

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

May 5, 2022

The Planning Board of the Village of Wappingers Falls will hold a meeting at the American Legion Hall, 7 Spring Street, Wappingers Falls, on May 5, 2022, beginning at 7 p.m. There are no public hearings scheduled for this meeting.

The agenda is as follows:

ROLL CALL

APPROVAL OF APRIL 7, 2022 MINUTES

CONTINUED APPLICATION

58 Mc KINLEY STREET

58 Mc Kinley Street (Grid #6158-13-208259) – George A. Kolb (Owner and Applicant) – Site Plan with a Special Use Permit.

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing to convert an existing warehouse to operate an inn.

NEW APPLICATIONS

4 DELAVERGNE AVENUE

4 Delavergne Avenue (Grid #6158-10-258625) – Sigma-Tremblay LLC (Owner) – Paul S. Pilon, R.A., Architect (Applicant) – Site Plan.

This property is located in the Village Mixed (VM) zoning district. The applicant is proposing converting two existing building into townhomes for rentals, with one structure consisting of five 1-bedroom units and one 2-bedroom unit, and the other structure consisting of two 1-bedroom units and three 2-bedroom units.

GREASE TRAP

1574-1576 Route 9 (Grid #6158-15-589264) – Imperial Improvements LLC c/o DLC Management Corp. (Owner) – DLC Management Corp. (Applicant) – Kenneth Casamento, LRC Group (Engineer) – Site Plan.

This property is located in the Commercial Mixed Use (CMU) zoning district.

THE HOG

2703 W Main Street (Grid #6158-14-275361) – West Main Lofts LLC (Owner and Applicant) – Brian Stokosa, Day & Stokosa Engineering P.C. (Engineer) – Site Plan.

This property is located in the Village Commercial (VC) zoning district. The applicant is proposing constructing a patio.

THE ELEVENTH HOUSE

2651 E Main Street (Grid #6158-14-316251) – Marybeth Wise (Owner) – Reagan Fahy (The Eleventh House LLC) (Applicant) – Sign. This property is located in the Village Commercial (VC) zoning district. The applicant is proposing one projecting sign.

EMPIRE PARTY RENTALS

19 Delavergne Avenue (Grid #6158-09-223602) – Tom DiFilippo (Owner and Applicant) – New Business.

This property is located in the Village Mixed (VM) zoning district. The applicant is proposing operating a party rental business.

#

58 McKinley St Site Plan

APRIL 11, 2022

George & Victoria Kolb



58 McKinley St Site Plan

Dear Mr. Chairman,

Please find the enclosed materials requested for the above referenced property. A complete narrative of the operation and description of the proposed “ Inn” was submitted to Mr. Murphy as well. Confirmation from the D.E.C. for permitting from that agency not required, email copy for your review. The dedicated easement description for the sewer line and construction of the line is also enclosed and will be filed accordingly.

Although I do not feel that screening should be required for the parking area due to the location and adjacent properties, I have noted that in the event of the removal of the existing hedge row a fence will be installed.

I look forward to divisions on the next available planning board meeting.

Sincerely ,
George & Victoria Kolb

From: GEORGE KOLB <gwoodsmith@verizon.net>
Sent: Friday, April 8, 2022 11:01 AM
To: building2 unionvaleny.us
Subject: Fwd: 58 McKinley St

Sent from my iPhone

Begin forwarded message:

From: George Kolb <gwoodsmith@verizon.net>
Date: February 23, 2022 at 1:21:15 PM EST
To: bmurphy@wappingersfallsny.gov
Cc: mperez@wappingersfallsny.gov
Subject: Fwd: 58 McKinley St
Reply-To: George Kolb <gwoodsmith@verizon.net>

-----Original Message-----

From: building2 unionvaleny.us <building2@unionvaleny.us>
To: gwoodsmith@verizon.net <gwoodsmith@verizon.net>
Sent: Wed, Feb 23, 2022 1:16 pm
Subject: 58 McKinley St

Bryan,

Per our discussion yesterday. To keep you and the P/B abreast per their request I'm presently working on the formal site plan requested. My surveyor Bob Oswald has just completed the survey of the parcel. I'm working with both the Adjacent land owner Mr. Fedigan for the possibility of an easement for any work on his parcel for the installation of the proposed sewer line. In addition I have contact the N.Y.S.D.E.C. for any permits from that agency due to the proximity to the Wappinger Creek. Once these items are completed all information and other items will be submitted to Povall Engineering for our proposed Site plan approval

This information and other comments from the Village professionals will be submitted as a complete package to your office for the next available Planning Board meeting.

At this time and on advice from my attorney I'm requesting a formal determination letter from you as "Zoning Administrator" for my requests for the use of # 58 McKinley St as an "Inn" as described in the Village Zoning Code. This parcel is located in the "CMU" Zoning District in which a "Inn" is a currently allowed use.

INN

A commercial facility, resembling traditional residential character with common access, providing transient lodging and meals which is characterized by common dining facilities and leisure rooms available for use by lodgers and limited general public with no more than 12 guest rooms.

Dear Mr. Murphy,

Both my wife Victoria and I have submitted to the Village P/B for the approval of use of our building located at # 58 McKinley Street located in the Market St Industrial Park. Our intention is to operate the building as an "Inn" for transient lodging for typically no longer than 1-2 days at any given time during the week. Most of our guests are expected to arrive during the weekends. We expect these travelers to be visiting our local historic sites both in our village and the surrounding areas. We more importantly hope that our guests will frequent our Village local shops and restaurants and support these businesses hit so hard by the current pandemic and economic times of the past several years. We are anticipating many of our visitors will be arriving by the local Metro north railway and be visiting us from the NYC area. As you are aware Dutchess County has been an enormous draw from that area and we hope the Village will benefit by these travelers.

The floor plan of the space indicates both sleeping area although for only two guests , a living (leisure area)with fire place and seating somewhat separated from the sleeping area and small kitchenette area with refrigerator.

Our intention is to provide all of our guests with packaged pastries, granola snacks , coffee, soft drinks etc's from the local delis as well as provide any requested food for their stays. In addition with the advent of food delivery services such as "Door Dash" , "Grub Hub" and other providers our guest can choose from the surrounding restaurants of their choice for food delivery to our Inn.

But more importantly and as I stated in our first meeting with the Planning Board our emphasis will be on our guests supporting the Village restaurants and business and to allow them to succeed especially in this economic environment. We hope and expect to attract and provide accommodations to people from all over the country to explore what our Village has to offer. The main idea behind the use of an "Inn" is to provide the traveling public a place to reside and food is needed. We believe we provide all of these services as described.

We believe this outline of our use as an "Inn" meets the intention of this definition and the location of the "Inn" is in an area of the Village where any impact of this use will be negligible and just as importantly is wonderful adaptive use of our circa 1865 building. We hope you agree as well and we ask that you provide this decision as soon as possible.

Thank you in advance

Sincerely,

George & Victoria Kolb

building2 unionvaleny.us

From: building2 unionvaleny.us
Sent: Friday, February 25, 2022 4:57 PM
To: Pawliczak, Sarah A (DEC)
Subject: Re: Scan 58 Mckinley.pdf

Sarah
Thank you for all your help
George

Get [Outlook for iOS](#)

From: Pawliczak, Sarah A (DEC) <Sarah.Pawliczak@dec.ny.gov>
Sent: Friday, February 25, 2022 3:56:22 PM
To: building2 unionvaleny.us <building2@unionvaleny.us>
Subject: RE: Scan 58 Mckinley.pdf

Correct, the DEC does not have a "buffer" for streams. We have a 100-foot adjacent area for freshwater wetlands however, there are no DEC-regulated wetlands near your property. It looks like the project will remain off the banks of the stream, so no Article 15 stream disturbance or excavation/placement of fill permit is required for this activity.

Thanks,

Sarah

From: building2 unionvaleny.us <building2@unionvaleny.us>
Sent: Friday, February 25, 2022 3:49 PM
To: Pawliczak, Sarah A (DEC) <Sarah.Pawliczak@dec.ny.gov>
Subject: Re: Scan 58 Mckinley.pdf

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Sarah
So no permit required for within 100' of the stream. Just want to make sure for my submittal to the Village planning board
George

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From: Pawliczak, Sarah A (DEC) <Sarah.Pawliczak@dec.ny.gov>
Sent: Friday, February 25, 2022 3:28:53 PM
To: building2 unionvaleny.us <building2@unionvaleny.us>
Subject: RE: Scan 58 Mckinley.pdf

No, it does not appear that a DEC stream disturbance permit is needed for your project.

Thank you,

Sarah Pawliczak-Vacek (she/her/hers)
Biologist, Bureau of Ecosystem Health
New York State Department of Environmental Conservation
21 South Putt Corners Road, New Paltz, NY 12561
P: (845) 256-3050 | C: (845) 913-6489 | sarah.pawliczak@dec.ny.gov
www.dec.ny.gov |



From: building2 unionvaleny.us <building2@unionvaleny.us>
Sent: Friday, February 25, 2022 3:04 PM
To: Pawliczak, Sarah A (DEC) <Sarah.Pawliczak@dec.ny.gov>
Subject: Re: Scan 58 Mckinley.pdf

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Sarah
Thank you for the response. Do you think it will require a permit from your office ?
George

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From: Pawliczak, Sarah A (DEC) <Sarah.Pawliczak@dec.ny.gov>
Sent: Friday, February 25, 2022 2:56:58 PM
To: building2 unionvaleny.us <building2@unionvaleny.us>
Subject: RE: Scan 58 Mckinley.pdf

Hi George,

Apologies for the delay. After looking at the plan and your responses yesterday, it doesn't appear that an Article 15 permit will be required for this project. I have also determined that the project would not likely impact the endangered and threatened species mentioned previously. So, I don't think a site visit will be necessary.

Thank you,

Sarah Pawliczak-Vacek (she/her/hers)
Biologist, Bureau of Ecosystem Health
New York State Department of Environmental Conservation
21 South Putt Corners Road, New Paltz, NY 12561
P: (845) 256-3050 | C: (845) 913-6489 | sarah.pawliczak@dec.ny.gov
www.dec.ny.gov |



From: building2 unionvaleny.us <building2@unionvaleny.us>
Sent: Friday, February 25, 2022 2:40 PM

To: Pawliczak, Sarah A (DEC) <Sarah.Pawliczak@dec.ny.gov>
Subject: Re: Scan 58 Mckinley.pdf

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Sarah
Please confirm if we can meet on-site Monday morning
Thank you
George Kolb

Get [Outlook for iOS](#)

From: building2 unionvaleny.us
Sent: Thursday, February 24, 2022 8:39:03 AM
To: Pawliczak, Sarah A (DEC) <Sarah.Pawliczak@dec.ny.gov>
Subject: RE: Scan 58 Mckinley.pdf

Sarah,

Also to answer some of your questions.

1. The excavation will be minimal , no trees are to be taken down
 2. No work in or on the stream bank, the proposed sewer lateral will be directly against the foundation of the building and be supported with mechanical strapping to the concrete foundation at a depth of 2-3'
 3. All silt fencing will be outlined approx.. 4-5' from building to allow work to take place
 4. I plan to hand dig the portion along the building or use a very small excavator to get to the provided sewer lateral provided by the village already in place.
- Please let me know if Monday morning will work

Thank you
George

From: Pawliczak, Sarah A (DEC) <Sarah.Pawliczak@dec.ny.gov>
Sent: Thursday, February 24, 2022 8:15 AM
To: building2 unionvaleny.us <building2@unionvaleny.us>
Subject: RE: Scan 58 Mckinley.pdf

Hi George,

I need to be back at the office early afternoon for a meeting, so I can't meet you after 2 pm today. We can reschedule for another time?

Thanks,

Sarah

From: building2 unionvaleny.us <building2@unionvaleny.us>
Sent: Wednesday, February 23, 2022 3:51 PM
To: Pawliczak, Sarah A (DEC) <Sarah.Pawliczak@dec.ny.gov>
Subject: Re: Scan 58 Mckinley.pdf

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Sarah,

Thank you for taking the time to talk to me yesterday. Please see the scanned documents for my building located at #58 McKinley St Village of Wappingers Falls.

I'm currently in front of the Village Planning Board for approval of my building (circa 1863). The vast majority of buildings in the Market St Industrial park are currently on private septic and municipal water.

Their requesting that I tie the building into the municipal sewer which is located on the sheet from KC Engineering. The sewer main is directly in front of my building which was installed by the Village several years ago and there is a provided lateral that is approx. 10' from the corner of my property. The proposed service line is directly behind my building and will be mechanically attached to the foundation of the building and tie into the provided lateral as shown on the sheet.

This new service line is proposed in this are due to the location of plumbing lines currently in the building.

This line as proposed will be approx.. 25' from the Wappingers Creek and at a approx.. elevation of 10' from the waters elevation depending on the tide.

The excavation along the building will be mostly hand dug or with a vary small machine as the depth for the new SDR sewer pipe is only 2-3 deep . All silt protection erosion control will be installed before any construction begins. The construction will be approx.. two days to complete and all area will be stabilized immediately after with seed and mulch.

If possible I can meet you at the site to go over the construction and what if any permits I may need from your office. Id like to have this information for the final Site Plan that will be completed by my Engineer to provide to the Village P/B
My cell # 845-418-0299

Thank you for your help
George Kolb

Robert V. Oswald Jr. - Land Surveying

P.O. Box 1

Lagrangeville, New York 12540

845-226-6436

fax - 845-226-1316

March 11, 2022

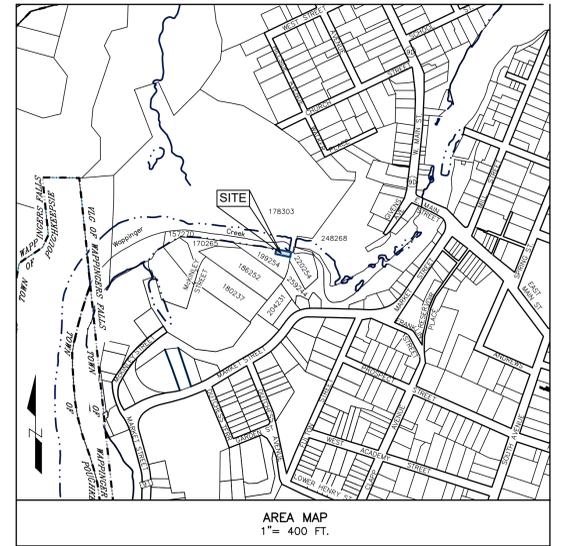
Utility & Construction Easement
Over Market Properties Inc.

To

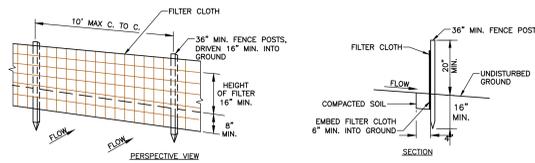
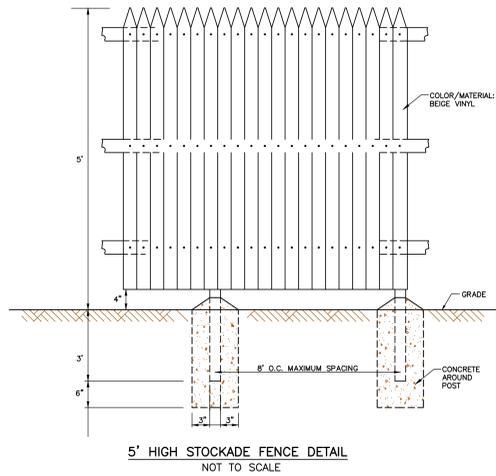
George A. Kolb

Description of a certain parcel of land situated in the Village of Wappinger Falls, County of Dutchess and the State of New York.

Beginning at the northwesterly corner of the lands of George A. Kolb and said point being along the southerly line of the lands of Market Properties, Inc. thence in a northerly easterly and southerly direction over and through the lands of market Properties Inc. the following courses and distances, NORTH 21-16-00 EAST 6.00 feet to a point, thence SOUTH 68-39-29 EAST 59.55 feet to a point, thence SOUTH 23-03-45 WEST 6.00 feet to a point along the northerly line of George A. Kolb, thence in a westerly direction along the northerly line of George A. Kolb, NORTH 68-44-00 WEST 59.37 feet to the point of beginning. Containing 357 square feet of lands more or less.

