

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

August 11, 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 August 11, 2022, beginning at 7 p.m. There are no public hearings scheduled for this meeting.

The agenda is as follows:

ROLL CALL

APPROVAL OF JULY 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.

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

NEW APPLICATIONS

ABUELA PARTY CREATIONES

2653 E Main Street (Grid #6158-14-314253) – Anita 2653 LLC (Owner) – Liliam P. Abril (Applicant) – New Business.

This property is located in the Village Commercial (VC) zoning district. The applicant is proposing operating a retail store.

85 E MAIN STREET

85 E Main Street (Grid #6158-18-487193) – Michael Manasar (Owner and Applicant) – Driveway.

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing extending and paving the existing driveway.

TEAM BANX AT BERKSHIRE HATHAWAY HOMESERVICES

2658 E Main Street (Grid #6158-14-309283) – Michael Kahns (Owner and Applicant) – New Signs.

The property is located in the Village Commercial (VC) zoning district. The applicant is proposing two freestanding signs.

ROYALTY CARPET

1615 Route 9 (Grid #6158-15-518287) – Paul Ciancanelli (Owner and Applicant) – New Signs.

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing to change in-kind wall and freestanding signs.

DELEHANTY FUNERAL HOME INC

64 E Main Street (Grid #6158-18-424221) – 64 East Main St LLC (Owner) – Delehanty Funeral Home Inc. (Applicant) – New Sign.

This property is located in the Village Mixed (VM) zoning district. The applicant is proposing changing the existing monument sign.

