

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

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**AGENDA OF THE PLANNING BOARD**

November 4, 2021

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**\*\*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 Chapter 417 of the Laws of 2021, 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 November 4, 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): 2633 078 2349  
Meeting password: HpP27D3r83X

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 OCTOBER 7, 2021 MINUTES**

**NEW APPLICATIONS**

**SUNSHINE HOMECARE**

**2622 South Avenue (Grid #6158-18-361189) – Sunshine Realty Holdings LLC (Owner), Francis Clement (Applicant) – New Use.** The property is located in the Village Mixed (VM) zoning district. The applicant is proposing allowing mental health counseling services to the general community by nonprofit ABBA Human Services.

**HIPPO HYDROPONICS & ORGANICS**

**1582 Route 9 (Grid #6158-19-559223) – Davis Fowler Group, LLC (Owner), Michael Perrini (Applicant) – New Business and New Signs.** The property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing operating a retail business. The applicant is also proposing one wall sign and one multitenant sign.

**HUDSON VALLEY OFFICE FURNITURE**

**1701 Route 9 (Grid #6158-10-497508) – 93 NYRPT LLC (Owner), John Chickery (Applicant) – New Business.** This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing operating a retail business.



# 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](mailto:bmurphy@wappingersfallsny.gov)  
[www.wappingersfallsny.gov](http://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: 2622 South Ave, Wappingers Falls, NY 12590

Zoning District: VM & Historic Overlay Existing site area: 0.28 acres

### Owner Information:

Name: Sunshine Realty Holdings LLC

Address: 10 Schriever Ln

City: New City State: NY Zip: 10956

Contact Numbers: (H) \_\_\_\_\_ (C) 845-641-8583

(E-mail) francis@sunshinecares.com

### Applicant Information:

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

Name: Francis Clement

Address: 10 Schriever Lane

City: New City State: NY Zip: 10956

Contact Numbers: (H) \_\_\_\_\_ (C) 845-641-8583

E-mail Address: francis@sunshinecares.com

### Lead Design Professional: (If applicable)

*(Indicate the primary design professional associated with this application)*

Name: NA

Title: \_\_\_\_\_

Architect  Engineer

Company: \_\_\_\_\_

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):** Office Building, program services

**Proposed square footage:** 6000 SQ Ft

**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.)*

Space is presently allocated to provide administrative and counseling services for TBI and NHTD waiver clients

ABBA Human Services- non profit proposes to provide mental health counseling services to the general community

**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

9-16-21  
 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: Sunshine Realty Holdings LLC

Address of property owner: 2622 South Avenue

City: Wappingers Falls State: NY Zip: 12590

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

(H) \_\_\_\_\_ (C) 845-641-8583

(W) \_\_\_\_\_ (Email) francis@sunshinecares.com

Address of site where work is being conducted: 2622 South Ave, Wappingers Falls, NY 12590

Description of work: Appear before the planning board for the use of the building

Name of person doing work: Francis Clement

Address of person doing work: 41 Etna Pl

City: Nanuet State: NY Zip: 10954

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

(H) \_\_\_\_\_ (C) 845-641-8583

(W) \_\_\_\_\_ (Email) francis@sunshinecares.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.

Francis Clement  
Signature of Property Owner

9/16/21  
Date Signed

617.20  
Appendix B  
Short Environmental Assessment Form

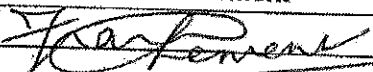
**Instructions for Completing**

**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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <b>ABBA Human Services Mental Health Counseling</b>			
Project Location (describe, and attach a location map): <b>2622 South Avenue, Wappingers Falls, NY 12590</b>			
Brief Description of Proposed Action: <b>ABBA Human Services Foundation will provide mental health counseling services as a Licensed article 31 mental health clinic.</b>			
Name of Applicant or Sponsor: <b>ABBA Human Services Foundation</b>		Telephone: <b>845-253-6828</b>	
		E-Mail:	
Address: <b>10 Schriever Lane, Suite B</b>			
City/PO: <b>New City</b>		State: <b>NY</b>	Zip Code: <b>10956</b>
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.		<b>NO</b>	<b>YES</b>
		<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:		<b>NO</b>	<b>YES</b>
<b>Office of Mental Health. Article 31 License</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/> Commercial Residential (suburban)
Forest Agriculture Parkland	Aquatic	Other (specify): _____	