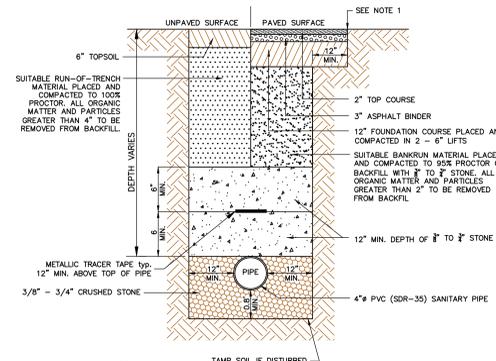


- GENERAL NOTES**
- ALTERATION OF THIS PLAN BY ANY PERSON OTHER THAN A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAWS. ANY ALTERATIONS OF THIS PLAN BY A NY LICENSED PROFESSIONAL ENGINEER SHALL BE SO NOTED AND DATED AND BE ACCOMPANIED BY THE SEAL AND SIGNATURE OF SUCH PROFESSIONAL ENGINEER.
 - EXISTING SURVEY FROM A MAP ENTITLED "MAP OF SURVEY FOR THE LANDS OF GEORGE KOLB" DATED JANUARY 25, 2022, PREPARED BY ROBERT V. OSWALD, LAND SURVEYING.
 - IF HEDGE ROW ON ADJACENT PARCEL IS REMOVED, A 5' HIGH BEIGE VINYL STOCKADE FENCE SHALL BE INSTALLED FOR SCREENING.
 - EXISTING HOLDING TANK SHALL BE ABANDONED IN PLACE. PRIOR TO ABANDONMENT, THE TANK SHALL BE PUMPED BY A LICENSED SEPTAGE HAULER AND COMPLETELY FILLED WITH SAND TO THE TOP.



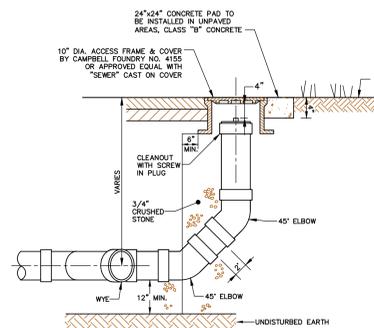
- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND TOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- POSTS: STEEL EITHER "I" OR "U" TYPE OR 2" HARDWOOD
 FILTER CLOTH: FILTER X, MIRAFL 100X, STABILANKA 1140N, OR APPROVED EQUAL
 PREFABRICATED UNIT: GEOPAL ENVIROFENCE, OR APPROVED EQUAL

SILT FENCE DETAIL
NOT TO SCALE



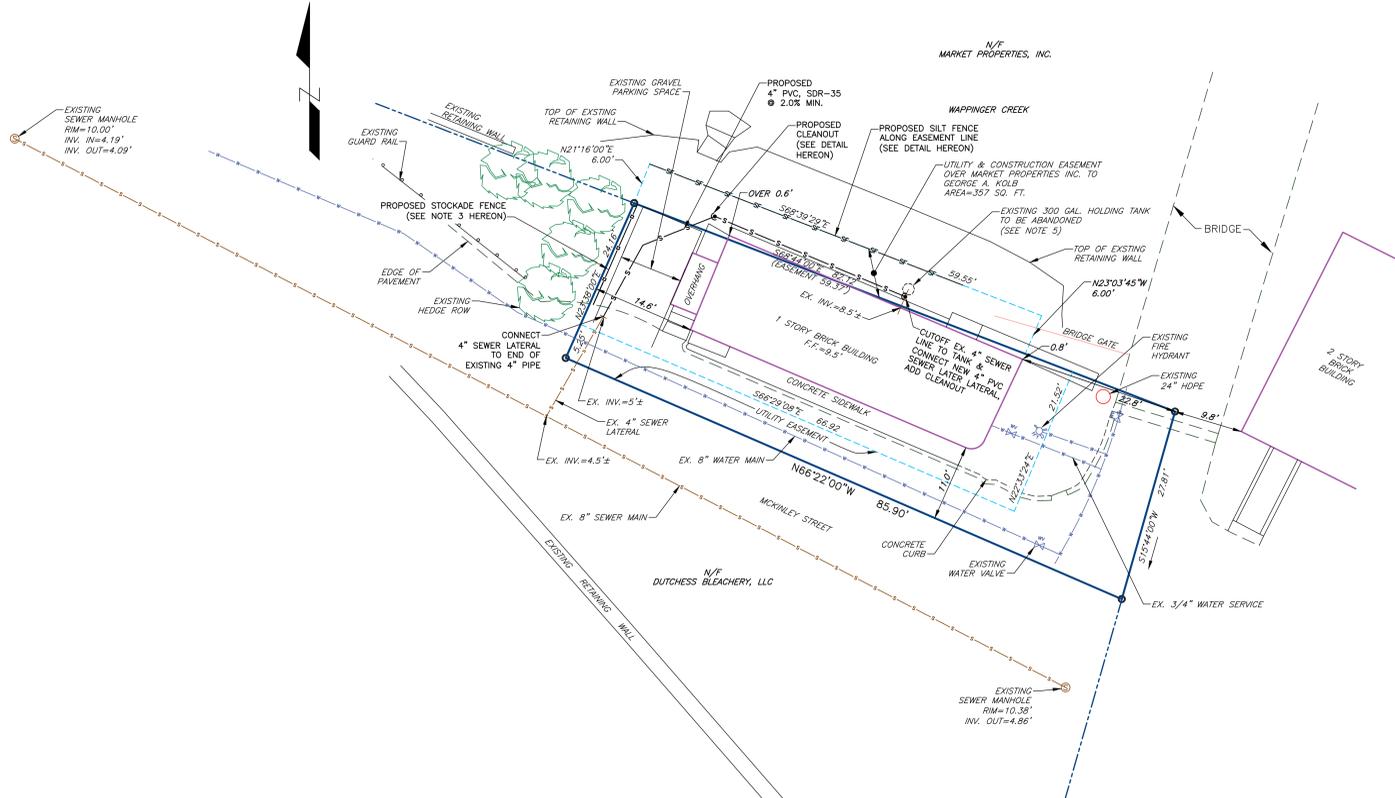
- NOTES:**
- SAW CUT 12" MIN. FROM EDGE OF TRENCH IN ALL PAVED AREAS.
 - PAVEMENT SECTION IN AREAS OF NEW CONSTRUCTION SHALL CONFORM TO TYPICAL PAVEMENT SECTION.
 - BACKFILL MATERIAL UNDER PAVED SURFACES SHALL BE RUN-OF-BANK (R.O.B.) GRAVEL AND BE PLACED IN HORIZONTAL LIFTS NOT EXCEEDING 6 INCHES IN THICKNESS PRIOR TO COMPACTION OR STONE BACK FILL. ALL COMPACTION SHALL BE TO A MINIMUM 95% OF STANDARD PROCTOR MAXIMUM DENSITY. NO STONE GREATER THAN 2 INCHES IN SIZE SHALL BE PLACED IN TRENCH.
 - BACKFILL MATERIAL UNDER UNPAVED SURFACES SHALL BE RUN-OF-BANK MATERIAL AND BE PLACED IN HORIZONTAL LIFTS NOT EXCEEDING 6 INCHES IN THICKNESS PRIOR TO COMPACTION. IF EXHAUSTED MATERIAL IS UNSUITABLE FOR BACKFILLING, R.O.B GRAVEL SHALL BE USED. NO STONE GREATER THAN 4 INCHES IN SIZE SHALL BE PLACED IN TRENCH.
 - WHEN PLACING FILL OR BACKFILL AROUND CULVERTS AND PIPES, LIFTS SHALL BE PLACED TO PROGRESSIVELY BURY THE PIPE OR CULVERT TO EQUAL DEPTHS ON BOTH SIDES.

SANITARY SEWER TRENCH DETAIL
NOT TO SCALE



- NOTES:**
- SEWER PIPE FITTINGS TO BE ASTM D-3033 OR D-3034 SDR-35.
 - TO BE USED FOR GRAVITY PORTION OF SANITARY SYSTEM AS WELL AS THE STORM ROOF DRAINAGE SYSTEM.

CLEANOUT DETAIL
NOT TO SCALE



CMU DISTRICT	REQUIRED	EXISTING	PROPOSED
PRINCIPAL BUILDING HEIGHT	2 stories min./6 stories max.	*1 story	*1 story
MINIMUM LOT WIDTH	100 ft.	*84.08 ft.	*84.08 ft.
MAXIMUM LOT COVERAGE	85%	55%	55%
MINIMUM GREEN SPACE	5%	16%	16%
FRONT SETBACK (PRINCIPAL)	2 ft. min./12 ft. max.	11.0 ft.	11.0 ft.
FRONT SETBACK (SECONDARY)	2 ft. min./12 ft. max.	N/A	N/A
SIDE SETBACK	0 ft. min./24 ft. max.	14.6 ft./22.6 ft.	14.6 ft./22.6 ft.
REAR SETBACK	0 ft. min.	0.6 ft. (OVER)	0.6 ft. (OVER)
FRONTAGE BUILDOUT	80% min. at setback	*52.5%	*52.5%

* PRE-EXISTING, NON-CONFORMING

OWNER/APPLICANT: GEORGE A. KOLB 7 LAFFIN AVENUE WAPPINGERS FALLS, NY 12590
PROPERTY INFORMATION: 58 MCKINLEY STREET TAX MAP NO.: 135601-6158-13-208259 DOC. No. 22021 450
ZONING DESIGNATION: CMU - COMMERCIAL MIXED USE
PROPERTY ACREAGE: TOTAL AREA = 0.05± ACRES
PROPERTY USE: INN

REVISIONS	
DATE:	DESCRIPTION:

LEGEND	
	PROPERTY LINE
	ADJACENT LOTLINE
	EXISTING EASEMENT
	EXISTING WATER LINE
	EXISTING WATER VALVE
	EXISTING HYDRANT
	EXISTING SEWER MANHOLE
	EXISTING SEWER LINE
	PROPOSED SEWER LINE
	PROPOSED CLEANOUT
	PROPOSED STOCKADE FENCE
	PROPOSED SILT FENCE

OWNER'S CONSENT NOTE:
 THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS, AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

OWNER _____ DATE _____

POVALL ENGINEERING, PLLC

WILLIAM H. POVALL III, P.E.
 N.Y.S.P.E. LICENSE #075020
 3 NANCY COURT, SUITE 4
 WAPPINGERS FALLS, NY 12590
 TEL.: (845) 897-9205
 FAX: (845) 897-0042

SITE PLAN FOR
58 MCKINLEY STREET
 VILLAGE OF WAPPINGERS FALLS
 DUTCHESS COUNTY, NEW YORK

JOB #: 2210
DATE: 03-30-22
SCALE: 1"=10'
SP-1
SHEET 1 OF 1

S&P ARCHITECTS, P.C.

1022 RTE 376 - SUITE 21 WAPPINGERS FALLS, NY 12590 PH: 845-790-0968

Mar 18, 2022

Village of Wappinger Falls Planning Board
2582 South Ave
Wappinger Falls, NY 12590

Re: Sigma-Tremblay – 4 Delavergne Ave
Site Plan application

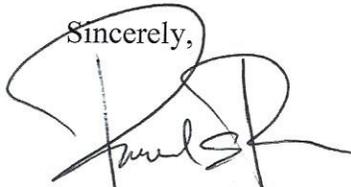
To Whom it May Concern,

Attached please find 10 copies of the Site Plan Application, Short form EAF as well as the Site Plan and Building Floor Plans for a proposed Change of Use at the above referenced location. Also attached is the application fee and escrow fee.

We ask that this project be placed on the next available Planning Board agenda for discussion and to start the approval process.

If you have any questions or require additional information, please feel free to contact me at the numbers listed below. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul S. Pilon". The signature is stylized and written over a circular scribble.

Paul S. Pilon, R.A.
S&P Architects, PC
845-790-0968
sparchitects@optonline.net



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: 3/21/22

Date of Meeting: _____

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.

N/A

(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: 3/21/22 Date of Meeting: _____

Property Identification:

Address: 4 Delavergne Ave

Zoning District: VM-Village Mixed Existing site area: +/- 0.69 ac

Owner Information:

Name: Sigma-Tremblay - John Tremblay

Address: 4 Delavergne Ave

City: V/Wappingers Falls State: NY Zip: 12590

Contact Numbers: (H) 845-297-4000 (C) 845-546-4593

(E-mail) jtsfo@msn.com

Applicant Information:

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

Name: Paul S. Pilon, R.A.

Address: 1022 Rte 376 - Suite 21

City: Wappingers Falls State: NY Zip: 12590

Contact Numbers: (H) 845-790-0968 (C) 845-206-1783

E-mail Address: sparchitects@optonline.net

Lead Design Professional: (If applicable)

(Indicate the primary design professional associated with this application)

Name: Paul S. Pilon, R.A. S&P Architects, P.C.

Title: Architect

Architect Engineer

Company: S&P Architects, P.C.

Address: 1022 Rte 376 - Suite 21, Wappingers Falls, NY 12590

Telephone #: 845-790-0968

E-mail Address: sparchitects@optonline.net



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

Proposed Site:

(Property where improvements are proposed)

Existing Use(s): Office and warehouse/storage

Proposed square footage: Bldg #1=4681 GSF; Bldg #2=4470 GSF - Total=9151 GSF

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.)

Conversion/Change of use of 2 existing buildings. Current use is office/warehouse/storage. Proposed use

will be Residential/Townhouses for rent. Project will be completed in 2 phases - Building #1 and then Building #2

Building footprints will remain as is or be reduced by eliminating unnecessary portions of Building #2.

Building #1 when complete will consist of (5) 1-bedroom units and (1) 2-bedroom unit.

Building #2 will be used as office/warehouse until start of Phase 2 at which time it will become (2) 1-bedroom units and (3) 2-bedroom units.

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

03-16-22
 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: John Tremblay for Sigma-Tremblay

Address of property owner: 4 Delavergne Ave

City: Wappingers Falls State: NY Zip: 12590

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

(H) _____ (C) 845-546-4593

(W) 845-297-4000 (Email) jtsfo@msn.com

Address of site where work is being conducted: 4 Delavergne Ave

Wappingers Falls

Description of work: Conversion/Change of Use of 2 existing buildings from Office/storage

to residential Townhomes for rent. Completed in Phases, Building 1 will consist of

(5) 1-bedroom units and (1) 2-bedroom units. Building 2 will be phase 2 and will consist of

(2) 1-bedroom units and (3) 2-bedroom units.

Name of person doing work: Owner - Same as above

Address of person doing work: _____

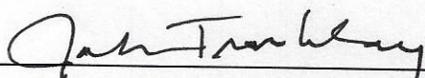
City: _____ State: _____ Zip: _____

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

3/18/22
Date Signed

617.20
Appendix B
Short Environmental Assessment Form

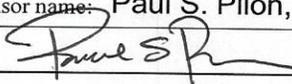
Instructions for Completing

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: Sigma-Tremblay - Change of use - Building #1 and #2		
Project Location (describe, and attach a location map): 4 Delavergne Ave, V/Wappingers Falls, NY		
Brief Description of Proposed Action: Conversion, alteration and Change of use for 2 existing buildings from office/storage/warehouse to 1 and 2 bedroom townhouses.		
Name of Applicant or Sponsor: Paul S. Pilon, R.A.	Telephone: 845-790-0968	
		E-Mail: sparchitects@optonline.net
Address: 1022 rte 376 - Suite 21		
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
Building Permits and Site Plan approval V/Wappingers Falls Bldg Dept	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?	0.69	acres
b. Total acreage to be physically disturbed?	0.25	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	0.69	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 checked="" type="checkbox"/> Residential (suburban)
<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Parkland
		<input type="checkbox"/> 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	
			<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: <small>Will meet the minimum requirements of the Energy Code of New York State.</small>	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"/>	
		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 <input checked="" type="checkbox"/> 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"/>	

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: Paul S. Pilon, R.A.		Date: 03-16-22
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)

PART "B"
APPLICANT / AGENT AFFIDAVIT

State of NY }
County of Dutchess } ss:

JOHN TREMBLAY being duly sworn, deposes and says:

1. That I/we are the OWNER 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 4 DELAVERGNE AVIZ, 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.

