of the Planning Board. In order to be considered complete and ready for review by the Planning Board, the following needs to be submitted to the Zoning Clerk no less than 15 days prior to the scheduled Planning Board Meeting:

Application form (ten sets)

Sign design drawings (ten sets)

Color swatch (if any color other than black/white)

___ Fee for sign permit of \$75.00 per side (to be paid after Planning Board Approval)

Applicant Name Eimee DeRise

Applicant Signature [Signature] Date: 2/25/2021

Owner of Property Signature [Signature] Date: 2/28/21

DPNY REAL ESTATE HOLDINGS LLC
SHAWN DEJESUS, MEMBER

THIS SECTION TO BE COMPLETED BY THE CODE ENFORCEMENT OFFICER

Sign Permit Granted: Date _____ Permit # issued _____

Permit Fee \$ _____ Receipt # _____ Date _____

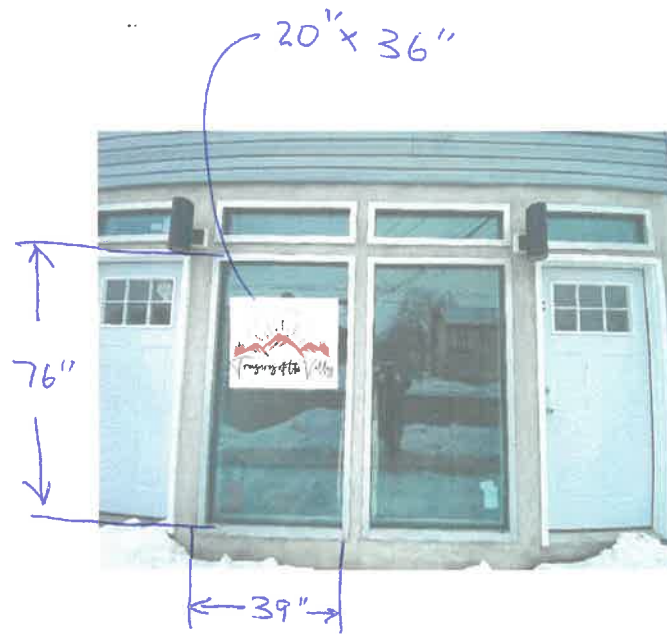
Sign Permit Application referred to Planning Board Date _____

Comments: _____



23 IN.

30 IN.

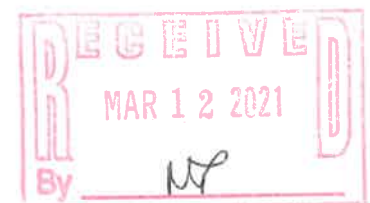
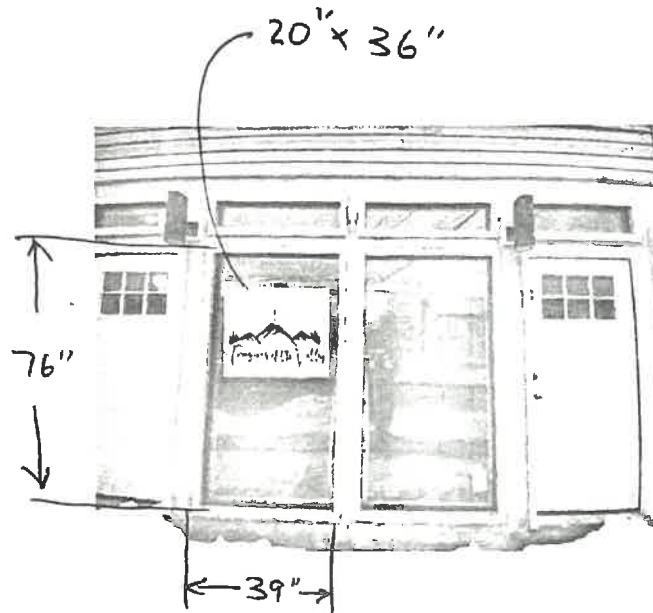


90"

23 IN.



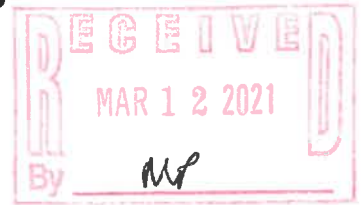
30 IN.





VILLAGE OF WAPPINGERS FALLS

BUILDING DEPARTMENT
2582 SOUTH AVENUE
WAPPINGERS FALLS, NY 12590
PHONE: (845) 297-5277 FAX: (845) 296-0379
E-mail: bmurphy@wappingersfallsny.gov
www.wappingersfallsny.gov



APPLICATION FOR PLANNING BOARD REVIEW

All information must be completely filled out and returned no later than the stated submission date.