MISS SAIGON PHO

1582 Route 9 (Grid #6158-19-559223) – Davis Fowler Group LLC (Owner) – Luan Bui (Applicant) – New Signs.

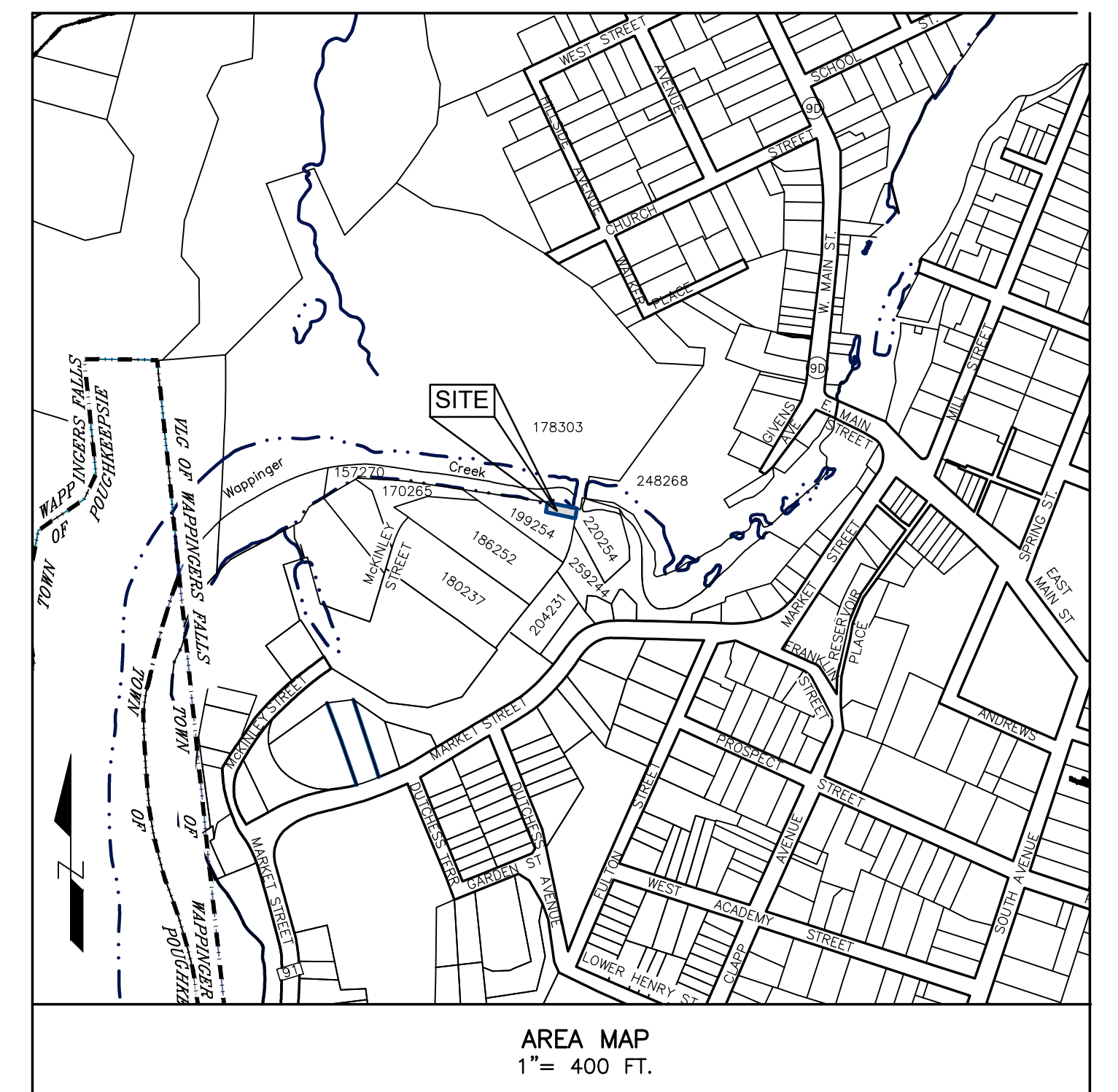
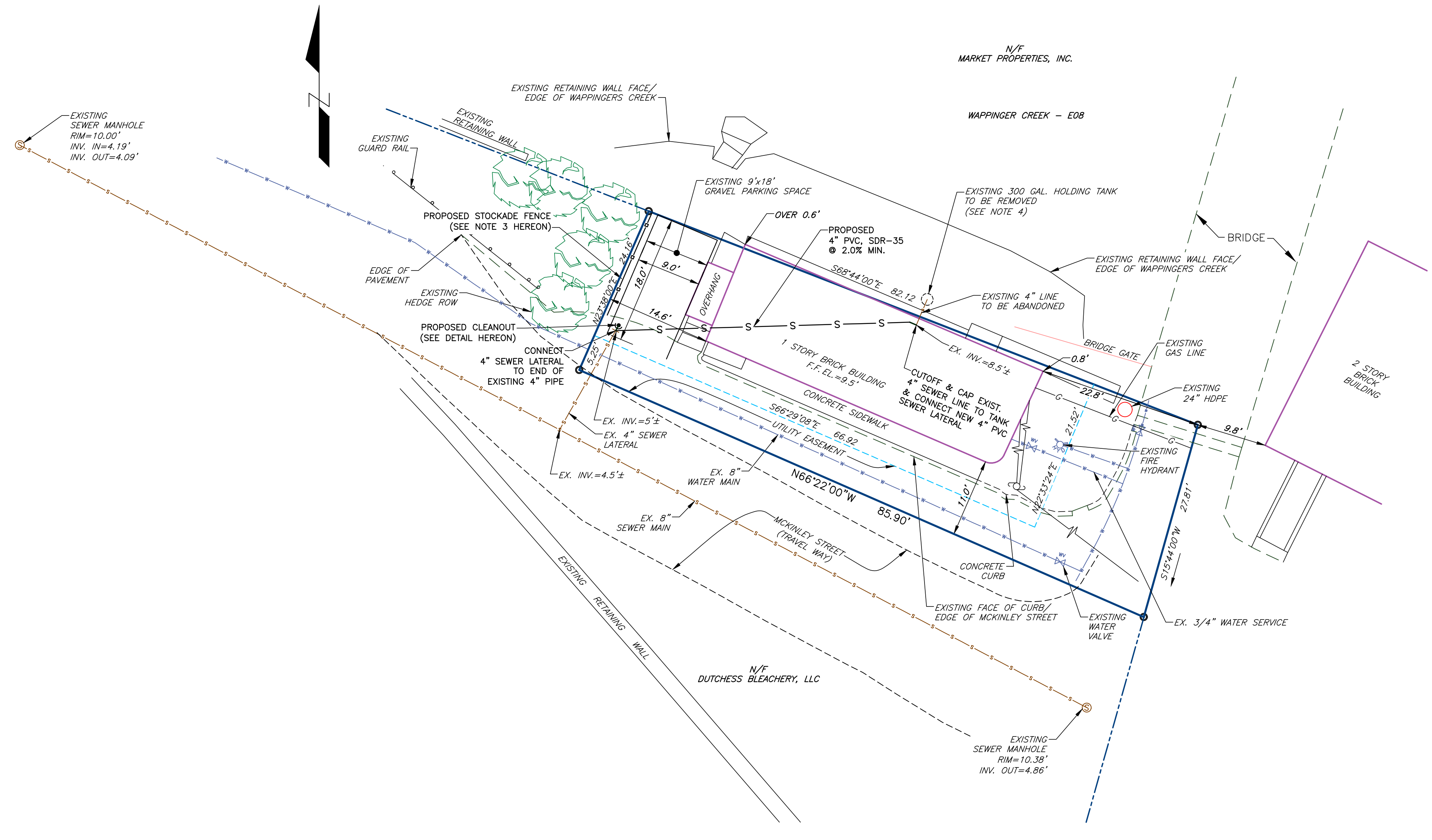