John Tremblay
Applicant/Agent

Applicant/Agent

Sworn to before me this 18 day of March, 2022

Deana Brauer
Notary Public

DEANA M BRAUER
NOTARY PUBLIC STATE OF NEW YORK
DUTCHESS COUNTY
LIC. #01BR6339498
COMM. EXP. 04/04/24

PART "A"
OWNER AFFIDAVIT

State of NY }
County of Dutchess } ss:

I, JOHN TREMBLAY 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 PAUL S. PILON, P.A., 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.

John Tremblay
Applicant/Owner

Applicant/Owner

Sworn to before me this 18 day of

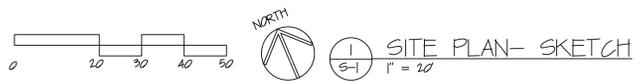
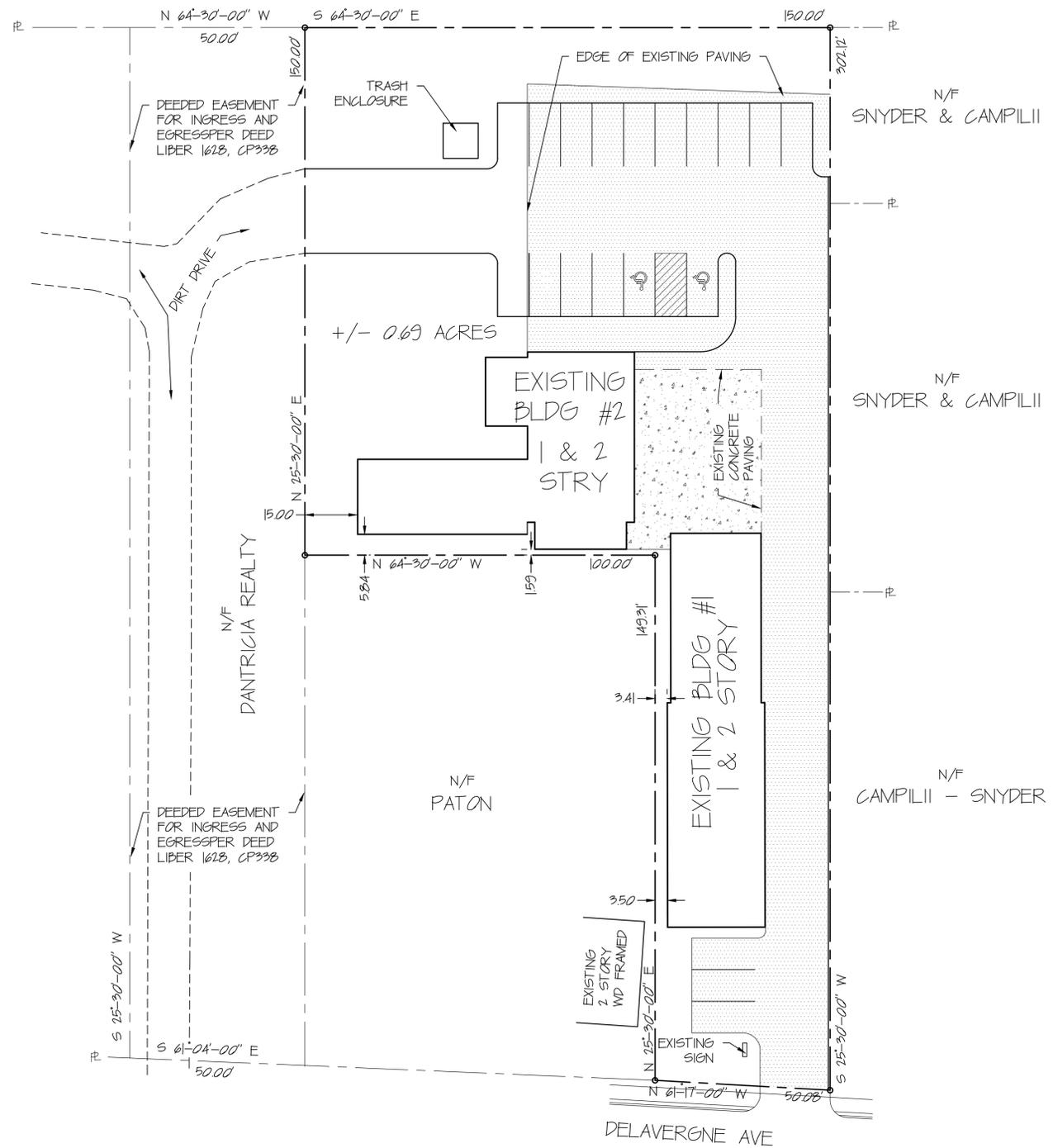
March, 2022

Deana Brauer
Notary Public

DEANA M BRAUER
NOTARY PUBLIC STATE OF NEW YORK
DUTCHESS COUNTY
LIC. #01BR6339498
COMM. EXP. 04/04/24



LOCATION MAP
NTS



SURVEY AS TAKEN FROM
DRAWING PREPARED BY:
J. WILLIAM KOMISAR, ILLS
DATED DEC 16, 2007

OWNER OF RECORD
SIGMA-TREMPLAY
ATTN: JOHN TREMPLAY
4 DELAVERGNE AVE
WAPPINGER FALLS, NY 12590
TAX MAP 134601-658-10-258625
LOT AREA = +/- 0.69 AC OR +/- 30,056.4 SF
ZONING DISTRICT: VM-VILLAGE MIXED

BUILDING DATA TABLE

BUILDING 1	
FIRST FLOOR	3044 GROSS SQ FT
SECOND FLOOR	1697 GROSS SQ FT
TOTAL GROSS SQ FT	4741 GROSS SQ FT

BUILDING 1
EXISTING USE: OFFICE/STORAGE
PROPOSED USE: (6) TOWNHOUSES, (5) 1-BEDRM UNITS, (1) 2-BEDRM UNIT

BUILDING 2	
FIRST FLOOR	2970 GROSS SQ FT
SECOND FLOOR	1600 GROSS SQ FT
TOTAL GROSS SQ FT	4470 GROSS SQ FT

BUILDING 2
EXISTING USE: STORAGE
PROPOSED PHASE 1 USE: OFFICE/STORAGE, STORAGE 2970 GSF, OFFICE 1600 GSF

PROPOSED PHASE 2 USE: (5) TOWNHOUSES, (2) 1-BEDROOM UNITS, (3) 2-BEDROOM UNITS

PARKING REQUIREMENTS - PHASE 1

BLDG #1 - APARTMENTS
1 SPACE / UNIT + 1/2 SPACE PER BEDROOM
6 UNITS = 6 SPACES
7 BEDRMS = 3.5 SPACES (ROUND TO 4)
TOTAL SPACE FOR BLDG #1 = 10 SPACES

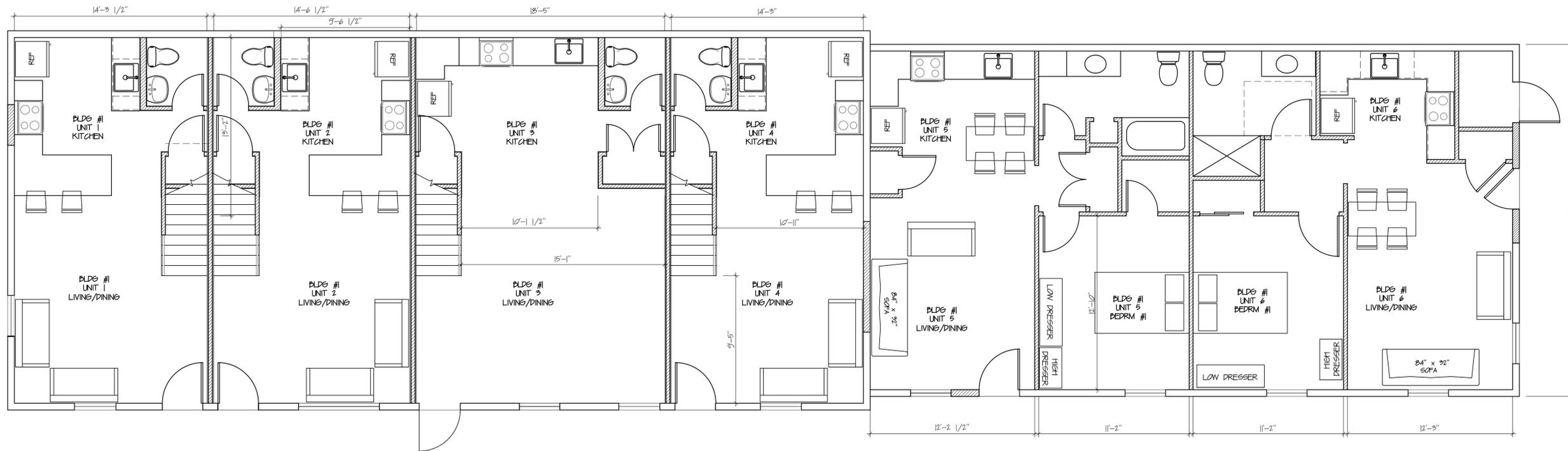
BLDG #2 (PHASE 1) - OFFICE/STORAGE
OFFICE = 1 SPACE 300 GROSS SQ FT
STORAGE = 1 SPACE 200 GROSS SQ FT
OFFICE 1600 GSF AT 1 SPACE PER 300 GSF = 5 SPACES
STORAGE - 2970 GSF AT 1 SPACE PER 300 GSF = 10 SPACES (ROUNDED FROM 14)
TOTAL SPACE FOR BLDG #2 (PHASE 1) = 7 SPACES
TOTAL SPACE FOR BLDG #1 AND #2 (PHASE 1) = 10+7 = 17 SPACES

BLDG #2 (PHASE 2) - TOWNHOUSES
1 SPACE / UNIT + 1/2 SPACE PER BEDROOM
5 UNITS = 5 SPACES
4 BEDRMS = 4 SPACES
TOTAL SPACE FOR BLDG #2 = 9 SPACES
TOTAL SPACE FOR BLDG #1 AND #2 (PHASE 2) = 10+9 = 19 SPACES REQUIRED
19 SPACES PROVIDED

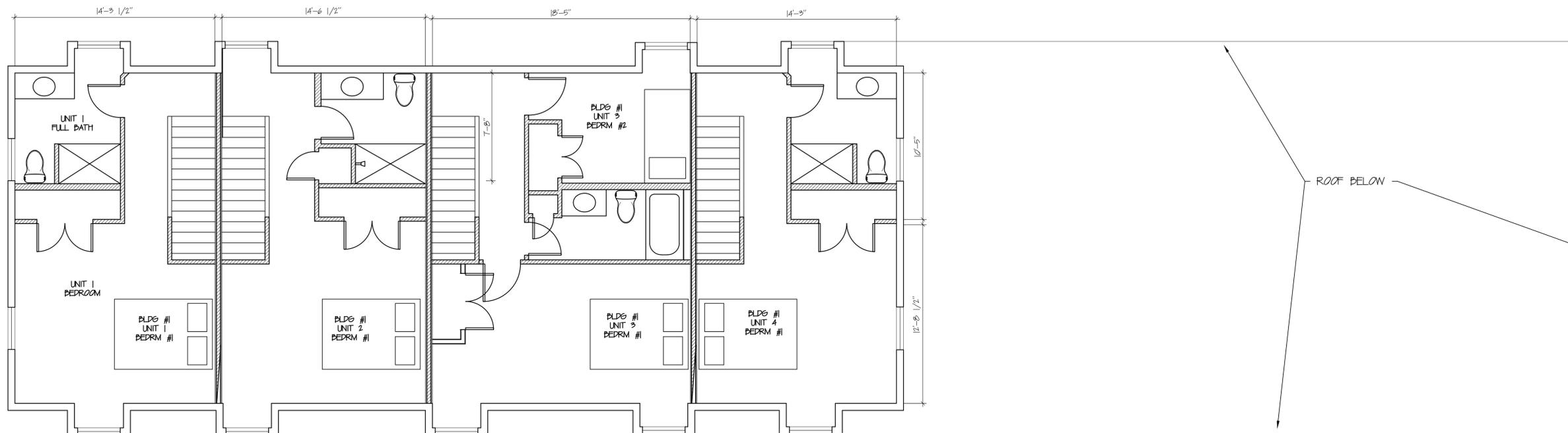
S&P ARCHITECTS, P.C.
1022 RTE 376 - SUITE 21
WAPPINGERS FALLS, NY 12590
PH 518-790-0368
PAUL S. PILON, R.A. • SABRINA B. PILON, R.A.

PROP CHANGE OF USE
FOR
SIGMA-TREMPLAY
4 DELAVERGNE AVE
V/ WAPPINGER FALLS, NY

SKETCH SITE PLAN & NOTES
S-1
AS NOTED
03-15-22



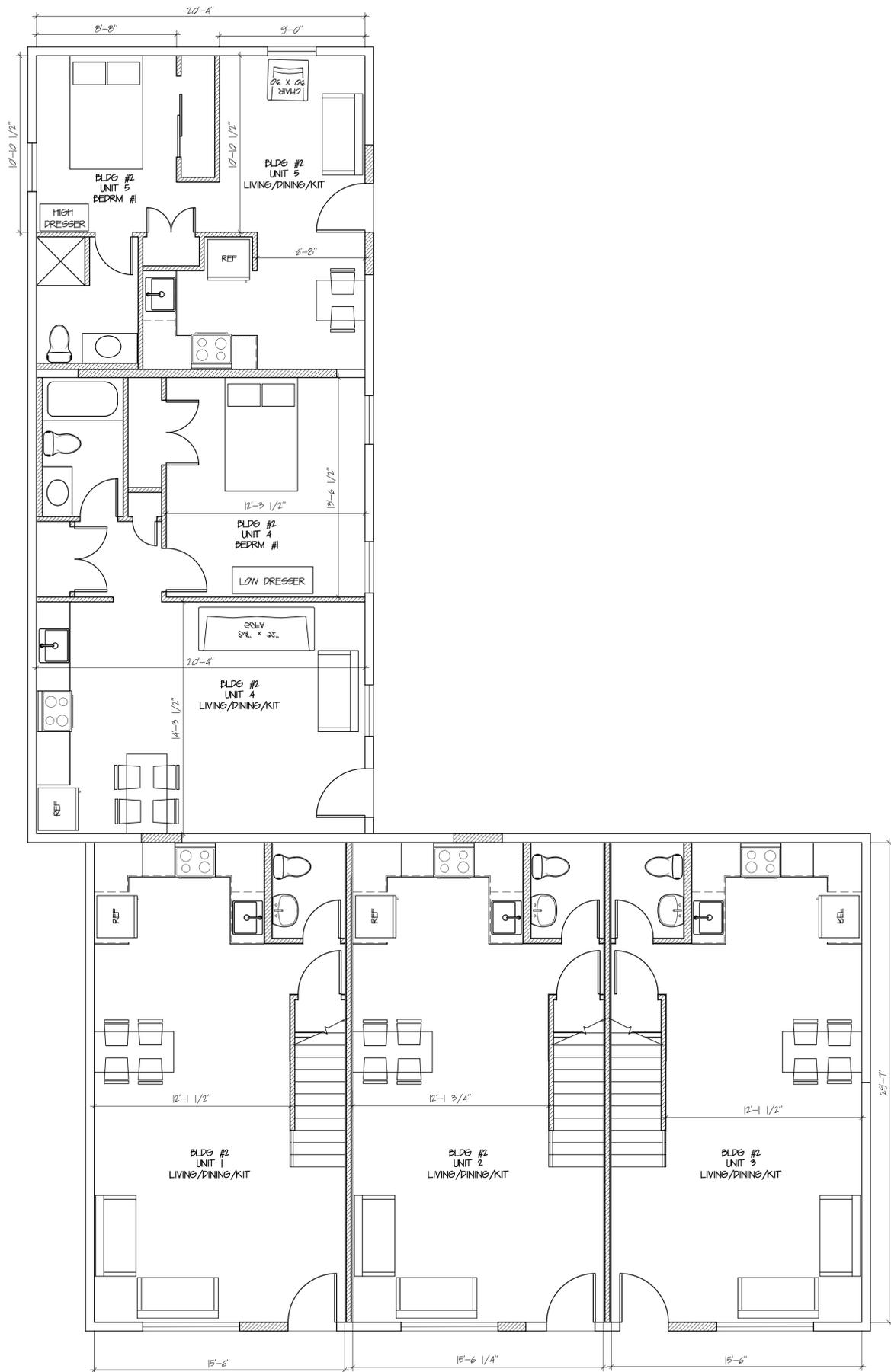

BUILDING 1
FIRST FLOOR PLAN
 1/4" = 1'-0"