5. Is the proposed action, a. A permitted use under the zoning regulations?	<b>NO</b>	<b>YES</b>	<b>N/A</b>
		<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?	<b>NO</b>	<b>YES</b>	
			<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<b>NO</b>	<b>YES</b>	
		<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<b>NO</b>	<b>YES</b>	
		<input checked="" type="checkbox"/>	
			<input checked="" type="checkbox"/>
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: _____	<b>NO</b>	<b>YES</b>	
			<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: _____	<b>NO</b>	<b>YES</b>	
			<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	<b>NO</b>	<b>YES</b>	
			<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>NO</b>	<b>YES</b>	
		<input checked="" type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?		<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>NO</b>	<b>YES</b>	
		<input checked="" type="checkbox"/>	
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:	<b>NO</b>	<b>YES</b>	
		<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?	<b>NO</b>	<b>YES</b>	
		<input checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	<b>NO</b>	<b>YES</b>	
		<input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-pointsources? If Yes, a. Will storm water discharges flow to adjacent properties?	<b>NO</b>	<b>YES</b>	
		<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems off and storm drains)? If Yes, briefly describe: _____		<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: Francis Clement		Date: 9-16-21
Signature: 		

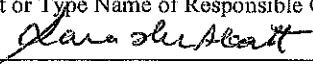
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions 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?	<input checked="" type="checkbox"/>	
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	



	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.	
ABBA Human Services Foundation _____ Name of Lead Agency	9-16-21 _____ Date
Sara Ambatt _____ Print or Type Name of Responsible Officer in Lead Agency	Executive Director _____ 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 Rockland } ss:

Francis Clement 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 Francis Clement, 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.

Francis Clement  
Applicant/Owner

\_\_\_\_\_  
Applicant/Owner

Sworn to before me this 16<sup>th</sup> day of

September, 2021.

[Signature]  
Notary Public

INNOCENT K. ULAHANNAN  
NOTARY PUBLIC, State of New York  
No. 01UL5053152  
Qualified in Rockland County  
Commission Expires Dec. 11, 2021

PART "B"  
APPLICANT / AGENT AFFIDAVIT

State of New York }  
County of Rockland } ss:

Francis Clement 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 2622 South Ave, Wapp Falls in the County of Wappingers Falls (Dutchess County) and the State of NY.
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.

Francis Clement  
Applicant/Agent

\_\_\_\_\_  
Applicant/Agent

Sworn to before me this 16th day of September, 2021.

Innocent K. Ulahannan  
Notary Public

INNOCENT K. ULAHANNAN  
NOTARY PUBLIC, State of New York  
No. 01UL5053152  
Qualified in Rockland County  
Commission Expires Dec. 11, 2021



## 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](mailto:bmurphy@wappingersfallsny.gov)  
[www.wappingersfallsny.gov](http://www.wappingersfallsny.gov)



### APPLICATION FOR PLANNING BOARD REVIEW

Submission Date: \_\_\_\_\_

Date of Meeting: NOV. 4, 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](http://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  
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[www.wappingersfallsny.gov](http://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: 1582 Route 9, Wappingers Falls, NY 12590

Zoning District: CMU-Commercial Mixed Use Existing site area: 3.08 Ac.

### Owner Information:

Name: Davis Fowler Group, LLC

Address: 3 Nancy Court, Suite 4

City: Wappingers Falls State: NY Zip: 12590

Contact Numbers: (H) (Office) 845-897-2664 (C) \_\_\_\_\_

(E-mail) peadmin@povallengineering.com

### Applicant Information:

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

Name: Hippo Hydroponics & Organics Michael Perrini

Address: 1582 Route 9 unit R-2

City: Wappingers Falls State: NY Zip: 12590

Contact Numbers: (H) \_\_\_\_\_ (C) 845-656-3791

E-mail Address: mperrini@hippohydro.com

### Lead Design Professional: (If applicable)

(Indicate the primary design professional associated with this application)

Name: n/a

Title: \_\_\_\_\_

Architect  Engineer

Company: \_\_\_\_\_

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):** vacant

**Proposed square footage:** existing square footage = 3,135 sq. ft.

**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.)*

A new tenant, Hippo Hydroponics & Organics will occupy Unit R-2 in the rear of the Dutchess shopping plaza as a retail use for the sale of agricultural and growing products including, but not limited to soils, lighting, nutrients, pest control and related products.