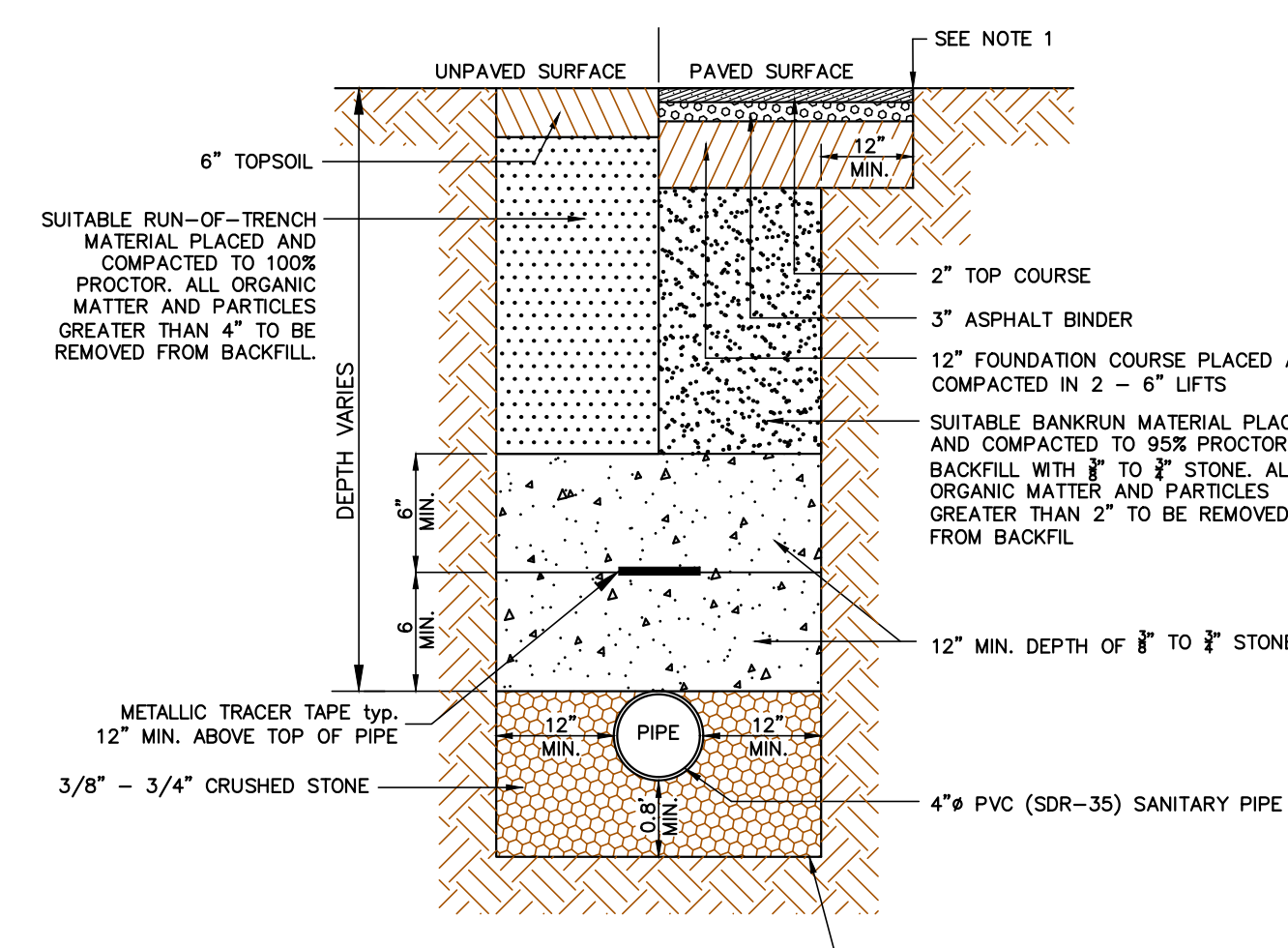
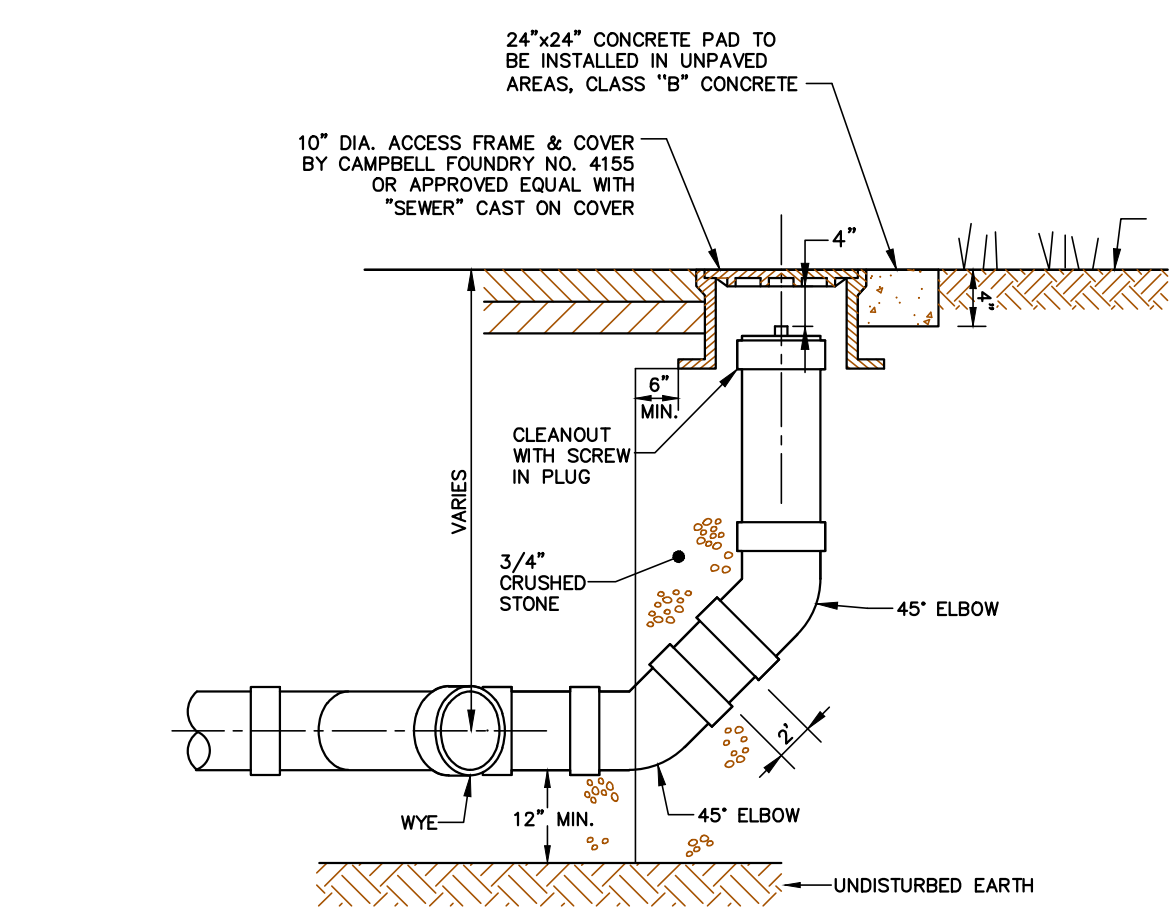
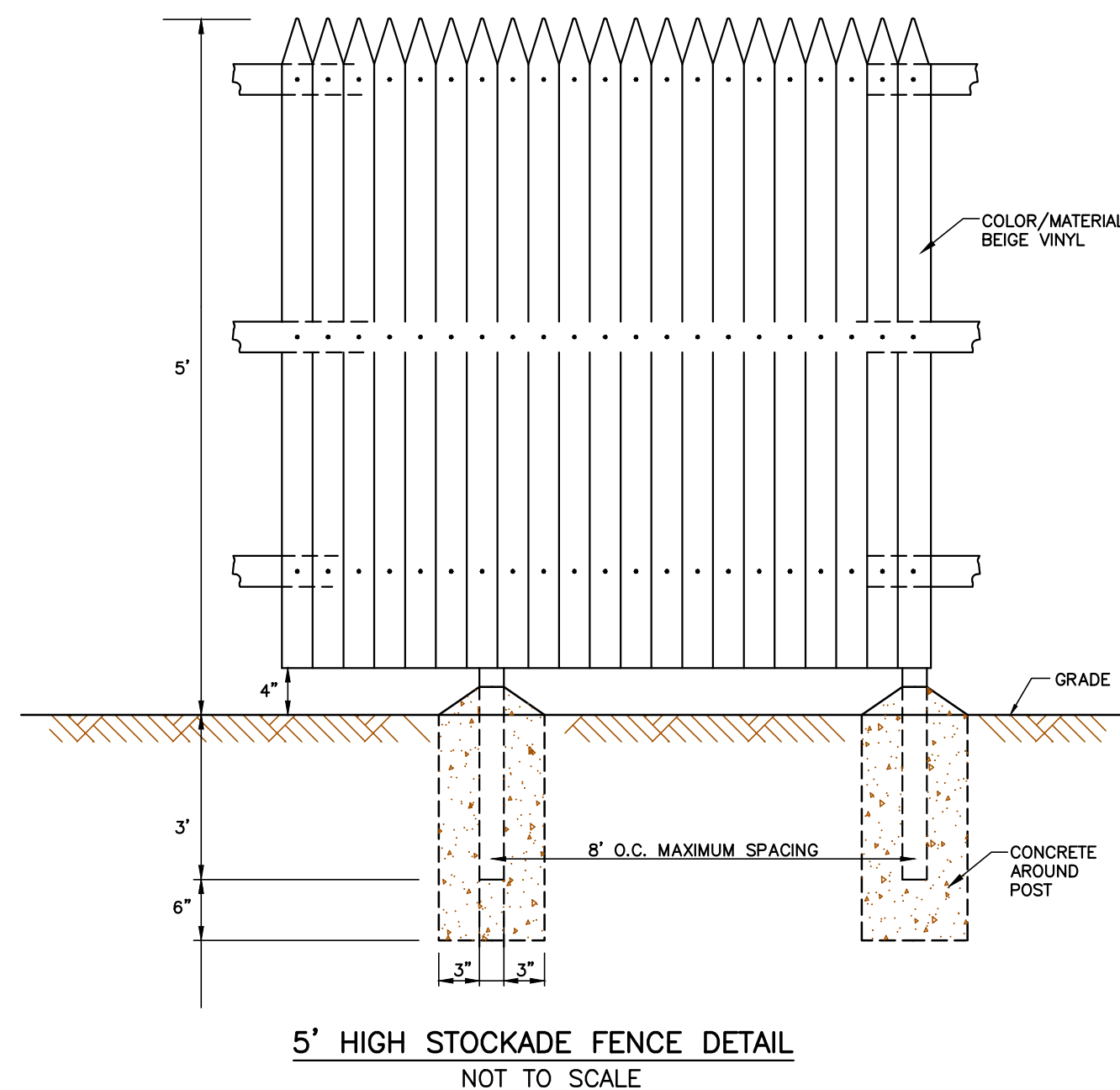
This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing to change in-kind wall and multitenant sign.