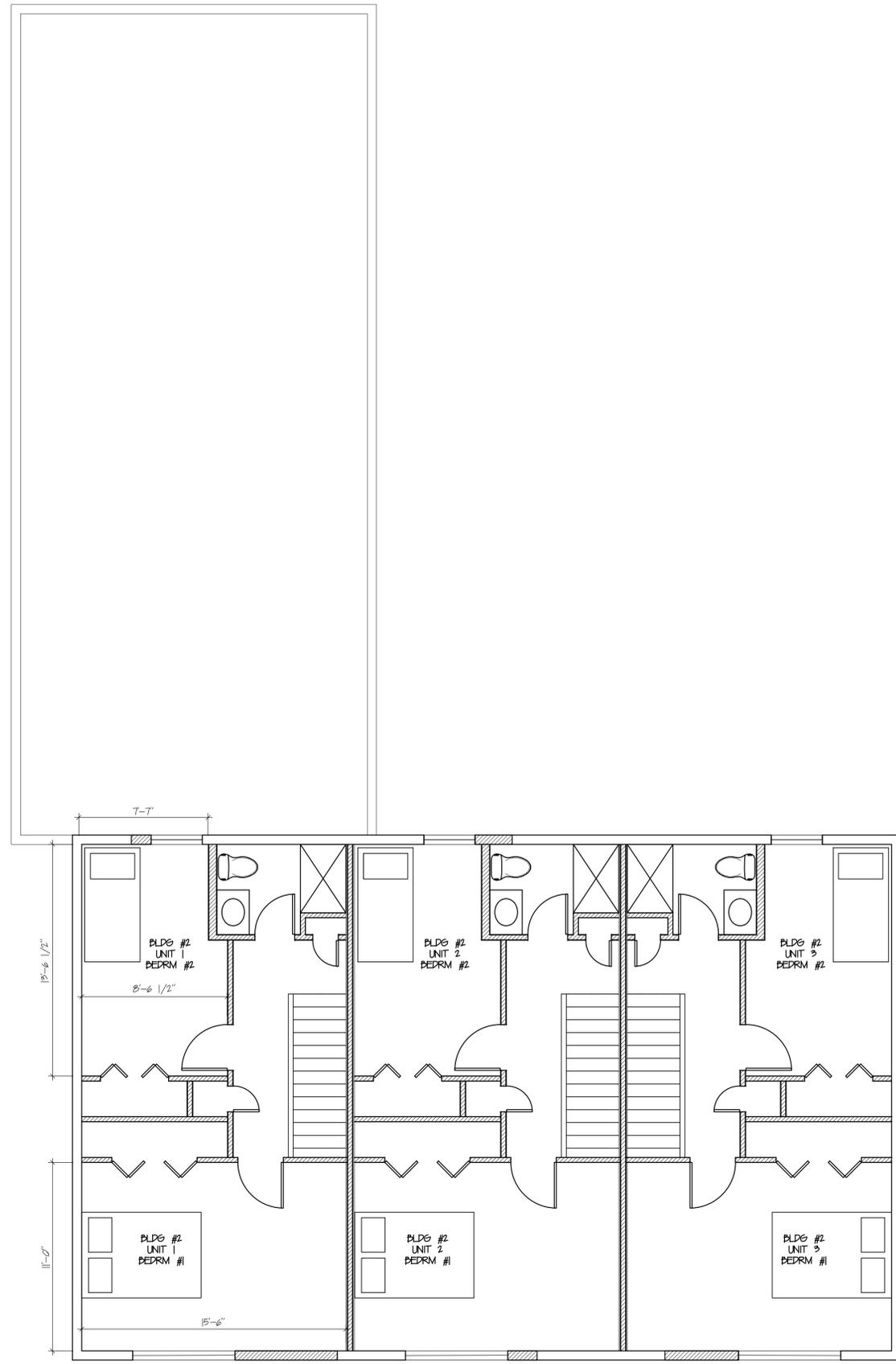

BUILDING 1
SECOND FLOOR PLAN
 1/4" = 1'-0"

ROOF BELOW

S&P ARCHITECTS, P.C. 1022 RTE 376 - SUITE 21 WAPPINGERS FALLS, NY 12590 PH 845-790-0368 PALL S. PILON, RA • SABRINA B. PILON, RA	
PROP CHANGE OF USE FOR SIGMA-TREMBLAY 4 DELAVERGNE AVE V/ WAPPINGER FALLS, NY	
	BLDG 1 FLOOR PLANS
	A-1
	1/4" = 1'-0"
	03-15-22




 BUILDING 2
 FIRST FLOOR PLAN
 1/4" = 1'-0"




 BUILDING 2
 SECOND FLOOR PLAN
 1/4" = 1'-0"

S&P ARCHITECTS, P.C.
 1022 RTE 376 - SUITE 21
 WAPPINGERS FALLS, NY 12590
 PH 845-790-0368
 PALL S. PILON, RA • SABRINA B. PILON, RA

PROP CHANGE OF USE
 FOR
SIGMA-TREMPLAY
 4 DELAVERGNE AVE
 V/ WAPPINGER FALLS, NY

BLDG 2 FLOOR PLANS
A-2
1/4" = 1'-0"
03-15-22



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: April 6, 2022

Date of Meeting: May 5, 2022

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: April 06, 2022 Date of Meeting: May 5, 2022

Property Identification:

Address: 1576 US Route 9, Village of Wappingers Falls, NY 12590

Zoning District: VC- Village Commercial Existing site area: Parcel 589264

Owner Information:

Name: Imperial Improvements c/o DLC Management Corporation

Address: 565 Taxter Road, Suite 400

City: Elmsford State: NY Zip: 10523

Contact Numbers: (H) cell # 914 522 0258 (O) 914-631-3131

(E-mail) vtiberia@dlcmgmt.com

Applicant Information:

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

Name: DLC Management Corporation

Address: 565 Taxter Road, Suite 400

City: Elmsford State: NY Zip: 10523

Contact Numbers: (H) cell # 914 522 0258 (O) 914-631-3131

E-mail Address: vtiberia@dlcmgmt.com

Lead Design Professional: (If applicable)

(Indicate the primary design professional associated with this application)

Name: Kenneth Casamento

Title: Principal

Architect Engineer

Company: LRC Group

Address: 85 Civic Center Plaza, Suite 204

Telephone #: 845-243-2880

E-mail Address: Kcasamento@lrconsult.com



APPLICATION FOR PLANNING BOARD REVIEW
(Continued)

Proposed Site:

(Property where improvements are proposed)

Existing Use(s): Vacant commercial space

Proposed square footage: 1,397sf

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 proposed project consists of converting an existing part of the building into a tenant space for Jersey Mikes Subs restaurant. The space consists of 1,397 square feet with 4 spaces for people to sit and dine in, and the remaining area is for ordering and kitchen. The aspect of this project specifically for this application is the proposed 1,250 gallon grease trap. The proposed grease trap shall be constructed from concrete with a cast iron frame, on a bed of crushed stone, and reinforced with #4 and #5 rebar and sealed with butyl gasket.

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

4-6-2022

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: Imperial Improvements c/o DLC Management Corporation
Address of property owner: 565 Taxter Road, Suite 400
City: Elmsford State: NY Zip: 10523
Phone number of property owner: (Include home, work, mobile number and e-mail address):
(H) 914 522 0258 (C) 914-631-3131
(W) _____ (Email) vtiberia@dlcmgmt.com
Address of site where work is being conducted: 1576 US Route 9, Village of Wappingers Falls, NY
12590
Description of work: Grease trap for conversion of existing space into a tenant space for
Jersey Mikes Subs restaurant.

Name of person doing work: Ed Marchigiani
Address of person doing work: 49 Cherry Hill Road
City: Carmel State: NY Zip: 10512
Phone number of person doing work (Include home, work, mobile numbers and e-mail address):
(H) _____ (C) 914-879-7988
(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

4/6/2022

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: Jersey Mikes Sub restaurant grease trap			
Project Location (describe, and attach a location map): 1576 US Route 9, Village of Wappinger Falls, NY 12590			
Brief Description of Proposed Action: Grease trap for conversion on existing space in building into a tenant space for Jersey Mikes Sub restaurant.			
Name of Applicant or Sponsor: Imperial Improvements, LLC c/o DLC Management		Telephone: 845-656-7179	
		E-Mail:	
Address: 556 Taxter Road, Suite 400			
City/PO: Elmsford, NY 10523		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
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		7.41 _____ acres	
b. Total acreage to be physically disturbed?		0.018 _____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		7.41 _____ 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	
	<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:	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?	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
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: <u>Vincenzo TIBERIA</u> Date: <u>4-6-2022</u> Signature: <u>[Handwritten Signature]</u>		

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"/>	
	See Engineer's report	
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?	<input checked="" type="checkbox"/>	
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	

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 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 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.	
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Name of Lead Agency	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Date
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Print or Type Name of Responsible Officer in Lead Agency	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Title of Responsible Officer
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Signature of Responsible Officer in Lead Agency	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Signature of Preparer (if different from Responsible Officer)

PART "A"
OWNER AFFIDAVIT

State of New York }
County of Dutchess } ss:

Vincenzo Tiberia 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 LRC GROUP, 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.

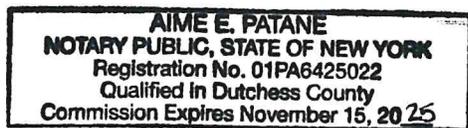
[Signature]
Applicant/Owner

Applicant/Owner

Sworn to before me this 6 day of

April, 2022.

[Signature]
Notary Public



PART "B"
APPLICANT / AGENT AFFIDAVIT

State of New York }
County of Dutchess } ss:

Vincenzo Tiberia, Project Manager, c/o DLC Management Corporation a/a/f Imperial Improvements, LLC being duly sworn, deposes and says:

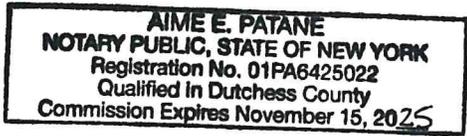
1. That I/we are the Project Manager named in the foregoing application for Planning Board for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at or conducts business at 1576 Rt. 9, 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.

Vincenzo Tiberia
Vincenzo Tiberia (Apr 7, 2022 13:49 EDT)
Applicant/Agent

Applicant/Agent

Sworn to before me this 7 day of April, 2022.

Aime Patane
Notary Public



This remote notarial act involved the use of communication technology

Planning Board Application - Jersey Mikes - Part B

Final Audit Report

2022-04-07

Created:	2022-04-07
By:	Nikole Khader (nkhader@dlcmgmt.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAigXgICCNfREVxLGBQd-fTY03lgptg9_-

"Planning Board Application - Jersey Mikes - Part B" History

-  Document created by Nikole Khader (nkhader@dlcmgmt.com)
2022-04-07 - 5:45:16 PM GMT- IP address: 69.120.3.29
-  Document emailed to Vincenzo Tiberia (vtiberia@dlcmgmt.com) for signature
2022-04-07 - 5:47:33 PM GMT
-  Email viewed by Vincenzo Tiberia (vtiberia@dlcmgmt.com)
2022-04-07 - 5:49:03 PM GMT- IP address: 184.152.82.111
-  Document e-signed by Vincenzo Tiberia (vtiberia@dlcmgmt.com)
Signature Date: 2022-04-07 - 5:49:32 PM GMT - Time Source: server- IP address: 184.152.82.111
-  Agreement completed.
2022-04-07 - 5:49:32 PM GMT

ENGINEERING SUMMARY REPORT

Prepared for

JERSEY MIKES SUBS

Located at

**1576 US Route 9
Village of Wappingers Falls
Dutchess County, New York
Tax ID #6158-15-589264**

Submitted

March 9, 2022

Prepared for

Applicant

Imperial Improvements, LLC C/O DLC Management Corporation,
565 Taxter Road, 4th Floor
Elmsford, NY 10523

Prepared by



Land Planning ♦ Civil Engineering ♦ Environmental Services ♦ Land Surveying ♦ Landscape Architecture

85 Civic Center Plaza, Suite 204

Poughkeepsie, NY 12601

Phone 845-243-2880

Fax 845-265-8175

www.lrcconsult.com

Offices in Connecticut, New York and New Jersey

LRC Engineering & Surveying, DPC

LRC Engineering & Surveying, LLC

LRC Environmental Services, Inc.



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APPENDICES

Appendix A – Grease Trap Operation and Maintenance



1.0 INTRODUCTION

1.1 Location

The property is located in the Imperial Plaza located at 1576 US Route 9 in the Villages of Wappingers Falls. The project is to construct a Jersey Mikes Subs store in the western corner of the property near New Hackensack Road in the same building as the Perkins Restaurant. The property is identified as Tax ID #6158-15-589264 on the Dutchess County Parcel Access. The property is shown on Field Map 10434 according to the records of the Dutchess County Clerk’s Office. The site is located on the south side of New Hackensack Road and the east side of US Route 9. The project has UTM coordinates of 590792 Easting and 4605761 Northing.

1.2 Existing Conditions Summary

The existing site is currently developed with existing sewer and water connections. The parcel is part of the Village of Wappingers Falls Sewer and Water district. Existing sewer connection is made through the connection towards New Hackensack Road. There is an existing sewer and water connection for the Perkins Restaurant.

1.3 Proposed Project Description

The application consists of the converting an existing part of the building into a tenant space for Jersey Mikes Subs. The space consists of 1,397 square feet of space with space for 4 people to sit and dine in. the remaining area is que area for ordering and kitchen area.

2.0 WATER SERVICES

2.1 Design Water Flows

As noted above, the project will include the conversion of a portion of a building into an area for a Jersey Mikes Subs. The estimated consumption values are derived from Table 3 “Expected Hydraulic Loading Rates” of the New York State Department of Environmental Conservation (NYSDEC) Division of Water “Design for Wastewater Treatment Works Intermediate Sized Sewer Facilities”, 1988. A summary of the projected sanitary sewer flow/water consumption is as follows:

Imperial Plaza						
Sanitary Sewer Flow / Water Consumption Projections						
PROPOSED NEW DEVELOPMENT						
Location	Use	Size		Rate*		Flow (GPD)
Jersey Mikes Subs	Restaurant	4	Seats	35	Seat	140
Total Proposed Daily Flow:						140

2.2 Proposed Water Supply

Water supply for the project will be provided from the Villages of Wappingers Falls Municipal Water System. The water treatment plant is located at 2784 west Main Street, Wappingers, NY The project will use the existing water connection on the site and no upgrades are proposed.



3.0 WASTEWATER SERVICES

3.1 Design Wastewater Flows

As discussed in section 2.1 the estimated consumption values are derived from Table 3 “Expected Hydraulic Loading Rates” of the New York State Department of Environmental Conservation (NYSDEC) Division of Water “Design for Wastewater Treatment Works Intermediate Sized Sewer Facilities”, 1988. The total average day demand for proposed sewer and water is 140 GPD for the project. Using a peaking factor of 4.0 as recommended by the NYSDEC the design max hourly flow rate is 0.389 GPM.

3.2 Wastewater Treatment

Wastewater generated at the site will be treated by the Tri Municipal Sewer Commission Municipal Wastewater Treatment Plant. The plant is located at 345 Sheaffe Road. The site will connect to the existing sanitary manhole located on the east side of New Hackensack road. According to the Village of Wappingers, the Town has the ability treat the additional waste generated by the project.

3.3 Sanitary Sewer Gravity Collection System

The sanitary sewage from proposed conversion will be conveyed to the existing municipal sewer system via a gravity sewer line. The gravity sewer system will be 4-inch SDR 35 PVC pipe in conformance with ASTM D-3034. All connections will have rubber gaskets conforming to ASTM D-3212.