**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

10-4-2024  
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  
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E-mail: [bmurphy@wappingersfallsny.gov](mailto:bmurphy@wappingersfallsny.gov)  
[www.wappingersfallsny.gov](http://www.wappingersfallsny.gov)

### CONSENT FORM

Name of property owner: Davis Fowler Group, LLC

Address of property owner: 1582 Route 9, Wappingers Falls, NY 12590 (Unit R-2)

City: Wappingers Falls State: NY Zip: 12590

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

(H) \_\_\_\_\_ (C) \_\_\_\_\_

(W) 845-897-2664 (Email) peadmin@povallengineering.com

Address of site where work is being conducted: 1582 Route 9, Unit R-2

Description of work: The new tenant, Hippo Hydroponics will occupy Unit R-2 as is. No work is proposed.

Name of person doing work: N/A

Address of person doing work: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

(H) \_\_\_\_\_ (C) \_\_\_\_\_

(W) \_\_\_\_\_ (Email) \_\_\_\_\_

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

10-04-2021

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: <b>Hippo Hydroponics &amp; Organics, Unit R-2, Dutchess Shopping Plaza</b>			
Project Location (describe, and attach a location map): <b>1582 Route 9, Unit R-2</b>			
Brief Description of Proposed Action: <b>A new tenant, Hippo Hydroponics &amp; Organics will occupy Unit R-2 in the rear of the Dutchess Shopping Plaza as a retail use for the sale of agricultural and growing products including, but not limited to soils, lighting, nutrients, pest control and related products.</b>			
Name of Applicant or Sponsor: <b>Hippo Hydroponics And Organics</b>		Telephone: <b>845-656-3791</b>	
Address: <b>1582 Route 9 R-2</b>		E-Mail: <b>mperrini@hippohydro.com</b>	
City/PO: <b>Wappingers Falls</b>		State: <b>NY</b>	Zip Code: <b>12590</b>
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.		<b>NO</b>	<b>YES</b>
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:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		3.077 acres	
b. Total acreage to be physically disturbed?		N/A acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.077 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
Forest Agriculture Parkland		Aquatic	<input checked="" type="checkbox"/> Residential (suburban)
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	
			<input checked="" type="checkbox"/>
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	
		<input checked="" type="checkbox"/>	
			<input checked="" type="checkbox"/>
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?	NO	YES	
		<input checked="" type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?		<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?	NO	YES	
		<input checked="" type="checkbox"/>	
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:		<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 <i>Urban</i> <i>N/A</i>			
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?	NO	YES	
		<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems off and storm drains)? If Yes, briefly describe: _____		<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"/>	
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: _____	Date: 10-6-2021	
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?	<input checked="" type="checkbox"/>	
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	

	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.

- 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.
- 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.

Village of Wappingers Falls

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

Tom Morris

\_\_\_\_\_  
Planning Board Chairman

\_\_\_\_\_  
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:

FRANK BUYAKOWSKI being duly sworn, deposes and says:

*new tenant*

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 Michael Perrini, 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 6 day of October, 2021.

Wendy Przetakiewicz  
Notary Public

**WENDY PRZETAKIEWICZ**  
**NOTARY PUBLIC-STATE OF NEW YORK**  
No. 01PR6295033  
Qualified in Dutchess County  
My Commission Expires December 23, 2025

PART "B"  
APPLICANT / AGENT AFFIDAVIT

State of NEW YORK }  
County of Dutchess } ss:

Michael Ferrini 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 1582 Route 9 Wappingers Falls NY R-2 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.

OP  
Applicant/Agent

\_\_\_\_\_  
Applicant/Agent

Sworn to before me this 6 day of  
October, 2021.

Wendy Przetakiewicz  
Notary Public

WENDY PRZETAKIEWICZ  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01PR6295033  
Qualified in Dutchess County  
My Commission Expires December 23, 2025