INFORMAL DISCUSSION

40 CLAPP AVE

40 Clapp Avenue (Grid #6158-17-240071) – Marco Quezada (Owner) – Hilda Duque, Architect (Applicant) – Sketch Plan.

This property is located in the Village Residential (VR) zoning district. The applicant is proposing two dwelling units on a new second level.



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 NYS 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 BY THE OWNER OF 58 MCKINLEY STREET.
- EXISTING HOLDING TANK SHALL BE REMOVED.

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 H - HISTORICAL DISTRICT
PROPERTY ACREAGE: TOTAL AREA = 0.05± ACRES
PROPERTY USE: PROFESSIONAL OFFICE

	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. of setback	*52.5%	*52.5%

* PRE-EXISTING, NON-CONFORMING

DATE:	DESCRIPTION:
06-08-22	GENERAL REVISIONS PER VILLAGE ENGINEER COMMENTS
07-13-22	GENERAL REVISIONS PER VILLAGE ENGINEER COMMENTS

	PROPERTY LINE		EXISTING SEWER MANHOLE
	ADJACENT LOT LINE		EXISTING SEWER LINE
	EXISTING GAS LINE		EXISTING UTILITY POLE & OVERHEAD WIRES
	EXISTING WATER LINE		PROPOSED SEWER
	EXISTING WATER VALVE		PROPOSED CLEANOUT
	EXISTING HYDRANT		PROPOSED STOCKADE 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

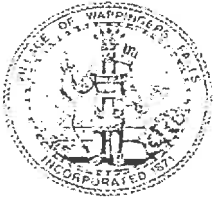
3 NANCY COURT, SUITE 4
WAPPINGERS FALLS, NY 12590

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



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: 6/28/2022

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.) - *Contract Copy*
- 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)

\$100



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: 6/28/2022 Date of Meeting: _____

Property Identification:

Address: 2653 East Main ST Wappingers Falls N.Y 12590

Zoning District: UC Existing site area: 930

Owner Information:

Name: Gja Per Berisha

Address: 169 Main St.