3.4 Proposed Grease Trap

The proposed restaurant has a 4” kitchen waste line and will go to a 1,250-gallon grease trap and sampling manhole prior to connecting to the sewer collection system. The proposed restaurant has a 4-inch kitchen waste line. A 4-inchline, requires a 240-gallon grease trap. The grease trap was sized in accordance with the NYSDEC “Design for Wastewater Treatment Works Intermediate Sized Sewer Facilities”, 1988 as required by the Village of Wappingers. The grease trap will be operated and maintained by Jersey Mikes. The operation and maintenance procedures and log for the grease trap are included in **Appendix A**. The following equation was used to size the grease trap:

$$\text{Size of Grease Trap} = (D)(GL)(ST)(HR/2)(LF)$$

Where:

D = Number of Seats in Dining Area

GL = Gallons of Wastewater per meal, normally 5 gallons

ST = Storage Capacity Factor (Minimum = 1.7, onsite disposal = 2.5)

HR = Number of Hours Open

LF = Loading Factor (Recreation Areas = 1.0)

$$\text{Size of Grease Trap} = (4)(5)(1.7)(12/2)(1.0) = 240 \text{ Gallons}$$

4.0 WATER AND WASTEWATER SERVICES – CONCLUSION

Based on the planned development water/wastewater consumption estimates, the site will have total sewer and water usage of 140 GPD. The water and sewer system will be connected to the Village of Wappingers Falls water and sewer systems. The proposed water and wastewater services, from the Village Water District and Sewer District, have adequate infrastructure and capacity, according to the Town. The project will create new conveyance systems and connections to the municipal systems. All of



the new infrastructure will meet or exceed the requirements of the DCDBCH and the Village of Wappingers Falls.

APPENDIX A

Grease Trap Operation and Maintenance

Grease Trap Operation and Maintenance:

Grease interceptor additives should not be used, as some products claiming to “clean” grease interceptors contain compounds which provide temporary relief, but the treatments only dissolve the grease long enough for it to enter the wastewater system, where it re-congeals and hardens leading to clogged pipes and sewer backups.

FOG is not a stable compound to be stored for a prolonged period in a grease interceptor due to the formation of hydrogen sulfide as a result of anaerobic conditions. The Plumbing and Drainage Institute recommends the grease interceptor be inspected monthly, pumped out as necessary, and a log kept.

Scum and sludge should be measured in the first compartment of a two-compartment tank or in the first tank of a multiple-tank system. Tanks should be pumped when the bottom of the scum layer is within 3" of the bottom of the outlet baffle or tee, or when the sludge level is within 8" of the outlet device. This is to ensure the minimum hydraulic retention time and required available hydraulic volume is maintained to effectively intercept and retain FOG discharged to the sewer system.

The tank should not be disinfected, washed, or scrubbed. Proper venting should be present to minimize sulfuric acid damage of concrete tanks.



Commercial Real Estate
Due Diligence Management
3465 South Arlington Road
Suite E #183
Akron, OH 44312
330.294.1077
www.amnnational.net

ALTA/NSPS Land Title Survey

Imperial Plaza

Surveyor Certification

Imperial Plaza

1568-1574 Route 9
Wappingers Falls, NY 12590
County of Dutchess

To: DLC Management Corporation; Stewart Title Insurance Company; Royal Abstract of New York LLC; Peoples United Bank, its successors and/or assigns, as their interest may appear; Imperial Improvements, LLC, a New York limited liability company, and American National, LLC.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 10a, 13, 14, 16, 17, 18, 19, 20 and 21 of Table A thereof. The fieldwork was completed on March 14, 2019.

Raymond B. Dowber
PLS #49350
In the State of New York
For the benefit and use of LMS Surveying, LTD



Date of Preliminary Plot: March 19, 2019
Date of Last Revision: March 21, 2019
Date of Final Plot: March 22, 2019

Network Reference No. 20190294-1



Professional Commercial & Residential Land Surveys
P.O. Box 65 • Sharon Center • OH • 44274
330.329.6812 / Surveys@LMSurveying.com

Surveyor:
LMS Surveying, LTD.
Job No. B-190200

Title Legal Description

ALL THAT CERTAIN plot, piece or parcel of land described as Parcels B and C on that certain Subdivision Plat of premises known as Imperial Plaza prepared by John Meyer Consulting and filed on June 4, 1997 as Map No. 10434 in the Dutchess County Clerk's Office being further bounded and described as follows:

Parcel B

BEGINNING at a point, said point being at the northerly corner of Parcel "A" as shown on a map entitled, "Imperial Plaza", on file in the Dutchess County Clerk's Office as File Map No. 10434, said point also being on the easterly line of New Hackensack Road;

THENCE leaving said northerly corner and running along the southerly line of said road the following courses and distances:

North 45 degrees 33 minutes 20 seconds East 66.72 feet;
North 44 degrees 39 minutes 20 seconds East 205.50 feet;
North 54 degrees 04 minutes 20 seconds East 175.60 feet;
North 85 degrees 17 minutes 20 seconds East 12.44 feet;
North 54 degrees 06 minutes 20 seconds East 86.21 feet to a point being on the westerly line of Imperial Boulevard (private road);

THENCE leaving said easterly line of New Hackensack Road and running along the westerly line of said Imperial Boulevard, south 51 degrees 31 minutes 00 seconds East 221.54 feet and south 16 degrees 29 minutes 20 seconds East 510.65 feet to a point being at the northeasterly corner of the aforementioned Parcel "A";

THENCE leaving said westerly line of Imperial Boulevard and said northeasterly corner and running along the easterly line of said Parcel "A" south 77 degrees 15 minutes 00 seconds West 438.09 feet and north 39 degrees 42 minutes 50 seconds West 459.16 feet to the point of beginning

For information only: Said premises are known as New Hackensack Road, Parcel Grid Identification #135601-6158-15-589264-0000 and #135601-6158-15-589264-0001, Wappingers Falls, New York, as shown on the Dutchess County Land and Tax Map.

Parcel "C"

BEGINNING at a point said point being at the southwesterly corner of lands now of formerly Tompkins, Liber 1858, Page 36, said point also being on the easterly line of U.S. Route 9, and said point also being at the northeasterly corner of Parcel "C" as shown on a map entitled, "Imperial Plaza", on file in the Dutchess County Clerk's Office as File Map No. 10434;

THENCE leaving said southwesterly corner and said easterly road line and running along the southerly line of said Tompkins and the southerly line of lands now of formerly Kingswood Equities, Liber 1590, Page 304, north 53 degrees 35 minutes 40 seconds east 484.99 feet to a point being on the westerly line of Parcel "A" (File Map 10434); thence leaving said southerly line of Kingswood Equities and running along the westerly line of said Parcel "A" the following courses and distances:

South 12 degrees 21 minutes 30 seconds East 283.00 feet;
North 77 degrees 38 minutes 30 seconds East 9.20 feet and;
South 12 degrees 21 minutes 30 seconds East 253.74 feet to a point being at the northeasterly corner of lands now of formerly Newman, Liber 1563, Page 876;

THENCE leaving said westerly line of Parcel "A" and said northeasterly corner, and running along the northerly line of said Newman, south 77 degrees 38 minutes 40 seconds West 472.89 feet to a point being at the northwesterly corner of said Newman, said point also being on the easterly line of the aforementioned Route 9;

THENCE leaving said northwesterly corner and running along the easterly line of said Route 9 the following courses and distances:

North 13 degrees 20 minutes 40 seconds West 83.84 feet;
North 05 degrees 22 minutes 00 seconds West 125.00 feet;
North 10 degrees 00 minutes 00 seconds West 109.25 feet;
North 05 degrees 49 minutes 13 seconds West 22.18 feet to the point of beginning

Together with the benefits and subject to the burdens of a Declaration of Reciprocal Easements and Restrictions dated as of 10/14/92 and recorded 3/12/97 in Liber 1991 Page 408 as amended by a First Amendment to Declaration of Reciprocal Easements and Restrictions dated 1/14/99 and recorded 1/14/99 in Liber 2022 Page 36.

For information only: Said premises are known as 1572 Route 9, Parcel Grid Identification #135601-6158-19-575182-0000, Wappingers Falls, New York, as shown on the Dutchess County Land and Tax Map.

The above described parcel is the same parcel as described in Stewart Title Insurance Company, Commitment No. 906339, bearing an effective date of October 27, 2014.

Notes Corresponding to Schedule B

Numbers correspond with Schedule B exception items contained in Stewart Title Insurance Company, Commitment No. 906339, bearing an effective date of October 27, 2014.

5. Easement contained in deed made by Maurice M. Burke and John Marfart to The Grand Union Company recorded in Deed Liber 1113 page 805. (see Exhibit A)
AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

6. Easement to Central Hudson Gas and Electric Corporation dated 2/15/1966 and recorded 3/11/1966 in Deed Liber 1199 page 103. (see Exhibit B)
AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

7. Grant of Gas Line Right of Way by Dutchess Associates, Inc. to Central Hudson Gas and Electric Corporation dated 9/25/1965 and recorded 11/1/1965 in Deed Liber 1191 page 560. (see Exhibit C)
AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

8. Easement by Imperial Plaza Partnership to The New York Telephone Company dated 1/4/1985 and recorded 2/1/1985 in Deed Liber 1659 page 642. (see Exhibit D)
AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE

9. Deed of Declaration made by Imperial Plaza Partnership dated 1/25/1985 and recorded 2/8/1985 in Deed Liber 1660 page 274. (see Exhibit E)
AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE

10. Declaration of Reciprocal Easements and Restrictions made pursuant to the Order of the United States Bankruptcy Court for the District of New Jersey, dated 9/1/92 in the matter of Imperial Plaza Partnership, Case No. 90-31087, by Imperial Plaza Partnership, dated as of 10/14/92, as contained in a memorandum of lease made by Imperial Plaza Partnership to Home Depot U.S.A., Inc. 10/14/1992 and recorded 3/12/97 in Liber 1991 Page 408. (Note: It appears the two instruments were mistakenly recorded as one document as it is indexed against the name "Home Depot U.S.A., Inc.") (see Exhibit F)
AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE

F) First Amendment to Declaration of Reciprocal Easements and Restrictions made by and between Biloba Corporation (a/k/a Biloba Corp.) and Home Depot U.S.A., Inc. dated as of 1/14/99 and recorded 1/14/99 in Liber 2022 Page 36. (see Exhibit F-1)
AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE

11. Grant of Permanent Easements for Water Lines made by and between Imperial Improvement LLC and Village of Wappingers Falls dated 7/29/2009 and recorded 3/24/2010 in Document #2010-1413.
AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

Encroachment Statement

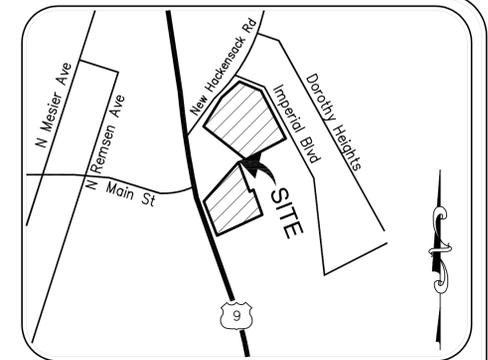
Subject's building lies 11.7'± on ROW Easement.

Flood Zone

By graphic plotting only, this property lies within Zone X of the Flood Insurance Rate Map, Community Panel No. 36027C0456E, which bears an effective date of May 2, 2012 and is not in a Special Flood Hazard Area.

Parking

185 Regular Spaces
8 Handicapped Spaces
193 Total Spaces



Vicinity Map
Not to Scale

General Notes

- There is direct access to the subject property via Albany Post Road (Route 9), New Hackensack Road & Imperial Boulevard, a public right of way.
- The address of the site is 1568-1574 Route 9, Wappingers Falls, NY 12590.
- The location of utilities shown on the survey are from observed evidence or above ground appurtenances only. The surveyor was not provided with underground utility plans or surface ground markings to determine the location of any subterranean uses.
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- At the time of this survey there was no information made available to the surveyor regarding proposed changes in street right-of-way lines. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There were no wetland delineation markers observed in the process of conducting the fieldwork.
- All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
- At the time of survey there was no evidence of the property being used as a cemetery, burial ground or grave site.
- Pursuant to Table A, Item 7(b)(1), building square footage as shown on the survey is calculated by the exterior footprint of all buildings at ground level and should be used for general purposes only. This calculation does not determine gross floor area and should not be used for any purpose in which a gross floor area determination is required.
- The meridian for all bearings shown hereon is N 05°22'00" W as the easterly line of Route 9 as described in D.B. 2026, Pg. 412, New Haven County Records.
- There were no party walls observed at the time of survey.
- All plottable offsite easements or servitudes are shown on the survey.
- Only title surveys bearing the makers electronic red seal should be relied upon since other than electronic red seal copies may contain unauthorized and undetectable modifications, deletions, additions and changes.
- Reproduction or copying of this document may be a violation of copyright law unless permission of the author and/or copyright holder is obtained.
- A copy of this document without a proper application of the surveyor's electronic red seal should be assumed to be an unauthorized copy.
- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Sub-division 2 of the New York State Education Law.
- Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc.
- The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency and to the lending institution listed on the boundary survey map.
- Interior locations are shown per field survey and available records.
- There are no party walls on the subject property.

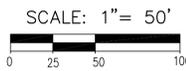
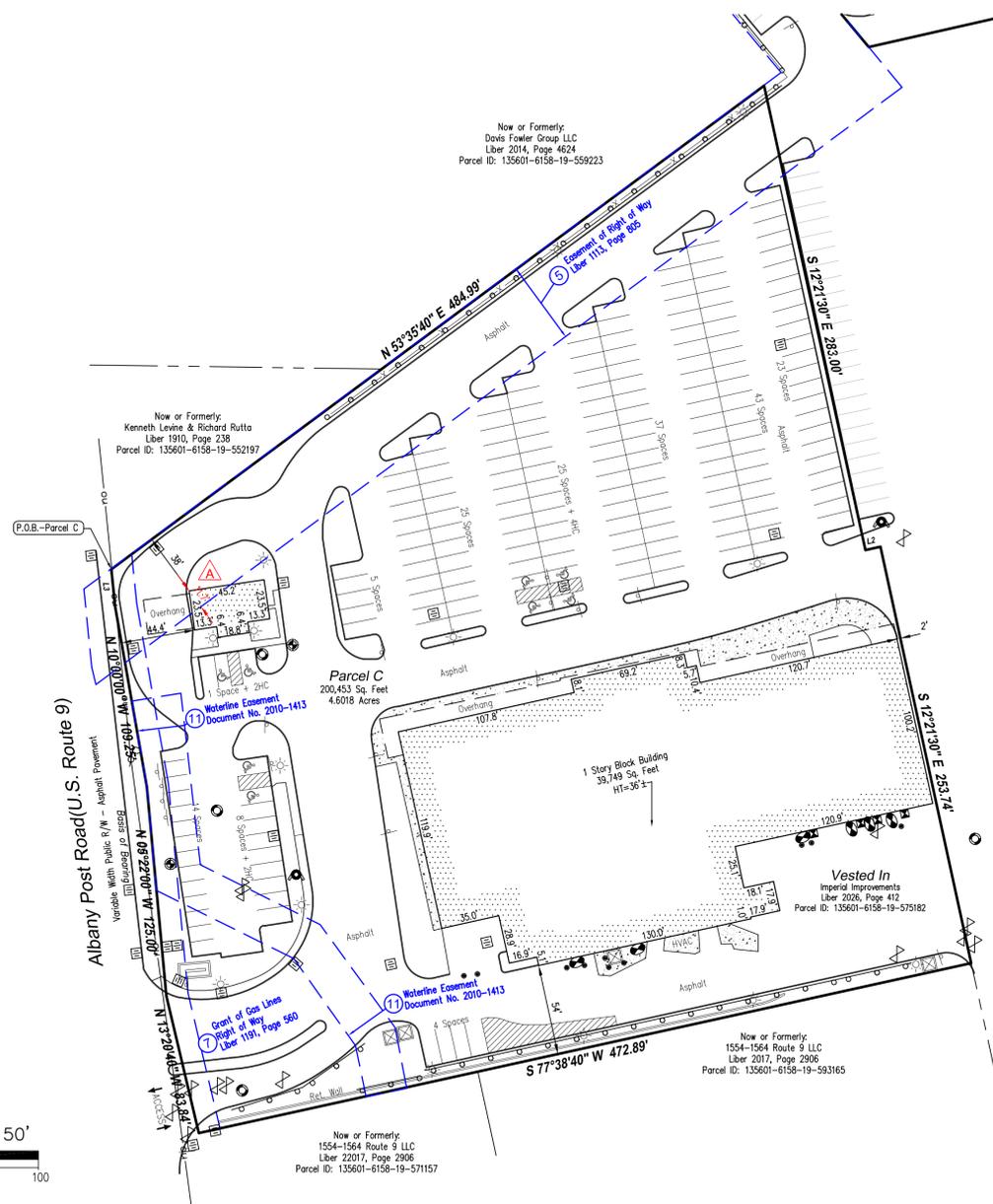
ZONING INFORMATION

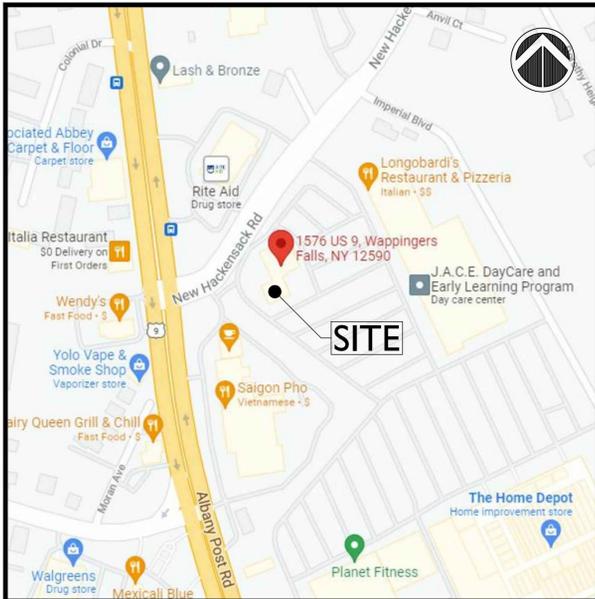
JURISDICTION: XXX PURSUANT TO TABLE A, ITEM 6, ZONING HAS NOT BEEN PROVIDED TO THE SURVEYOR.