Date Submitted: _____ Date of Meeting : _____

Property Identification:

Address: 2649 E Maint St, Wappingers Falls, New York 12590

Zoning District: _____ Existing site area: [check]

Owner Information:

Name: Jaime Deboque

Address: 10 Wenliss Terrace Wappingers Falls NY, 12590

City: Wappingers Falls State: New York Zip: 12590

Contact Numbers: (H) 845-204-0729 (C) 845-204-0729

(E-mail) Jaime9889@icloud.com

Applicant Information:

(Please provide if someone other than the property owner is the applicant)

Name: Mike Robinson

Address: _____

City: _____ State: _____ Zip: _____

Contact Numbers: (H) (845) 476-9908 (C) (845) 476-9908

E-mail Address: _____

Lead Design Professional: (If applicable) existing

(Indicate the primary design professional associated with this application)

Name: existing

Title: existing

[] Architect [] Engineer

Company: existing

Address: _____

Telephone #: _____

E-mail Address: _____



VILLAGE OF WAPPINGERS FALLS

APPLICATION FOR PLANNING BOARD REVIEW

(Continued)

Proposed Site:

(Property where improvements are proposed)

Existing Use(s): Existing

Proposed square footage: 800

Project Description : *(Please print or type)*

(Describe the project in detail indicating all areas of work, type(s) of improvement and materials to be used as a part of the proposed improvements. Use additional sheets if necessary.)

Resturant to Resturant // Loco Garibaldi will
take over manasereking Location.

Items to be submitted for review: (Only items pertaining to project)

- Ten (10) sets of plans.
- Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.)
- Consent Form
- Application for proposed sign
- Application Fee
- Proof that the taxes, utility bills and fines for the property are paid in full.

With the completion of this application, I hereby state that the information provided and all Accompanying documentation is accurate to the best of my knowledge, and that the attached plans contain all information required by the appropriate checklist.

Jaime Deboque
Signature of Applicant Signed

03/10/21
Date

Office use only:

[] FEE : _____ Receipt No. : _____ Cash / Check # _____ Date: _____

Revised by : _____ Revision date : _____
Zoning Administrator/Code Enforcement Officer



VILLAGE OF WAPPINGERS FALLS

Office of Building, Planning & Zoning
2582 South Avenue
Wappingers Falls, NY 12590
Phone: (845) 297-5277 Fax: (845) 296-0379
E-mail: bmurphy@wappingersfallsny.gov
www.wappingersfallsny.gov

CONSENT FORM

Name of property owner: Mike Robinson

Address of property owner: 2649 E Maint St. Store 1

City: Wappingers Falls State: NY Zip: 12590

Phone number of property owner: (Include home, work, mobile number and e-mail address):

(H) _____ (C) (845) 475-9908

(W) 845 297-6700 (Email) Bugstar35@AOL.COM

Address of site where work is being conducted: _____

Description of work: Restorant

Full Authenticity Mexican Food

Name of person doing work: Jaime Deboque

Address of person doing work: 10 Wentless Terrace

City: Wappingers Falls State: NY Zip: 12590

Phone number of person doing work (Include home, work, mobile numbers and e-mail address):

(H) _____ (C) 845-204-0729

(W) _____ (Email) Jaime9889@icloud.com

I, as property owner for the above mentioned property, am aware of all work described above and give my consent to the aforementioned person to do the work.

x Mike Robinson

Signature of Property Owner

3/10/21

Date Signed

617.20
Appendix B
Short Environmental Assessment Form

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: Loco Garibaldi			
Project Location (describe, and attach a location map): 2649 E Maint St, Wappingers Falls NY, 12590			
Brief Description of Proposed Action: Restaurant will have a planned to put forward a successful outcome for "Loco Garibaldi"			
Name of Applicant or Sponsor: Jaime Deboque		Telephone: 845-204-0729	
Address: 10 Wenliss terrace		E-Mail:	
City/PO: Wappingers Falls		State: NY	Zip Code: 12590
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	YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
Urban	Rural (non-agriculture)	Industrial	Commercial
Forest Agriculture Parkland		Aquatic	Residential(suburban)
Other (specify): _____			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		/	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	/		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
		/	
b. Are public transportation service(s) available at or near the site of the proposed action?		/	
		/	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		/	
		/	
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	
		\	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
		\	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
		\	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	/		
b. Is the proposed action located in an archeological sensitive area?	/		
	/		
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?	NO	YES	
	/		
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	
	/		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: Shoreline Forest Agricultural/grassland Early mid-successional Wetland			
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	
	/		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	/		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties?	NO	YES	
	/		
b. Will storm water discharges be directed to established conveyance systems off and storm drains)? If Yes, briefly describe: _____			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <i>Jaime Deboque</i>	Date: <i>03/10/21</i>	
Signature: <i>Jaime Deboque</i>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	/	
2. Will the proposed action result in a change in the use or intensity of use of land?	/	
3. Will the proposed action impair the character or quality of the existing community?	/	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	/	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	/	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	/	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	/	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	/	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	/	