City: Beacon State: N.Y Zip: 12508

Contact Numbers: (H) 845-765-2281 (C) _____

(E-mail) Berishabrothers@optonline.net

Applicant Information:

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

Name: Liliam P. Abril

Address: 548 South Ave

City: Beacon State: Ny Zip: 12508

Contact Numbers: (H) 845-863-4425 (C) Same

E-mail Address: abvelapatycreations@gmail.com

Lead Design Professional: (If applicable) N/A

(Indicate the primary design professional associated with this application)

Name: _____

Title: _____

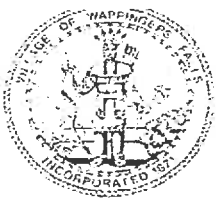
Architect Engineer

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): Retail Store

Proposed square footage: 930

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.)

Abvela Party Creations retail store will be a unique boutique for an artisan submersion experience. Meaning people will come and be bathed in the creativity of local artisans.
- Wappingers Falls and the surrounding areas of Dutchess County Hidden Talents! Homemade Soaps, candle dry flower arrangements, Jewellery, Crochet items, and more.

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. - owner will provide upon village request

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]
Signature of Applicant Signed

6/27/2022
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: GJafer Berisha

Address of property owner: 169 Main Street

City: Beacon State: NY Zip: 12508

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

(H) _____ (C) _____
(W) 845-765-2281 (Email) Berishabrothers@optonline.net

Address of site where work is being conducted: 2653 East Main St.

Wappingers Falls NY 12590

Description of work: adding booths, shelves & desk.
No construction work being done. Tenant will be
adding the furniture above.

Name of person doing work: Liliam Abril (Tenant)


Address of person doing work: 12 Clapp Ave. Wappingers Fall NY 12590

City: Wappingers Falls State: NY Zip: 12590

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

(H) _____ (C) 845-863-4425
(W) _____ (Email) abuelapatycreationes@gmail.com

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



Signature of Property Owner

6/17/2022

Date Signed

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completion

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: Abuela Party Creations LLC		
Project Location (describe, and attach a location map): 2653 East Main St. Wappinger Falls, NY 12590		
Brief Description of Proposed Action: Opening a Store Front: Unique boutique for an artisan submersion experience. Meaning people will come and be bathed in the creativity of local artisans.		
Name of Applicant or Sponsor: Lillian P. Abril	Telephone: 845-863-4425	E-Mail: abuelapartycreations@gmail.com
Address: 548 South Ave		
City/PO: Beacon	State: N-Y	Zip Code: 12508
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	NO	YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	NO	YES
3.a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres	W/A	
4. Check all land uses that occur on, adjoining and near the proposed action.		
Urban	Rural (non-agriculture)	Industrial
Forest Agriculture Parkland	Aquatic	Other (specify): _____
		Commercial Residential (suburban)

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		✓	
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
			✓
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	✓		
b. Are public transportation service(s) available at or near the site of the proposed action?			✓
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			✓
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
			✓
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>Village Water</u> <u>Building Owner - pays for Bill</u>	NO	YES	
			✓
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Water Screens - Village</u>	NO	YES	
			✓
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	✓		
b. Is the proposed action located in an archeological sensitive area?	✓		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	✓		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	NO	YES	
	✓		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: Shoreline Forest Agricultural/grassland Early mid-successional Wetland			
M/P			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	✓		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	✓		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties?	NO	YES	
	✓		
b. Will storm water discharges be directed to established conveyance systems off and storm drains)? If Yes, briefly describe: _____	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>Lilian P. Abril</u>	Date: <u>8/27/2022</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?"

W | A

	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:

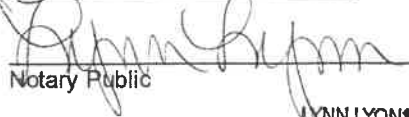
Gjafer Berisha being duly sworn, deposes and says:

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 Abuela Party Creatives LLC, 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.

(X)  Applicant/Owner

 Applicant/Owner

Sworn to before me this 23 day of June, 2022.

 Notary Public

LYNN LYONS
Lic. #5072230
Notary Public-State of New York
Qualified in ~~State of New York~~ Dutchess County
My Commission Expires MARCH 22, 2023

PART "B"
APPLICANT / AGENT AFFIDAVIT

State of New York }
County of Dutchess } ss:

Liliam P Abril being duly sworn, deposes and says:

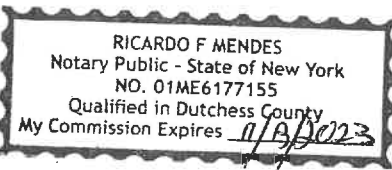
1. That I/we are the _____ named in the foregoing application for Planning Board for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at or conducts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