ITEM	REQUIRED	OBSERVED
MINIMUM LOT AREA	XX	XX
MINIMUM FRONTAGE	XX	XX
MAX. BUILDING COVERAGE	XX	XX
MAXIMUM BUILDING HEIGHT	XX	XX
FRONT SETBACK	XX	XX
SIDE SETBACK	XX	XX
REAR SETBACK	XX	XX
PARKING FORMULA	XX	XX
SPACES REQUIRED	XX	XX

ZONING INFORMATION HAS BEEN PROVIDED BY A ZONING REPORT BY XXX, DATED XXX, SITE NO. XXX.

NOTE: SETBACK LINES SHOWN HEREON ARE BASED SOLELY UPON THE INFORMATION PROVIDED ABOVE, ARE TO BE USED FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO INTERPRETATION BY THE LOCAL ZONING AUTHORITY.





LOCATION MAP

SCALE: 1"=200'

JERSEY MIKE'S AT IMPERIAL PLAZA

Sanitary Sewer & Grease Interceptor Design

1574-1576 US Route 9

VILLAGE OF WAPPINGER FALLS, NEW YORK

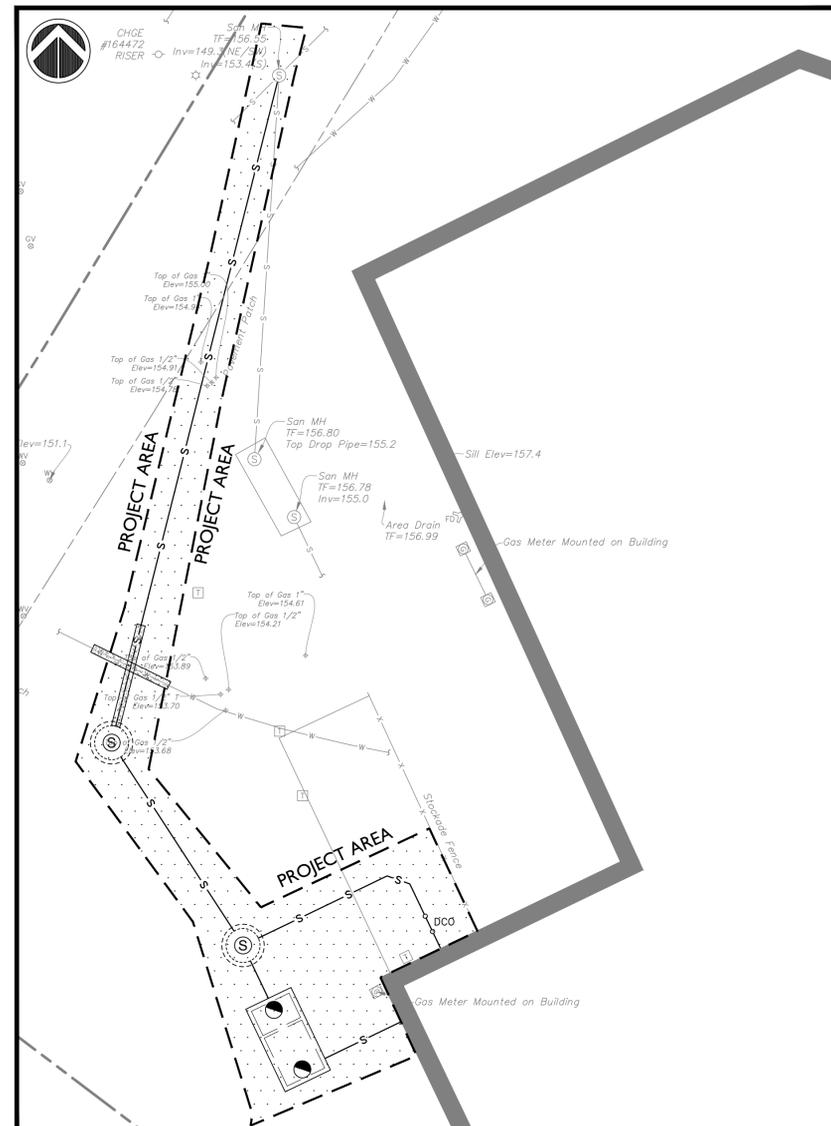
TAX MAP ID:7159-00-165537

ORIGINALLY SUBMITTED: MARCH 9, 2022



VICINITY MAP

SCALE: 1"=200'



OVERALL SITE PLAN

SCALE: 1"=10'

INDEX OF DRAWINGS

- CV-1 COVER SHEET
- UT-1 UTILITY PLAN
- DN-1 SITE DETAILS

OWNER / APPLICANT:

IMPERIAL IMPROVEMENTS, LLC
 C/O DLC MANAGEMENT
 565 TAXTER ROAD
 4TH FLOOR
 ELMSFORD, NY, 10523

SITE PLANNER / CIVIL ENGINEER:



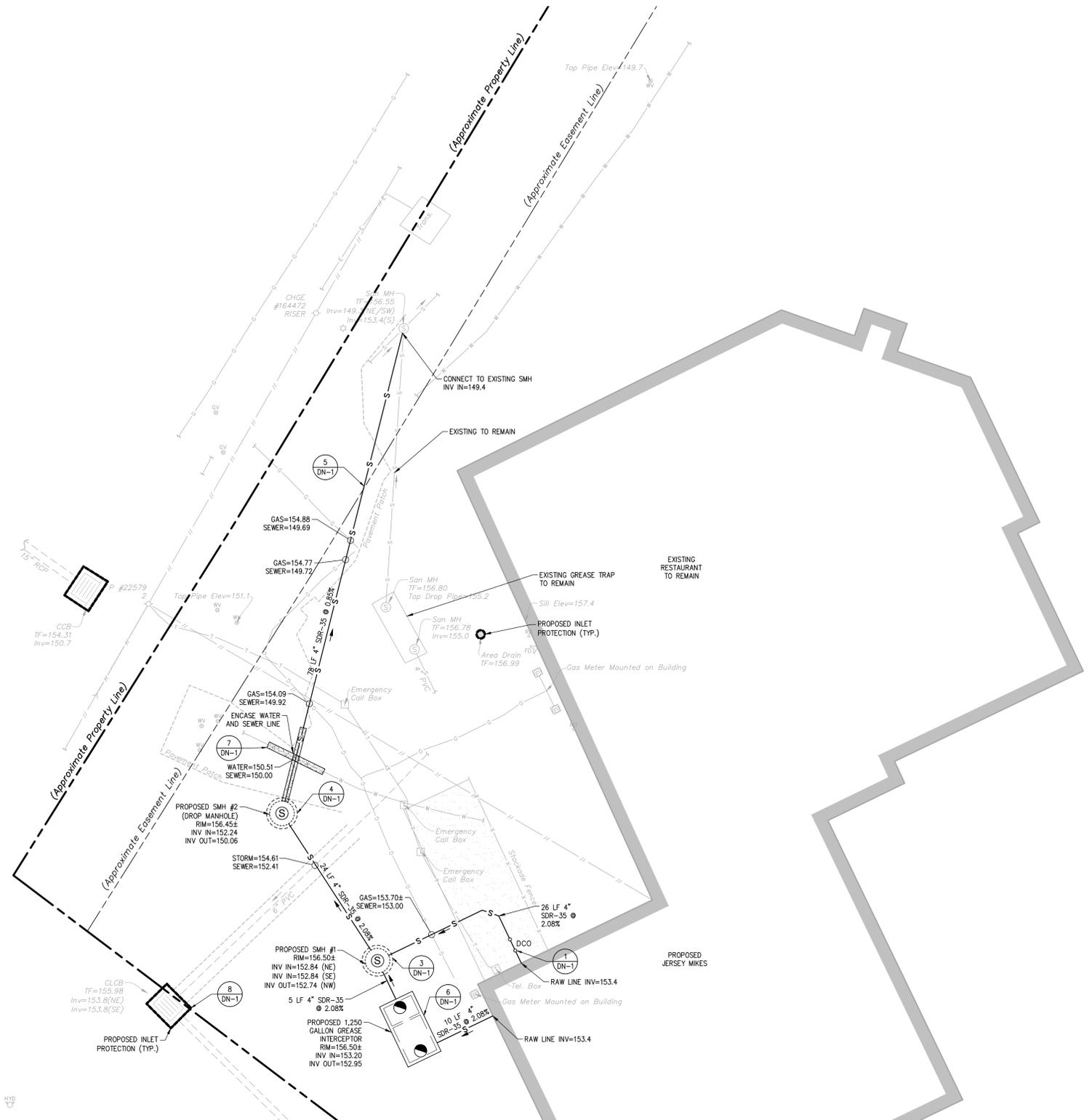
160 West Street, Suite E
 Cromwell, CT 06416
 Tel: 860.635.2877
 85 Civic Center Plaza, Suite 204
 Poughkeepsie NY 12601
 Tel: 845.243.2880
 1 International Blvd, Suite 400
 Mahwah, NJ 07495
 Tel: 908.603.5730
 www.lreconsult.com

- LAND PLANNING
- CIVIL ENGINEERING
- ENVIRONMENTAL SERVICES
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

LRC Engineering & Surveying, DPC
 LRC Engineering and Surveying, LLC
 LRC Environmental Services, Inc.



Rodney Morrison P.E. #074194

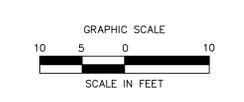


SITE UTILITY NOTES

1. ALL UTILITIES PROPOSED ONSITE WILL BE UNDERGROUND
2. SEE SHEET DN-1 FOR ADDITIONAL NOTES AND DUTCHESS COUNTY DEPARTMENT OF HEALTH STANDARD NOTES.
3. GREASE TRAP HAS BEEN SIZED IN ACCORDANCE WITH TABLE D-1 OF THE NYSDEC DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS.
4. PRIOR TO THE START OF CONSTRUCTION, THE EXISTING MANHOLE THAT IS THE PROPOSED CONNECTION POINT FOR THE PROPOSED LINE WILL BE EVALUATED BY THE TOWN SEWER AND ENGINEERING DEPARTMENTS AND THE DUTCHESS COUNTY HEALTH DEPARTMENT TO DETERMINE IF THE MANHOLE IS CAPABLE OF ACCEPTING THE PROPOSED PIPING.
5. CONTRACTOR TO RESTORE PAVEMENT IN SAWCUT AREAS UPON COMPLETION.
6. PRIOR TO DEMOLITION OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-962-7962 AT LEAST 72 HOURS BEFORE COMMENCEMENT OF WORK TO VERIFY ALL UTILITY LOCATIONS. CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS. ADDITIONALLY, THE VILLAGE WATER DEPARTMENT (845-297-3787) SHALL BE CONTACTED FOR PRIVATE MARKOUT OF UTILITIES LOCATED INSIDE THE PROPERTY LINE.

LEGEND

	APPROXIMATE PROPERTY LINE
	EXISTING APPROXIMATE EASEMENT LINE
	PROPOSED INLET PROTECTION
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING STORM LINE
	EXISTING TELEPHONE LINE
	EXISTING OVERHEAD WIRE
	EXISTING STOCKADE FENCE
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED CONCRETE ENCASEMENT
	PROPOSED DOUBLE CLEANOUT
	PROPOSED SANITARY MANHOLE



Revisions	Design/Calcs	AH	CAD File	UT21281001.dwg	Sheet No.
	Drawn	AH	Project No.	21-2810	UT-I
	Checked	BLS	Date	03/09/2022	
	Approved	REM	Scale	1"=10'	

LRC GROUP

- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

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Cromwell, CT 06416
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LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

UTILITY & EROSION AND SEDIMENT CONTROL PLAN

IMPERIAL PLAZA - JERSEY MIKE'S

1574-1576 US ROUTE 9
VILLAGE OF WAPPINGERS FALLS,
DUTCHESS COUNTY, NEW YORK



X:\085\Jobs\2021\21-2810-DLC Management-Imperial Plaza - Jersey Mike's\DWG\UT21281001.dwg 3/8/2022 1:24 PM SCurrent

COMPACTION AND BACKFILL NOTES

UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE SITE ENGINEER, ALL SITE SUBGRADE AND BACKFILL FOR ALL STRUCTURES INCLUDING, BUT NOT LIMITED TO, PARKING LOT SUBGRADE, ROAD SUBGRADE, CONCRETE PADS AND SIDEWALKS, WATER LINES AND STRUCTURES, SEWER LINES AND STRUCTURES, STORM LINES AND STRUCTURES, TRASH PADS/ENCLOSURES, AND SITE ELECTRICAL AND CONDUIT, SHALL BE COMPACTED IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYS DOT) STANDARD FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 1, 2022 AND ALL ADDENDA THERETO.

EROSION AND SEDIMENT CONTROL PLAN

- LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICABLE.
- HAY BALE FILTERS OR SILTATION FENCE WILL BE INSTALLED AT ALL CULVERT OUTLETS AND ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATION OF THE NEW YORK STATE EROSION & SEDIMENT CONTROL "BLUE BOOK" 2016.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
- ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED.
- SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THIS PLAN.
- DUST CONTROL AND ANTI-TRACKING MAINTENANCE TO BE ADDRESSED AND RESOLVED ON A DAILY BASIS.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

- SILT FENCE
 - DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION
 - POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 2.0 FEET INTO THE GROUND
 - LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.
 - BACKFILL THE TRENCH AND COMPACT.

OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES

- SILTATION FENCE

ALL SILTATION FENCES SHALL BE INSPECTED ONCE EVERY SEVEN DAYS. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.

SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.
- INLET PROTECTION

ALL INLET PROTECTION DEVICES SHALL BE INSPECTED DAILY BY THE QUALIFIED INSPECTOR TO ENSURE THAT SEDIMENT IS NOT ENTERING ANY STORM DRAIN INLETS. PROTECTION DEVICES ARE TO BE REPAIRED AND/OR REPLACED IF NOT FUNCTIONING AS DESIGNED.
- STABILIZED CONSTRUCTION ENTRANCE

STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSPECTED DAILY BY THE QUALIFIED INSPECTOR TO ENSURE THAT SEDIMENT AND DEBRIS ARE NOT BEING TRACKED ONTO ANY PUBLIC ROADWAY.