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	/	
11. Will the proposed action create a hazard to environmental resources or human health?	/	

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. **Part 3** should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PART "B"
APPLICANT / AGENT AFFIDAVIT

State of New York }
County of Dutchess } ss:

Jaime Deboque being duly sworn, deposes and says:

1. That I/we are the owners of Loco Garibaldi named in the foregoing application for Planning Board for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at or conducts business at 2649 E Main St, Wappingers Falls in the County of Dutchess and the State of New York.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application.
4. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Village Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Village of Wappingers Falls, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Village Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Village official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Village of Wappingers Falls Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

Jaime Deboque
Applicant/Agent

Applicant/Agent

Sworn to before me this 11th day of March, 2021.

Leopoldo J Hernandez
Notary Public

LEOPOLDO J HERNANDEZ
Notary Public - State of New York
No. 01HE6379226
Qualified in Orange County
My Commission Expires Aug 13, 2022



VILLAGE OF WAPPINGERS FALLS

Office of Building, Planning & Zoning

2582 South Avenue

Wappingers Falls, NY 12590

Phone: (845) 297-5277 Fax: (845) 296-0379

www.wappingersfallsny.gov

SIGN PERMIT APPLICATION

Name of Applicant Jaime Deboque
Address 10 Wenliss + terrace
Wappingers Fall NY 12590
Email Jaime.9889@icloud.com
Phone 845-204-0729

Owner of Property Mike Robinson
Address 2649 E Maint St, Wappingers
Falls New York 12590
Phone 845-476-9908

Location of Property 2649 E Maint St, Wappingers Fall NY 12590
Linear Frontage of building _____ Zoning District Village

Types of Signs Post & Arm Projecting Seasonal Multi-Tenant
 Wall Window Awning Free Standing Sidewalk

Sign Design All applications must be accompanied by a detailed scaled drawing showing all sign dimensions, graphic design (including lettering and pictorial matter), visual message (text, copy or content of sign), sign colors with color swatches, lighting, and landscaping.

Sign Location All applications must be accompanied by a plan, drawn to scale showing the following:

Freestanding signs- the position of the sign in relation to adjacent buildings, structures, roads, driveways, property lines, other signs, lighting fixtures, walls and fences.

Awning, Window, Wall or Projecting signs- the location on awning, window, wall or building, size of awning, total window area of principal façade, or linear frontage of building (as appropriate), projection from building, if relevant, proposed signs position in relation to adjacent signs and lighting fixtures.

Sign Specifications Type MDO Wood Plastic Placement Window hanger
Landscaping Yes No Size of Sign 18 1/2 Height 1/2 Width 24 Length _____
 Single Faced Double Faced Lighted
Material Wood Metal other Durable
(wooded plastic)

The undersigned respectfully petitions the Village of Wappingers Falls Code Enforcement Officer for a Sign Permit.

Application is being made in accordance with the Village Zoning Code. The undersigned acknowledges that permanent signs require review and approval of the Planning Board. In order to be considered complete and ready for review by the Planning Board, the following needs to be submitted to the Zoning Clerk no less than 15 days prior to the scheduled Planning Board Meeting:

- ___ Application form (ten sets)
- ___ Sign design drawings (ten sets)
- ___ Color swatch (if any color other than black/white)
- ___ Fee for sign permit of \$75.00 per side (to be paid after Planning Board Approval)

Applicant Name Jaime Deboque
Applicant Signature Jaime Deboque Date: 3/10/21
Owner of Property Signature x [Signature] Date: 3/10/21

THIS SECTION TO BE COMPLETED BY THE CODE ENFORCEMENT OFFICER

Sign Permit Granted: Date _____ Permit # issued _____

Permit Fee \$ _____ Receipt # _____ Date _____

Sign Permit Application referred to Planning Board Date _____

Comments: _____

**Loco
Garibaldi**

Mexican Restaurant

18 1/2

24

10 Feet of Ground