Hippo Hydro  
1582 Route 9 R-2

R-2

Shelving

shelvis

Soil  
Pallets

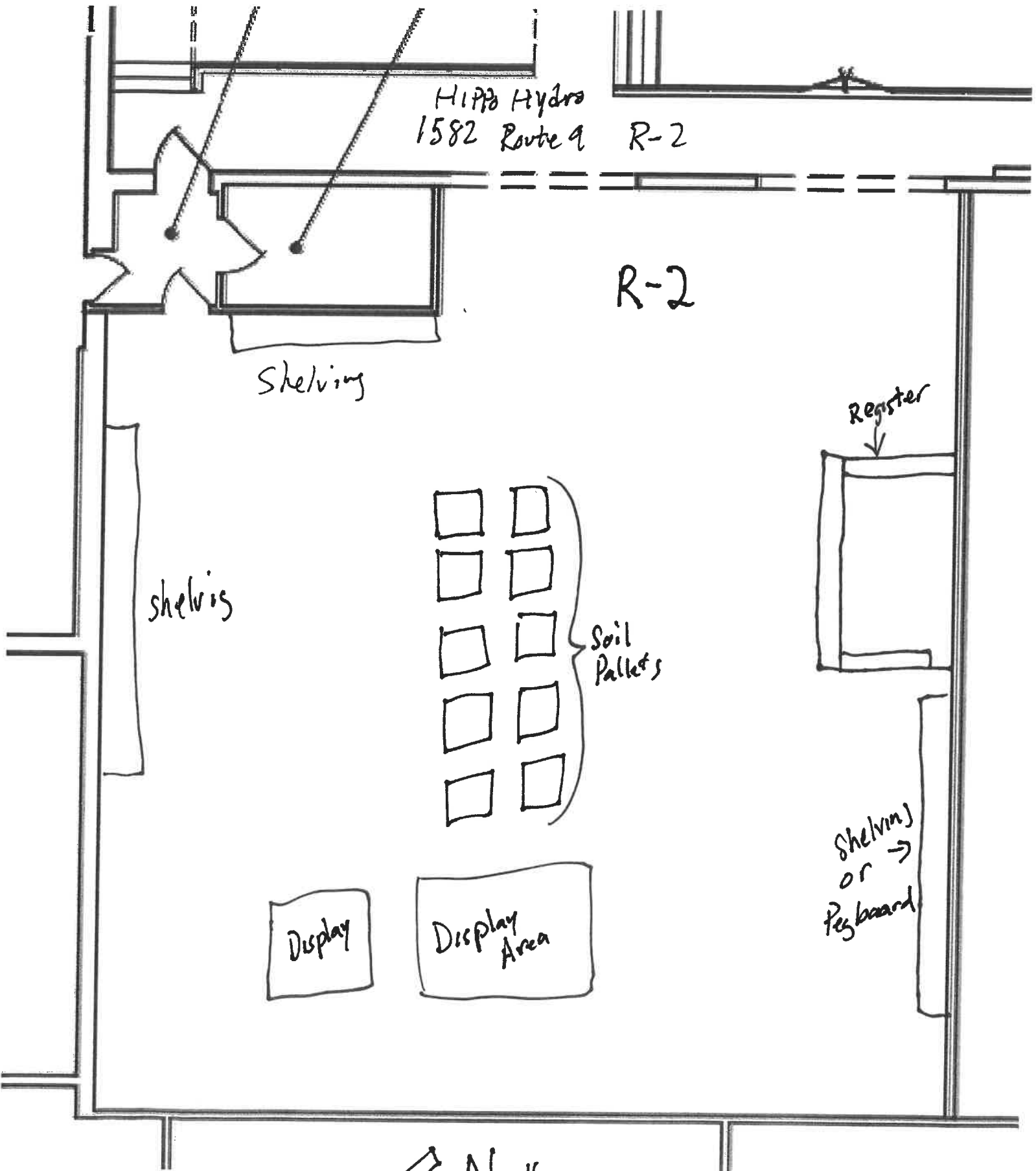
Register

Shelving  
or →  
Pegboard

Display

Display  
Area

← North





# VILLAGE OF WAPPINGERS FALLS

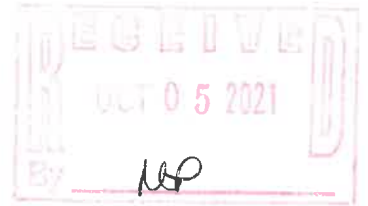
Office of Building, Planning & Zoning

2582 South Avenue

Wappingers Falls, NY 12590

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

www.wappingersfallsny.gov



## SIGN PERMIT APPLICATION

Name of Applicant Hippo Hydroponics & Organics  
 Address 1582 Route 9 unit R2  
Wappingers Falls, NY 12590  
 Email mperrini@hippohydro.com  
 Phone 845-656-3791