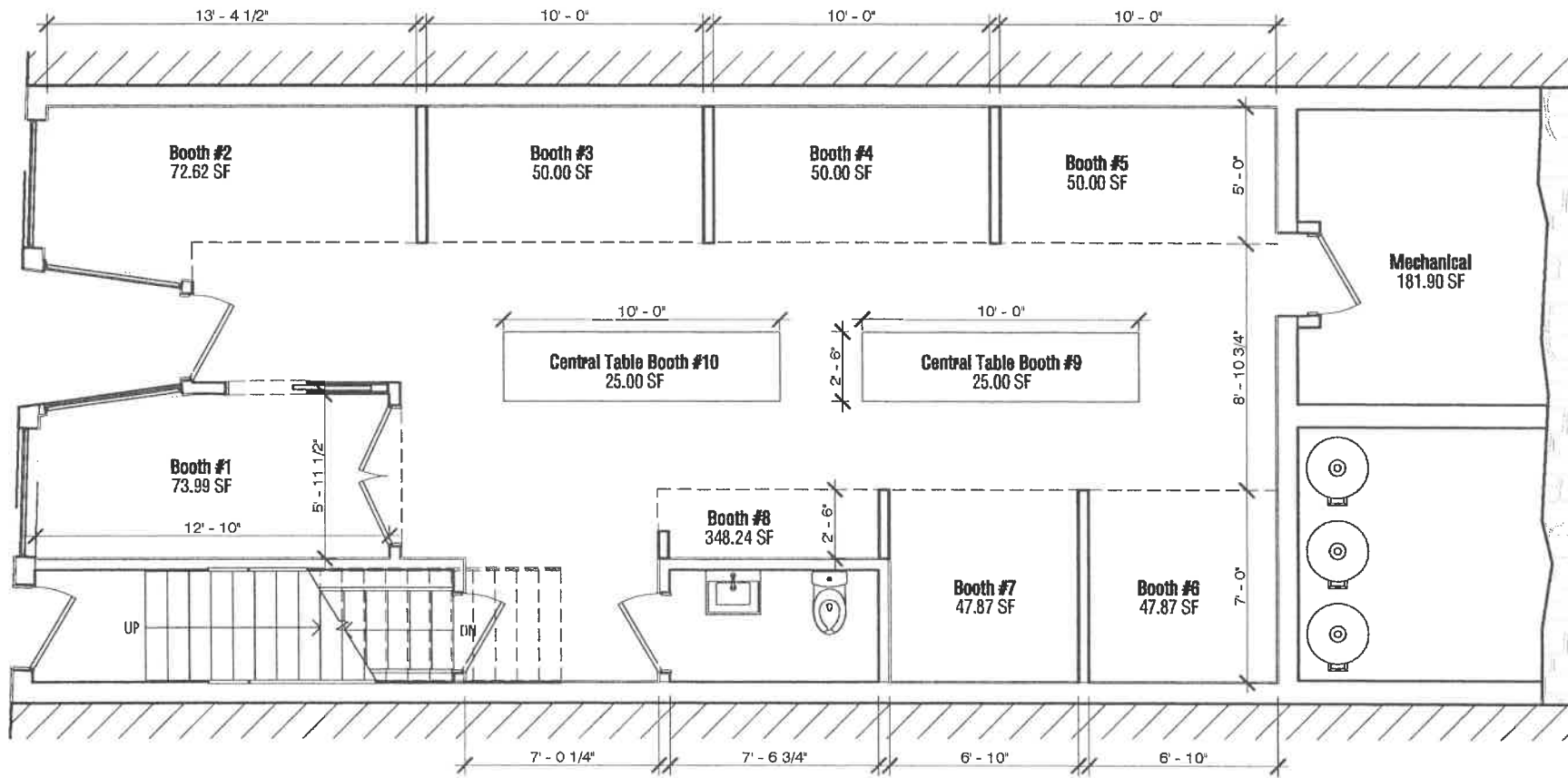
Liliam P. Abril
Applicant/Agent

Applicant/Agent

Sworn to before me this 27th day of June, 2022.

Ricardo F Mendes
Notary Public





① Proposed Plan
 1/4" = 1'-0"

not for construction

OPerA Studio
 180 WATER STREET, SUITE 1-12 BROOKLYN, NY 11201 T: 977 825-1804 www.opera-studio.com

©OPerA Studio

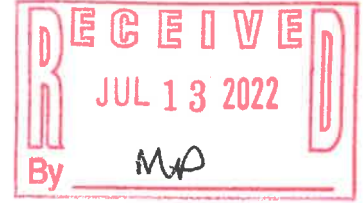
A03

project:	2657 Main St
dwr:	Proposed Plan
date:	07/06/22
scale:	1/4" = 1'-0"



VILLAGE OF WAPPINGERS FALLS

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



APPLICATION FOR PLANNING BOARD REVIEW

Submission Date: _____

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.

(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: _____ Date of Meeting: _____

Property Identification:

Address: ⁸⁵~~88~~ E. Main Street, Wappingers Falls, NY 12590

Zoning District: CMU Existing site area: 487193

Owner Information:

Name: Michael Manasar

Address: 85 E Main street

City: Wappingers Falls State: NY Zip: 12590

Contact Numbers: (H) 845-489-4699 (C) _____

(E-mail) m.manasar@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): Backyard

Proposed square footage: 1500

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.)

85 E Main is a residential property. Driveway needs to be paved and extended into the backyard.

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

7/11/2022
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: Micahel Manasar

Address of property owner: 85 E main street

City: Wappingers State: NY Zip: 12590

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

(H) 845-489-4699 (C) _____

(W) _____ (Email) m.manasar@gmail.com

Address of site where work is being conducted: _____

Description of work: Driveway needs to be paved and extened into the backyard

Name of person doing work: Ron Blake

Address of person doing work: 260 Ketchantown Road

City: Wappingers Falls State: NY Zip: 12590

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

(H) 845-297-5442 (C) _____

(W) _____ (Email) Blakepave@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

7/11/22
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		
Pave Driveway and Add/extend into backyard		
Name of Action or Project: 85 E Main Street Wappingers Falls NY 12590		
Project Location (describe, and attach a location map):		
Brief Description of Proposed Action: 85 E. Main is a residential property. Driveway needs to be paved and extended into the backyard.		
Name of Applicant or Sponsor:	Telephone: 845-489-4699	E-Mail: <small>m.manasari@gmail.com</small>
Address: 11 Carmel Heights		
City/PO: Wappingers Falls	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?	.05	acres
b. Total acreage to be physically disturbed?	_____	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	.16	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"/> Residential (suburban)
Forest Agriculture Parkland	Aquatic	Other (specify): _____

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	NIA
		<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"/>
			<input checked="" type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?			<input checked="" type="checkbox"/>
			<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"/>
			<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"/>
			<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 <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 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"/>
			<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: <i>Michael Manasar</i>	Date: 7/11/2022	
Signature: <i>[Handwritten Signature]</i>		

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

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

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<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 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/> Name of Lead Agency	<hr/> Date
<hr/> Print or Type Name of Responsible Officer in Lead Agency	<hr/> Title of Responsible Officer
<hr/> Signature of Responsible Officer in Lead Agency	<hr/> Signature of Preparer (if different from Responsible Officer)

PART "A"
OWNER AFFIDAVIT

State of New York }
County of Dutchess } ss:

Michael E. Manasar 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 13th day of
July, 2022.