TEMPORARY VEGETATIVE STABILIZATION

- ESTABLISHMENT OF TEMPORARY STRANDS OF GRASS BY SEEDING AND MULCHING EXPOSED SOILS THAT WILL BE EXPOSED. SEED BARE SOIL WITHIN SEVEN (7) DAYS OF EXPOSURE. UNLESS CONSTRUCTION WILL BEGIN WITHIN FOURTEEN (14) DAYS, IF CONSTRUCTION IS SUSPENDED, OR SECTIONS COMPLETED, AREAS SHOULD BE SEEDING DOWN OR MULCHED DOWN IMMEDIATELY. THIS WILL TEMPORARILY STABILIZE THE SOIL WITH A VEGETATIVE COVER THAT WILL PREVENT DAMAGE FROM WIND AND WATER EROSION AND SEDIMENTATION.
- INSTALLATION: FERTILIZING, SEEDING, AND MULCHING WILL BE USED AS A TEMPORARY EROSION AND SEDIMENT CONTROL MEASURE ON ALL NON-PAVED DISTURBED AREAS. EXPOSED SOILS NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDING OR COVERED BY MULCH WITHIN SEVEN (7) DAYS, INCLUDING STOCKPILED SOIL MATERIALS. WITH REGARD TO THE TEMPORARY SEED MIX, REFER TO THE SEEDING MIXTURE TABLE PROVIDED ON THIS SHEET.
- OPERATIONS AND MAINTENANCE: INSPECT SEEDED AREA AT LEAST ONCE A WEEK FOR SEED AND MULCH MOVEMENT AND RILL EROSION. WHERE SEED HAS MOVED OR WHERE SOIL EROSION HAS OCCURRED, DETERMINE CAUSE OF THE FAILURE. BIRD FEEDING MAY BE A PROBLEM IF MULCH WAS APPLIED TOO THINLY TO PROTECT SEED. RE-SEED AND RE-MULCH. IF MOVEMENT WAS A RESULT OF WIND, REPAIR EROSION DAMAGE. REAPPLY SEED, MULCH AND APPLY MULCH ANCHORING. IF FAILURE WAS CAUSED BY CONCENTRATED RUNOFF, INSTALL ADDITIONAL MEASURES TO CONTROL WATER AND SEDIMENT MOVEMENT. REPAIR EROSION DAMAGE, RE-SEED AND RE-APPLY MULCH WITH ANCHORING OR USE EROSION CONTROL BLANKET.

SEEDING AND MULCHING

ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR MORE THAN 7 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE SEEDING AND MULCHING. DISTURBED AREAS SHALL BE LIMITED AND BE COVERED WITH A LAYER OF TOPSOIL PRIOR TO SEEDING. SEEDING WILL BE INSPECTED FOR BARE SPOTS, WASH OUTS, AND HEALTHY GROWTH. IF REQUIRED, ADDITIONAL SEEDING SHALL BE PERFORMED. THE SEED MIX SPECIFIED FOR THIS SITE IS FROM THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, TABLE 3.2 (SITE CHOICE 1B) WHICH IS AS FOLLOWS:

PURE LIVE SEED VALUES	LBS/1000 SF	LBS/ACRE
15% FINE FESCUE	2.0 - 2.6	85 - 114
20% PERENNIAL RYEGRASS	0.6 - 0.8	26 - 35
65% KENTUCKY BLUEGRASS BLEND	0.4 - 1.6	19 - 28
	3.0 - 4.0	130 - 175

DUTCHESS COUNTY HEALTH DEPARTMENT MAP NOTES

STANDARD NOTES FOR PROJECTS W/CENTRAL WATER & SEWER

THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:
 "NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS", NYSDEC
 "RECOMMENDED STANDARDS FOR SEWAGE TREATMENT WORKS, (TEN STATES)," "RECOMMENDED STANDARDS FOR WATER WORKS, (TEN STATES),"
 "NEW YORK STATE DEPARTMENT OF HEALTH AND DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION POLICIES, PROCEDURES AND STANDARDS,"
 "DUTCHESS COUNTY AND NEW YORK STATE SANITARY CODES,"
 "DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION CERTIFICATE OF APPROVAL LETTER."

THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND WATER SUPPLY FACILITIES.

UPON COMPLETION OF THE FACILITIES, THE FINISHED WORKS SHALL BE INSPECTED, TESTED, AND CERTIFIED COMPLETE TO THE DC EHSB BY THE NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SUPERVISING CONSTRUCTION. NO PART OF THE FACILITIES SHALL BE PLACED INTO SERVICE UNTIL ACCEPTED BY THE DC EHSB.

APPROVAL OF ANY PLAN(S) OR AMENDMENT THERETO SHALL BE VALID FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF APPROVAL. FOLLOWING THE EXPIRATION OF SAID APPROVAL, THE PLAN(S) SHALL BE RE-SUBMITTED TO THE COMMISSIONER OF HEALTH FOR CONSIDERATION FOR RE-APPROVAL, RE-SUBMISSION OR REVISED SUBMISSION OF PLANS AND/OR ASSOCIATED DOCUMENTS SHALL BE SUBJECT TO COMPLIANCE WITH THE TECHNICAL STANDARDS, GUIDELINES, POLICES AND PROCEDURES IN EFFECT AT THE TIME OF THE RE-SUBMISSION.

NO CELLAR, FOOTING, FLOOR, GARAGE, COOLER OR ROOF DRAINS SHALL BE DISCHARGED INTO THE SEWAGE COLLECTION SYSTEM.

ALL BUILDINGS SHALL BE CONSTRUCTED AT AN ELEVATION HIGH ENOUGH TO ENSURE GRAVITY FLOW TO THE SEWAGE COLLECTION SYSTEM.

ALL REQUIRED EROSION & SEDIMENT CONTROL AND STORMWATER POLLUTION PREVENTION WATER QUALITY & QUANTITY CONTROL STRUCTURES, PERMANENT AND TEMPORARY, ARE SHOWN ON THE PLANS.

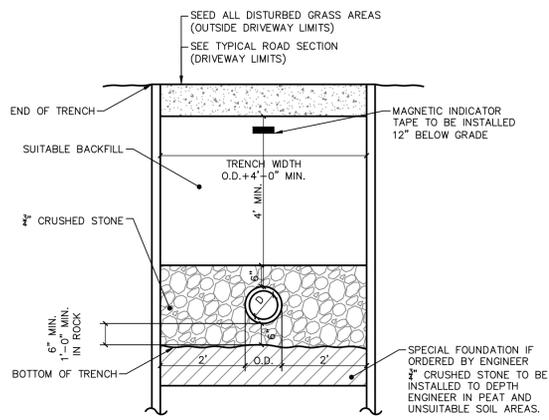
THE DC EHSB SHALL BE NOTIFIED SIXTY DAYS PRIOR TO ANY CHANGE IN USE; USE CHANGES MAY REQUIRE RE-APPROVAL BY THE DC EHSB.

NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WATER SYSTEM SHALL NOT BE PLACED INTO SERVICE, UNTIL A "COMPLETED WORKS APPROVAL" IS ISSUED UNDER SECTION 5-1.22(D) OF PART 5 OF THE NEW YORK STATE SANITARY CODE (10NYCRR5).

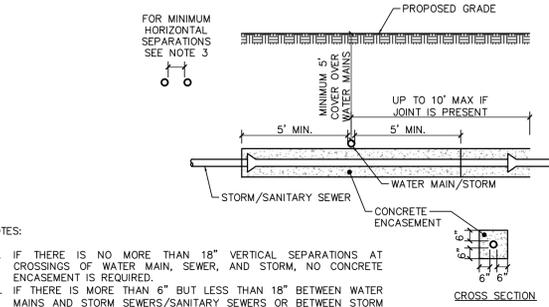
NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WASTEWATER COLLECTION SYSTEM SHALL NOT BE PLACED INTO SERVICE UNTIL A "CERTIFICATE OF CONSTRUCTION COMPLIANCE" IS ISSUED UNDER SECTION 19.7 OF ARTICLE 19 OF THE DUTCHESS COUNTY SANITARY CODE.

ALL SERVICE LINES ARE THE RESPONSIBILITY OF THE OWNER UP TO THE PROPERTY LINE. THE WATER AND SEWER COMPANIES SHALL BE RESPONSIBLE FOR ALL VALVES AND PIPES WHICH ARE NOT ON THE OWNER'S PROPERTY.

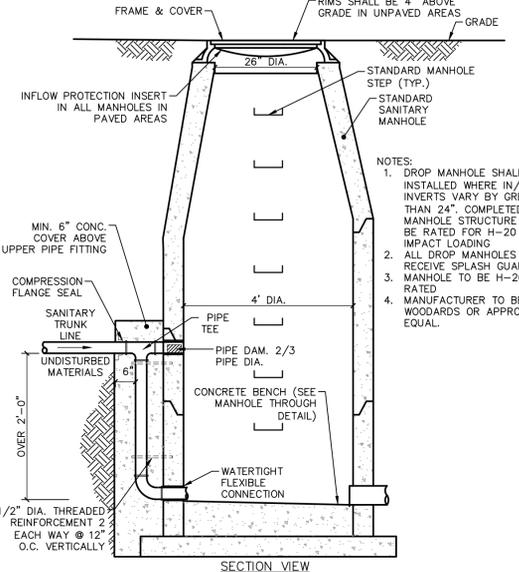
THE UNDERSIGNED OWNERS OF THE PROPERTY HERON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.



5 SANITARY SEWER TRENCH DETAIL
SCALE: 1/2" = 1'-0"

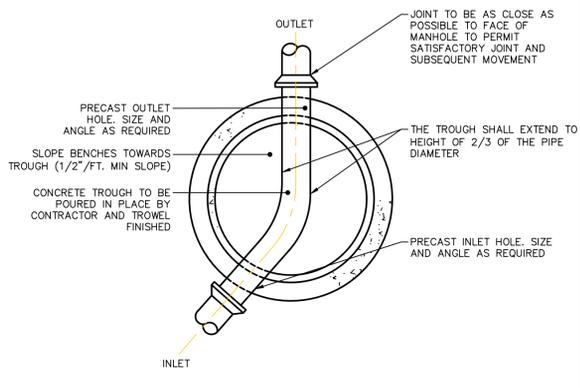


7 WATER MAIN/SEWER/STORM CONCRETE ENCASEMENT DETAIL
SCALE: 1/4" = 1'-0"

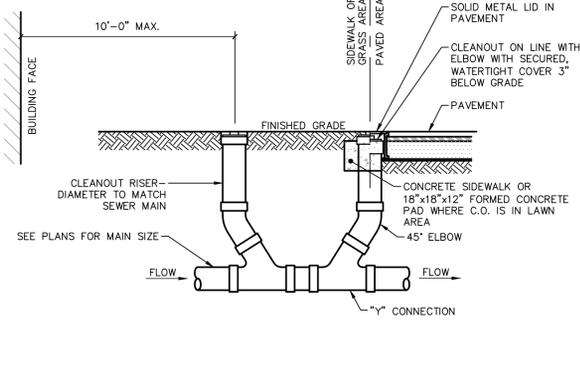


4 SANITARY SEWER DROP MANHOLE DETAIL
SCALE: 1/2" = 1'-0"

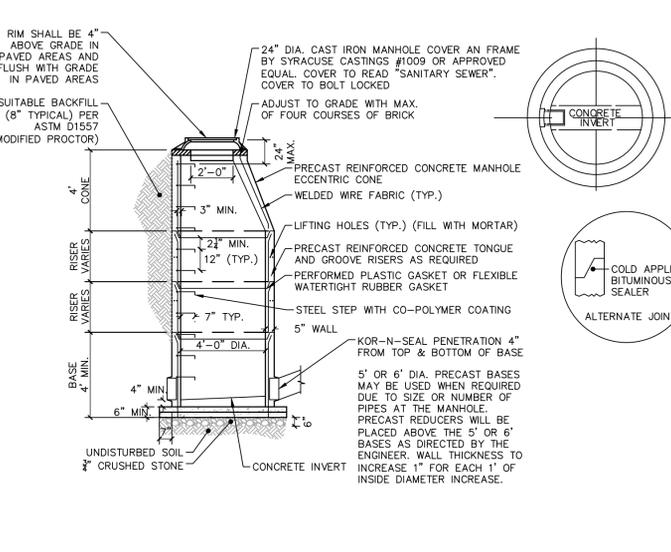
2 MANHOLE TROUGH DETAIL
SCALE: N.T.S.



- NOTES:
- DOUBLE CLEANOUT TO BE INSTALLED ON ALL SEWER LATERALS WITHIN 10 FEET OF BUILDING FACE.
 - ANY LOCATIONS WITHIN PAVED AREAS SHALL HAVE COVERS THAT ARE H-20 LOAD RATED. ALL COVERS WHETHER IN PAVEMENT OR GRASS SHALL BE LABELED "SEWER".
 - ALL RISERS ARE TO MATCH THE SIZE OF THE SANITARY LINE.
 - IN LAWN AREAS INSTALL CONCRETE COLLAR 3 INCHES BELOW GRADE. COVER WITH TOP SOIL OR OTHER SURFACE TREATMENT AS DESIGNATED ON LANDSCAPE PLANS.

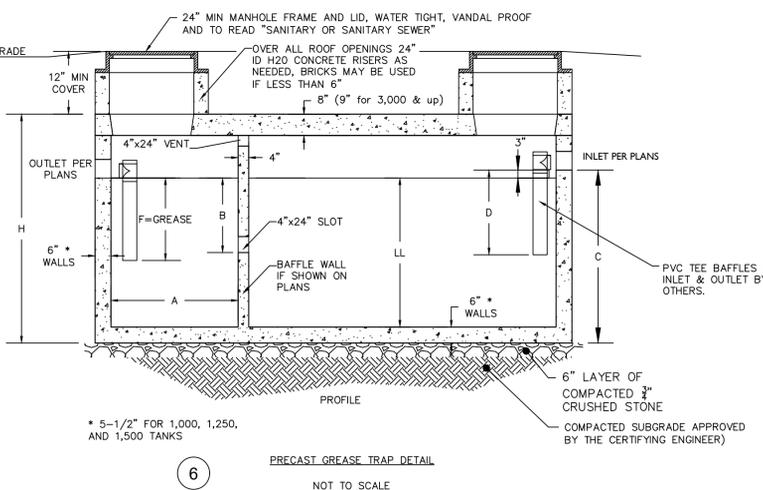


1 DOUBLE SANITARY SEWER CLEANOUT DETAIL
SCALE: N.T.S.



3 SANITARY SEWER MANHOLE DETAIL
SCALE: 1/4" = 1'-0"

- NOTES:
- CONTRACTOR SHALL PROVIDE A PRE-CAST WOODARDS 1,250 GAL H-20 GREASE TRAP OR EQUIVALENT.
 - THE CONTRACTOR SHALL SEAL PENETRATIONS IN GREASE TRAP SO THAT THE GREASE TRAP IS WATERTIGHT. THE TANK MUST HAVE A 24 HR HYDROSTATIC TESTS TO ENSURE WATER TIGHTNESS.
 - THE GREASE TRAP SHALL BE CONSTRUCT FROM CONCRETE WHICH SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT STANDARD 28 DAY COMPRESSIVE TEST.
 - #4 & #5 REBAR SHALL BE USED AS A REINFORCEMENT FOR THE GREASE TRAP. ALTERNATIVE REINFORCEMENT MAY BE PROVIDED IF ENGINEER DRAWINGS ARE PROVIDED BY THE MANUFACTURER.
 - TWO-PIECE TANKS SHALL BE SEALED WITH A BUTYL GASKET OR AS PER THE MANUFACTURERS RECOMMENDATIONS.
 - THE GREASE TRAP SHALL BE DESIGNED FOR H-20 LOADING REQUIREMENTS.
 - THE CONTRACTOR SHALL SEAL THE JOINT BETWEEN THE TOP PF THE GREASE TRAP & THE CAST IRON FRAME WITH A BUTYL SEALANT.
 - THE CONTRACTOR SHALL SEAL THE CONCRETE MANHOLE OPENINGS WITH A COAT OF BITUMASTIC SEALANT APPLIED TO THE SEAT OF THE MANHOLE.
 - THE FINISHED GRADE AROUND THE MANHOLE OPENINGS SHALL ENSURE THAT WATER WILL FLOW AWAY FROM THE LID.
 - THE CONTRACTOR SHALL ENSURE THAT THE FRAME & GRATE & THE GREASE TRAP CAN SUSTAIN H-20 LOADING REQUIREMENTS BY PROVIDING TO THE CERTIFYING ENGINEER SHOP DRAWINGS FOR ACCEPTANCE PRIOR TO PERFORMING WORK.
 - IF THE TANK IS SEGMENTED, CONTRACTOR SHALL PERFORM THE HYDROSTATIC TEST ON THE GREASE TRAP UPON INSTALLATION AND PRIOR TO BACKFILLING, BY FILLING THE TANK TO THE BOTTOM OF THE CONCRETE LID WITH WATER AND VERIFYING THAT NO APPRECIABLE LOSS OCCURS DURING A 24 HOUR PERIOD. A NYS LICENSED PROFESSIONAL ENGINEER SHALL VERIFY IN WRITING TO THE DUTCHESS COUNTY DEPARTMENT OF HEALTH THE RESULTS OF THE HYDROSTATIC TEST. IF THE TANK IS NOT SEGMENTED THE HYDROSTATIC TEST CAN BE COMPLETED AFTER BACKFILLING THE TANK.
 - PROVIDE 6" BED OF 3/4" CRUSHED STONE.
 - THE FRAME & GRATE SHALL BE CASTING No. 6547 BY "CAMPBELL", OR EQUAL. THE LID SHALL BE WATERTIGHT.
 - THE TANK IS TO BE BACKVENTED THROUGH INLET PIPE TO BUILDING ROOF.
 - MAINTENANCE IS TO BE DONE IN ACCORDANCE WITH THE NYSDEC DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS AND THE VILLAGE OF WAPPINGERS SEWER DEPARTMENT STANDARDS. A LOG IS TO BE COMPLETED AND KEPT ONSITE.
 - SEE THIS SHEET FOR SUBGRADE AND BACKFILL COMPACTION REQUIREMENTS.