Owner of Property Davis Fowler Group, LLC  
 Address 3 Nancy Court, Suite 4  
Wappingers Falls, NY 12590  
 Phone 845-897-2664

Location of Property 1582 Route 9, Unit R-2

Linear Frontage of building 54'-7" Zoning District CMU

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 Wall & Multi-tenant Placement Wall: Over Unit R-2  
Multi-tenant: Freestanding sign on Rte 9  
 Landscaping  Yes  No Size of Sign            Height            Width             
 X 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 Michael Perrini Hippo hydroponics

Applicant Signature  Date: 10-04-2021

Owner of Property Signature  Date: 10-04-2021

**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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



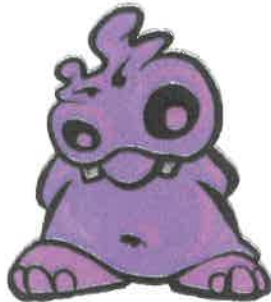
MAIN BUILDING SIGN



**HIPPO**  
**HYDROPONICS & ORGANICS**

24 IN.

120 IN.



**HYDROPONICS**  
**& ORGANICS**

1.75 IN.

107.75 IN.



**HIPPO**  
**HYDROPONICS & ORGANICS**

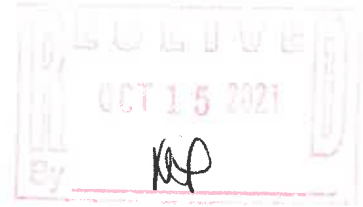
120 IN.

4 IN.



# 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](mailto:bmurphy@wappingersfallsny.gov)  
[www.wappingersfallsny.gov](http://www.wappingersfallsny.gov)



## APPLICATION FOR PLANNING BOARD REVIEW

Submission Date: 10/14/21 Date of Meeting: 11/4

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](http://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 <sup>5</sup>~~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: 10/14/21 Date of Meeting: 11/4

### Property Identification:

Address: 1701 RTE 9 (SKETCHES PLAZA) NORTH END

Zoning District: VC VILLAGE COMMERCIAL Existing site area: \_\_\_\_\_

### Owner Information:

Name: 93 NYRPT LLC AKA BENDERSON DEVELOPMENT

Address: 7978 COOPER CREEK BLVD SUITE 100

City: UNIVERSITY PARK State: PA Zip: 34201

Contact Numbers: (H) MIKE MUNDY (C) \_\_\_\_\_

(E-mail) MICHAEL MUNDY @ BENDERSON.COM

### Applicant Information:

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

Name: JOHN CHICKERY

Address: 105 SLEIGHT PLASS RD

City: POUGHKEEPSIE State: NY Zip: 12603

Contact Numbers: (H) W 845 471 7910 (C) 845-222 1008

E-mail Address: JOHN @ THEWONGUYS.COM

### Lead Design Professional: (If applicable)

(Indicate the primary design professional associated with this application)

Name: MIKE MC CORMACK

Title: ARCHITECT

Company: LISCUM Mc CORMACK VAN VOORHIS

Address: 181 CHURCH ST POK 12601

Telephone #: 452 2268

E-mail Address: M MRCORMACK @ LMV ARCHITECTS.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: 16,476

**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.)

NEW HVAC SYSTEM 3 BATHROOMS (1 HC) NEW LIGHTING (LED)  
CONCRETE DECK REPAIR/REINFORCING PAINTING  
SHEETROCK 1 DIVIDING WALL / 1 CONF ROOM / 1 OFFICE  
VINYL FLOORING IN SHOWROOM  
ELECTRIC OUTLETS, DATA AS NEEDED

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

- <sup>5</sup> ~~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

10/15/24  
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: 93 NYRPT AKA BENDERSON DEV CORP  
Address of property owner: 7978 COOPER CREEK BLVD SUITE #100  
City: UNIVERSITY PARK State: NY Zip: 34201  
Phone number of property owner: (Include home, work, mobile number and e-mail address):  
(H) \_\_\_\_\_ (C) \_\_\_\_\_  
(W) 716 878 9626 (Email) JMB@BENDERSON.COM  
Address of site where work is being conducted: 1701 REG WAPPINGERS FALLS NY

Description of work: OCCUPY LOCATION FOR THE PURPOSE OF  
CONDUCTING RETAIL OFFICE FURNITURE SALES.