[Signature]
Notary Public

Linda A Roa Rodriguez
01R06318487
Notary Public, State of New York
Qualified in Dutchess County
My commission expires JANUARY 26th, 2023

PART "B"
APPLICANT / AGENT AFFIDAVIT

State of New York }
County of Dutchess } ss:

Michael E. Manasar 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 11 Carmel Heights in the County of Dutchess and the State of NY.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application.
4. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Village Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Village of Wappingers Falls, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Village Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Village official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Village of Wappingers Falls Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

Michael Manasar
Applicant/Agent

Applicant/Agent

Sworn to before me this 13th day of
July, 20 22

Linda A. Roa Rodriguez
Notary Public

Linda A Roa Rodriguez
01R06318487
Notary Public, State of New York
Qualified in Dutchess County
My commission expires JANUARY 26th, 20 23



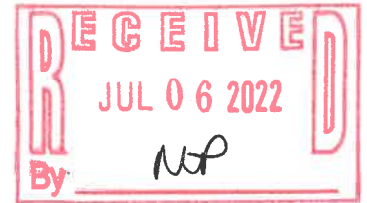
VILLAGE OF WAPPINGERS FALLS

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 Michael Kahns
Address 2658 East Main St.
Wappingers Falls NY 12590
Email michael.kahns@gmail.com
Phone 845-372-8549

Owner of Property Michael Kahns
Address 100 Nantucket Dr.
Fishkill NY 12524
Phone 845-372-8549

Location of Property 2658 East Main St.
Linear Frontage of building 110 feet 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 Free Standing Placement Front side (Where current sign are)
Landscaping Yes No Size of Sign 55" Height 26" Width X3
 Single Faced Double Faced Lighted
Material Wood Metal other Durable

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

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

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

Applicant Name Michael Kahns

Applicant Signature  Date: 7/6/22

Owner of Property Signature  Date: 7/6/22

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: _____

Michael Kahns
Team Banx at
Berkshire Hathaway HomeServices
Hudson Valley Properties
2658 E Main St.
Wappingers Falls NY 12590
845-372-8549

Attn: Planning Board Member
Re: Sign replacement @ 2658 E Main St.

Thank you for reviewing our sign application. I thought including some additional context could help visualize and understand the plan for the sign.

As a company under the Berkshire Hathaway umbrella I am required by law to include the brokerages information in all signage. The current sign for Wheel and Heel presented the perfect opportunity to marry the two companies side by side. The Berkshire Hathaway color is their Cabernet color and is represented well in the mock up of the sign. I do not have a color swatch per se but the color codes are (Hex: 552448, CMYK: 48/90/10/55, or RGB: 85/36/72)

The graphic showing the placement of the signs is about the extent of my photoshop skills. However, I wanted to add that I would be removing the bicycle racks from the top and clean up the landscaping around the sign for a cleaner look.

For now, if approved, these will be the only signs we install. We looked into signs on the building but have not yet found a placement or design that seemed to feel right.

Thank you again for reviewing our application. We are super excited to be a part of this wonderful village and look forward to being even mope a part of it.

Best Regards,

Michael Kahns

TEAM BANX // EXTERIOR MONUMENT SIGNS

WHEN SCALED TO 100%:

DIELINE: 59.5"W x 30"H 

VIEWABLE: 55.5"W x 28"H 



SIGN 1



SIGN 2

M02

PROJECT: Team Banx // Signage
FILENAME: M02_TB_SIGNAGE_MONUMENT
06/27/2022

CINSYR
CREATIVE GROUP

TEAM
banx



BERKSHIRE HATHAWAY
HomeServices
Hudson Valley Properties



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 Royalty Carpet - Paul Ciancadelli
Address 1615 Rt. 9
Email Paul.RoyaltyCarpet@gmail.com
Phone 845-905-6250

Owner of Property Paul Ciancadelli
Address 7 Lucas Ln.
Beacon, N.Y. 12508
Phone 845-905-6250

Location of Property 1615 Rt. 9
Linear Frontage of building 100 ft. Zoning District _____

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 Face replacement only)
Sign Specifications
Wall Sign - Building.
Single Face -
Metal - lighted.
Height - 47" x Width 258"

(Sign Face replacement only)
Type Free Standing Placement Parking Lot
Landscaping ___ Yes No Size of Sign 51" Height 84" Width
___ Single Faced Double Faced Lighted
Material ___ Wood Metal other Durable

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

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

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

Applicant Name Royalty Carpet

Applicant Signature 

Date: 7/11/22

Owner of Property Signature 

Date: 7/11/22

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: _____



44 Noxon Road, Suite 4 Poughkeepsie, NY 12603
 p/845.471.3800 f/845.483.0692
 TomSignLanguage@gmail.com

Date: 7/1/2022
 Proposal for: Royalty Carpet
 1615 US Route 9
 Wappinger Falls, NY 12590

Contact: Roy Ciancanelli p: (845) 590.7604
 Email: RoyaltyCarpetInc@gmail.com
 Description: Sign Face Replacements