6 PRECAST GREASE TRAP DETAIL
NOT TO SCALE

LRG GROUP

- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877

85 Civic Center Plaza, Suite 204
Poughkeepsie, NY 12601
Tel: 845.243.2880

1 International Blvd., Suite 400
Middletown, NJ 07895
Tel: 908.603.5730

www.lrcconsult.com

LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

SITE DETAILS & NOTES

IMPERIAL PLAZA - JERSEY MIKE'S

1574-1576 US ROUTE 9
VILLAGE OF WAPPINGERS FALLS,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	CAD File	DN21281001.dwg	Sheet No.
Drawn	Project No.	21-2810	DN-1
Checked	Date	03/09/2022	
Approved	Scale		

X:\JOBS\Jobs 2021\21-2810 - DLC Management-Imperial Plaza - Jersey Mike's\DWG\DWG21281001.dwg 3/9/2022 10:18 AM Bmanley



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: 4/6/22

Date of Meeting: 5/5/22

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: 4/6/22 Date of Meeting: 5/5/22

Property Identification:

Address: 2703 W main st.

Zoning District: VC Existing site area: 164

Owner Information:

Name: West Main Lofts LLC (Anthony & Angela Hardisty)

Address: 27 old state Rd

City: Hopewell Junction State: NY Zip: 12533

Contact Numbers: (H) (845) 597-7509 (Anthony) (C) (845) 475-6107 (Angela)

(E-mail) _____

Applicant Information:

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

Name: _____

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: Brian Stokosa

Title: Head engineer

Architect Engineer

Company: Day & Stokosa Engineering

Address: 3 Van Wyck Lane Wappingers Falls, NY

Telephone #: (845) 223-3202

E-mail Address: ggasparro@daystokosaeng.com



VILLAGE OF WAPPINGERS FALLS

APPLICATION FOR PLANNING BOARD REVIEW

(Continued)

Proposed Site:

(Property where improvements are proposed)

Existing Use(s): _____

Proposed square footage: 1200 sqft.

Project Description : *(Please print or type)*

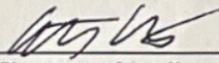
(Describe the project in detail indicating all areas of work, type(s) of improvement and materials to be used as a part of the proposed improvements. Use additional sheets if necessary.)

In Process

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

4/6/22
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: West Main Lofts LLC

Address of property owner: 27 Old State Rd.

City: Hopewell Junction State: NY Zip: 12533

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

(H) (845) 597-7309 (C) (845) 475-6107

(W) _____ (Email) _____

Address of site where work is being conducted: 2703 W main

Description of work: Attached.

Name of person doing work: Cservak Construction

Address of person doing work: 2703 W main

City: Village of Wappingers Falls State: NY Zip: 12590

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

(H) (845) 206-6938 (C) (845) 656-2668

(W) _____ (Email) cservakconstinc@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

4/6/22

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: <p style="text-align: center; font-size: 1.2em;">Outdoor Patio</p>			
Project Location (describe, and attach a location map): <p style="text-align: center;">2703 W main / Between 2703 & 2701 W main.</p>			
Brief Description of Proposed Action: <p style="text-align: center;">To create an outdoor patio/eating location for the Hog.</p>			
Name of Applicant or Sponsor: <p style="text-align: center;">West Main Lofts</p>		Telephone: (845) 597-7509 E-Mail: AHardisty@yahoo.com	
Address: <p style="text-align: center;">27 Old State Rd.</p>			
City/PO: <p style="text-align: center;">Hopewell Junction</p>		State: <p style="text-align: center;">NY</p>	Zip Code: <p style="text-align: center;">12533</p>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
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:			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.164 acres	
b. Total acreage to be physically disturbed?		.027 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.461 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
Urban	Rural (non-agriculture)	Industrial	Commercial <input checked="" type="checkbox"/>
Forest Agriculture Parkland		Aquatic	Residential (suburban)
Other (specify): _____			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		✓	
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	
	N/A		
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	N/A		
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? b. Will storm water discharges be directed to established conveyance systems (off and storm drains)? If Yes, briefly describe: _____	NO	YES	
	✓		
	✓		

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: <u>West main Lotts LLC</u>	Date: <u>4/6/22</u>	
Signature: <u>[Signature]</u>		

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.

In Process

- 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.

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 "A"
OWNER AFFIDAVIT

State of New York }
County of Dutchess } ss:

Anthony Hardisty 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.

[Signature]
Applicant/Owner

Applicant/Owner

Sworn to before me this 6th day of April, 2022.

Jennifer Ulrich
Notary Public

JENNIFER ULRICH
Notary Public - State of New York
No. 01UL6408705
Qualified in Orange County
My Commission Expires 09/08/2024

THE HOG PIT

We are looking to create an outdoor eating/patio for the The Hog.

We want to create a retaining wall in the front. The brick veneer we are proposing to use is the same brick we will be using at the 2701 w main building that we are currently constructing. This will help tie in the two spaces to create a similar look. We will use a cement cap on top of the wall and a classy wrought iron fence in between the pillars to keep the era design intact. We want to start this retaining wall at the corner of the hog building and bring it to the same distance back as the new 2701 building as to not encroach on the DOT or sidewalk area. This will leave about 5-8' in front of the retaining wall and the sidewalk. Here we plan on planting red rose bushes in order to bring some color and beautification to the front area. On top of each pillar of the wall we would like to add in light fixtures, black to match the wrought iron and a style that both complements and conforms with the time era of the historic building on the property.

We are looking to add a couple ornamental trees to make the area more aesthetically pleasing in order to create a relaxed atmosphere and add some shading to the area.

Pea Gravel would be used as a base in order to keep the ground permeable.

Patrons would walk through The Hog in order to place their order and come out of the back of the building to enter the space.

Existing Parking lot

Seating area to be approximately 30x40'

Existing Side Walk
2701 W. Main

2703 W. Main St.

Crataegus Viridian "Winterking"

Permeable Stone on ground

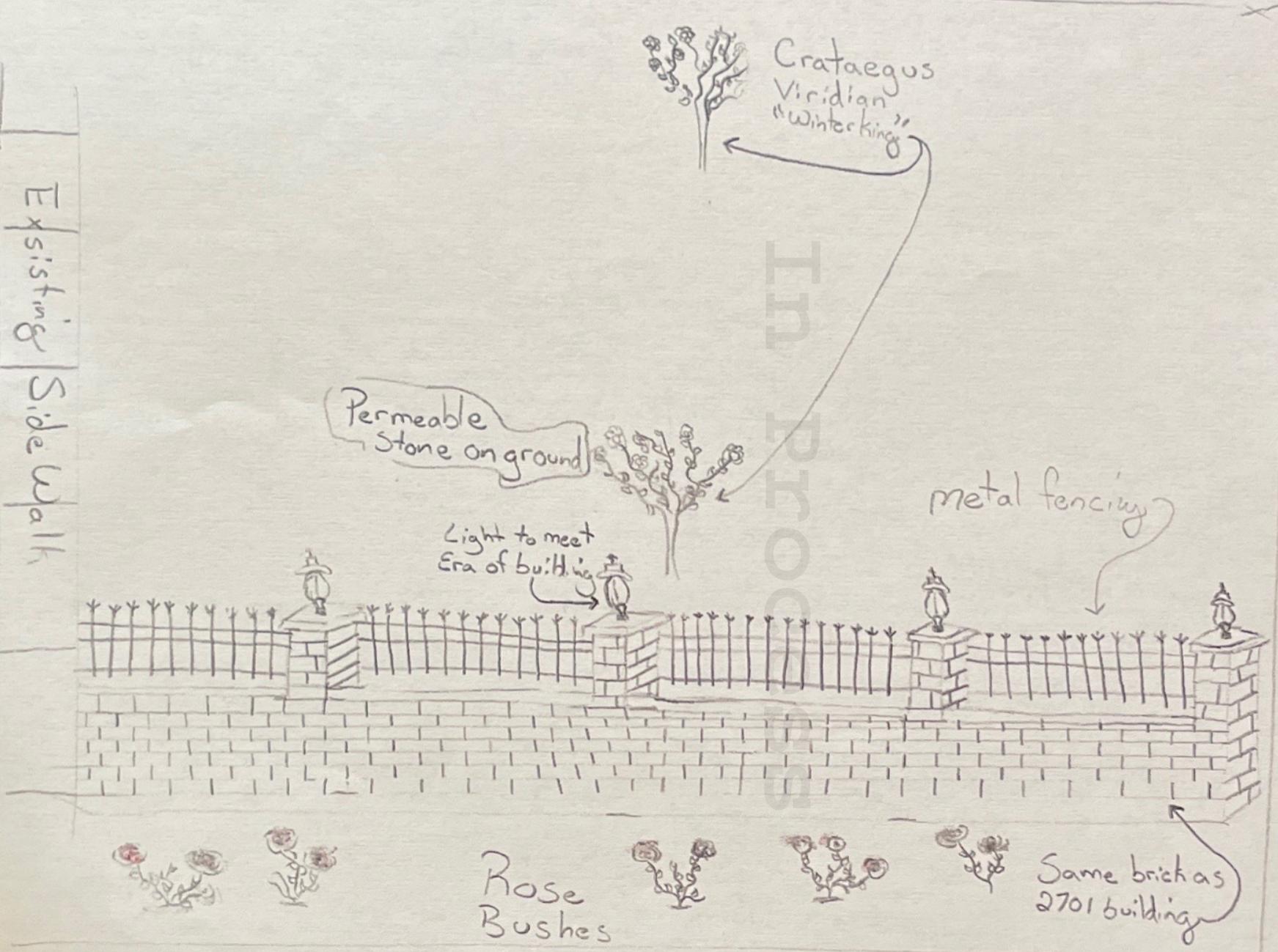
Light to meet Era of building

metal fencing

Same brick as 2701 building

Rose Bushes

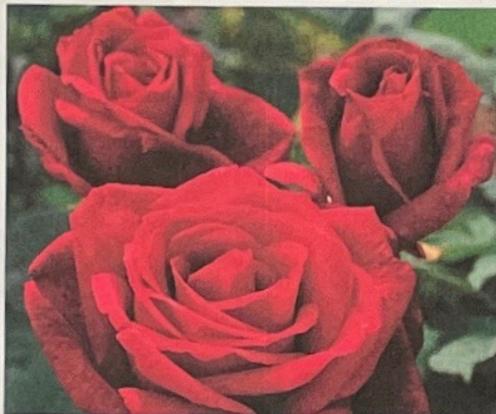
Existing Side Walk



Similar to this idea



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Mister Lincoln Hybrid Tea Rose

Considered by Many the Best Rose Ever

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Winner of an All-American Rose Selections award in 1965, many rose consider this the best red rose ever! Rich glowing maroon urn-shaped velvety petals to form perfect, high-centered, fully double,...

[read more](#) ▾



Bareroot Grafted

Item # 45020

Ships in Spring at the proper planting time for your zone. [View Schedule](#)



Crataegus Viridian
"Winter King"





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 Reagan Fahy
Address 24 Shomokin Rd
Highland Lakes, NJ 07422
Email reagan.fahy@gmail.com
Phone 862-432-7638

Owner of Property Mary Beth Wise
Address 137 Old Mill Rd
Greenwich, CT 06831
Phone _____

Location of Property 2651 E Main St, Wappingers Falls, NY 12590

Linear Frontage of building 500ft Zoning District VC

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.

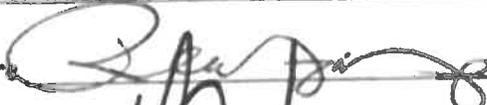
Sign Specifications Type Projecting Placement above entrance on sign holder
Landscaping Yes No Size of Sign 18" Height 30" Width _____
 Single Faced Double Faced Lighted
Material _____ Wood _____ aluminum composite Metal _____ other Durable

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 Reagan Fahy

Applicant Signature  _____

Date: 4/13/2022

Owner of Property Signature  _____

Date: 4/13/22

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: _____

30"



18"







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: 4/5/2022

Date of Meeting: 5/5/2022

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: 4/5/2022 Date of Meeting: 4/5/2022

Property Identification:

Address: 19 Delavergne Ave

Zoning District: VM Existing site area: .37 acres

Owner Information:

Name: Tom DiFilippo

Address: 8 Montfort Woods Rd

City: Wappingers Falls State: NY Zip: 12590

Contact Numbers: (H) 9146182855 (C) 9146182855

(E-mail) tomdifilippo@gmail.com

Applicant Information:

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

Name: _____

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: _____

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): Cabinet shop

Proposed square footage: 2,148

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 garage that is on the property was previously used as a woodworking shop for the previous owner to make/sell pieces.

We would like to use the property to operate our party rental business "Empire Party Rentals"

We are a small family owned business that started at the beginning of the pandemic trying to find additional ways to make income and get through.

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.

Handwritten signature of the applicant

Signature of Applicant Signed

4/5/2022

Date

Office use only:

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

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

617.20
Appendix B
Short Environmental Assessment Form

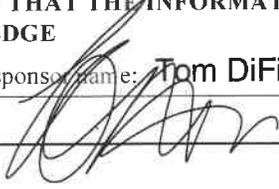
Instructions for Completing

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		
Empire Party Rentals		
Name of Action or Project: Empire Party Rentals		
Project Location (describe, and attach a location map): 19 Delavergne Ave, Wappingers Falls, NY 12590		
Brief Description of Proposed Action: We would like to use the property for our business, "Empire Party Rentals". It is a small family owned business we started at the beginning of the pandemic to find additional ways to make income with everything going on and pay cuts.		
Name of Applicant or Sponsor: Tom DiFilippo	Telephone: 9146182855	
	E-Mail: <small>tomdifilippo@gmail.com</small>	
Address: 8 Montfort Woods Rd		
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?	.37	acres
b. Total acreage to be physically disturbed?	0	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	0	acres
4. Check all land uses that occur on, adjoining and near the proposed action.		
Urban	Rural (non-agriculture)	<input checked="" type="checkbox"/> 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 type="checkbox"/>		
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>		
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>		
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 type="checkbox"/>		
8. a. Will the proposed action result in a substantial increase in traffic above present levels? 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?	NO	YES	
	<input type="checkbox"/>		
	<input type="checkbox"/>		
	<input type="checkbox"/>		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>		
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>		
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input 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 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 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 <input checked="" type="checkbox"/> 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 type="checkbox"/>		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input 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 type="checkbox"/>		
	<input 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
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: Tom DiFilippo	Date: 4/5/2022	
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)

PART "A"
OWNER AFFIDAVIT

State of New York
County of Dutchess

}
} ss: Wappingers Falls
}

Tom DiFilippo 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.

Applicant/Owner

Applicant/Owner

Sworn to before me this 21st day of

April, 2022.

Notary Public

ANDREW VICTOR TRIVERO JR
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01TR6187109
Qualified in Dutchess County
My Commission Expires May 12, 2024

PART "B"
APPLICANT / AGENT AFFIDAVIT

State of New York
County of Dutchess

}
} ss: Wappingers Falls
}

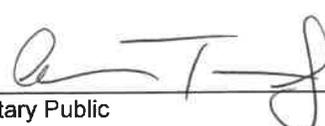
Tom DiFilippo being duly sworn, deposes and says:

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 19 DeWergue Ave 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.


Applicant/Agent

Applicant/Agent

Sworn to before me this 21st day of
April, 2022.


Notary Public

ANDREW VICTOR TRIVERO JR
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01TR6187109
Qualified in Dutchess County
My Commission Expires May 12, 2024