Name of person doing work: JOHN CHICKERY / DBA HV. OFFICE FURNITURE INC  
Address of person doing work: 375 MAIN ST  
City: POUGHKEEPSIE State: NY Zip: 12601  
Phone number of person doing work (Include home, work, mobile numbers and e-mail address):  
(H) 4540572 (C) 222 108  
(W) 471 7910 (Email) JOHN@THEWOWGUYS.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.

James A. Boglioli

Signature of Property Owner

10/20/21

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: <span style="font-size: 1.2em; font-family: cursive;">HUDSON VALLEY OFFICE FURNITURE FIT UP</span>			
Project Location (describe, and attach a location map): <span style="font-size: 1.2em; font-family: cursive;">1701 RTE 9 WAPPINGET FALLS (NORTH END OF SKETCHES PLAZA)</span>			
Brief Description of Proposed Action: <span style="font-size: 1.2em; font-family: cursive;">FIT UP OF VACANT PORTION OF PLAZA FOR RETAIL OFFICE FURNITURE STORE. NEW HVAC SYSTEM NEW LED LIGHTING WALLS ELECTRIC FLOORING</span>			
Name of Applicant or Sponsor: <span style="font-size: 1.2em; font-family: cursive;">JOHN CHICKERY FOR H.V. OFFICE FURNITURE</span>		Telephone: <span style="font-size: 1.2em; font-family: cursive;">845-471-7910</span>	
Address: <span style="font-size: 1.2em; font-family: cursive;">105 SLEIGHT PLASS RD</span>		E-Mail: <span style="font-size: 1.2em; font-family: cursive;">JOHN@THEHOWBOYS.COM</span>	
City/PO: <span style="font-size: 1.2em; font-family: cursive;">POUGHKEEPSIE NY</span>		State:	Zip Code: <span style="font-size: 1.2em; font-family: cursive;">12603</span>
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.			
<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Commercial
<input type="checkbox"/> Forest Agriculture Parkland		<input checked="" type="checkbox"/> Aquatic	<input checked="" type="checkbox"/> 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: _____			



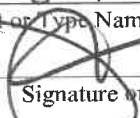
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active 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
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u>JOHN M. CHICKERY</u> Date: <u>10/18/21</u> 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 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.	
HV OFFICE FULL _____ Name of Lead Agency	10/14/21 _____ Date
JOHN CHICKERY _____ Print or Type Name of Responsible Officer in Lead Agency	UP _____ 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 Essex } ss:

James A. Bugli 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 JOHN CHICKERY, 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 14<sup>th</sup> day of

April, 2021.  
[Signature]  
Notary Public

**COURTNEY L. ADAMO**  
Notary Public-State of New York  
No. 01AD8413282  
Qualified in Niagara County  
Commission Expires January 25, 2025

PART "B"  
APPLICANT / AGENT AFFIDAVIT

State of New York }  
County of DUTCHESS } ss:

JOHN CHICKERY being duly sworn, deposes and says:

1. That I/we are the LESSEE 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 375 MAINST ROUGAKEENIE 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

\_\_\_\_\_  
Applicant/Agent

Sworn to before me this 14<sup>th</sup> day of October, 2021.

[Signature]  
Notary Public

ANIQUE MORRISON  
Notary Public, State of New York  
No. 01MO06171286  
Qualified in Ulster County  
Commission Expires July 23, 2023

AERIAL LOCATION MAP



NOTES

No.	REVISION/SUBMISSION	DATE

**Liscum McCormack VanVoorhis**  
 ARCHITECTURE 181 CHURCH STREET  
 PLANNING INTERIORS POUQUOKEE, NEW YORK 12601  
 PHONE 845-452-2268 FAX 845-452-3752

PROJECT  
 HUDSON VALLEY OFFICE FURNITURE  
 1701 ALBANY POST ROAD  
 WAPPINGERS FALLS, NY 12590

DRAWING  
 FLOOR PLAN

DESIGNED BY <b>KS</b>	PROJECT NUMBER <b>21128</b>
CHECKED BY <b>MM</b>	DATE <b>10-13-21</b>
DRAWING NUMBER	

**A101**

FILE # 20210101 JOB NAME

FLOOR PLAN

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



PARTY CITY

SIDEWALK

SIDEWALK

ENTRY

FURNITURE SHOWROOM

OFFICE

CONFERENCE ROOM

BATHROOM

TOILET

STOCKROOM

FURNITURE ASSEMBLY

SERVICE CORRIDOR

LOADING DOCK

EXISTING WATER SERVICE