Customer Proof

Sign Face Replacement



SIGN FACE REPLACEMENT

QTY 1

PRICE [REDACTED] TAX



SIGN FACE REPLACEMENTS

QTY 2

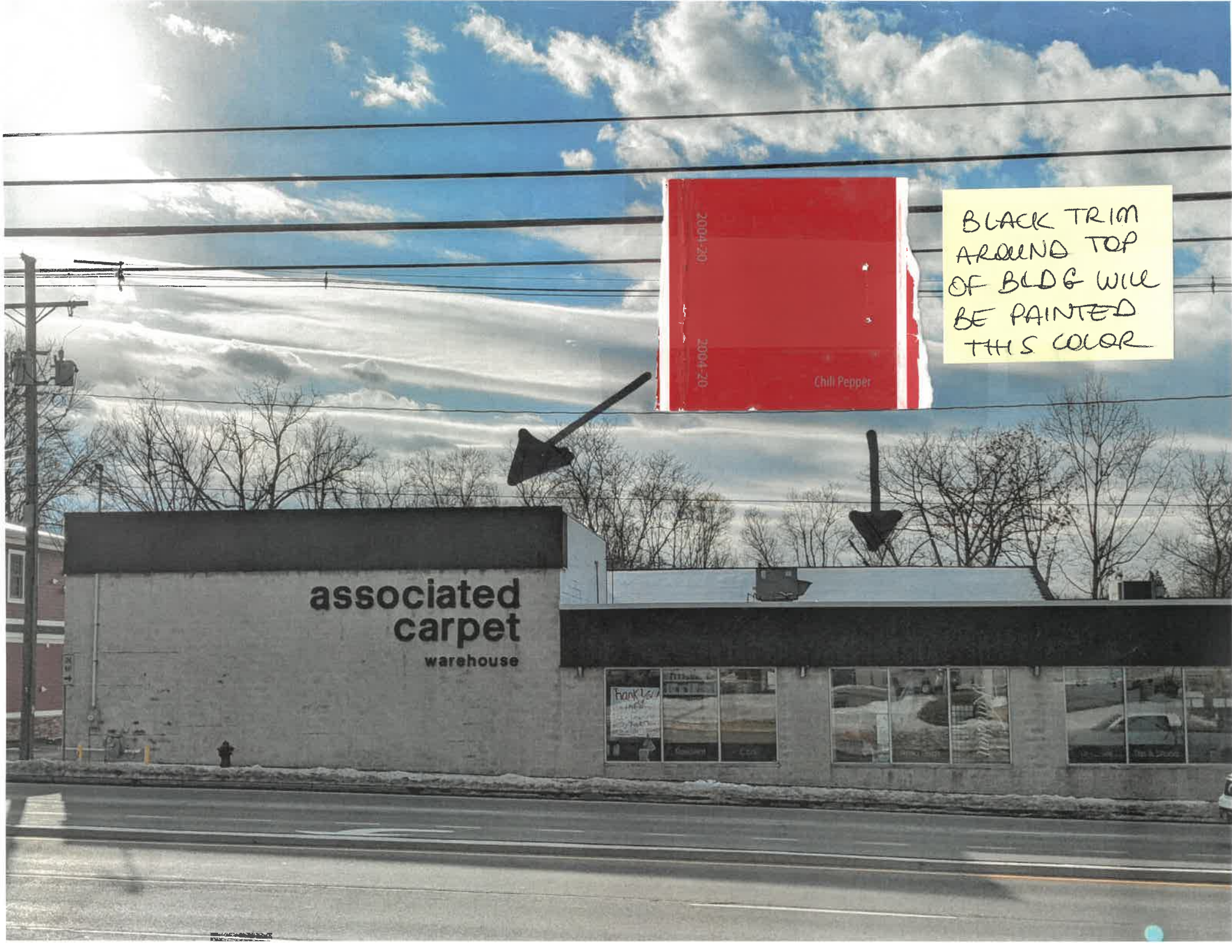
PRICE [REDACTED] TAX

RED
 MAY BE
 BLACK
 INSTEAD

Colors on this proof may vary from actual final product

Approval: By signing this proof, you are authorizing production of this sign to begin. Please check text, spelling, colors, etc. We are not responsible for any mistakes once this document has been signed. If any corrections need to be made once authorized, they will be subject to additional fees. This design is the sole property of Sign Language Inc., and may not be reproduced in any manner without written permission. 50% deposit required on all work over \$100. Full payment in advance required for all work under \$100.

I agree to the above terms. Signature _____



BLACK TRIM
AROUND TOP
OF BLDG WILL
BE PAINTED
THIS COLOR

**associated
carpet**
warehouse





Associated Abbey Carpet & Floor

HARDWOOD

Hardwood

Carpet

HARD
WOOD







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 Delehanty Funeral Home Inc.
Address 64 East Main Street
Wappinger Falls, New York 12590
Email Mike@NHPFH.com
Phone (516) 250.2824

Owner of Property 64 East Main Street LLC
Address 64 East Main Street
Wappinger Falls, New York 12590
Phone (516) 250.2824

Location of Property 64 East Main Street Wappinger Falls, New York 12590

Linear Frontage of building 60 feet Zoning District _____

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 Monument Placement Replacing the existing
Landscaping Yes No Size of Sign Height Width
 Single Faced Double Faced Lighted
Material Wood Metal other Durable

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

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

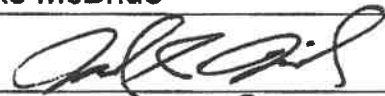
Application form (ten sets)

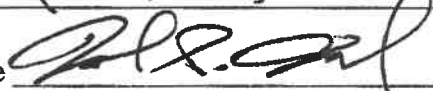
Sign design drawings (ten sets)

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

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

Applicant Name Mike McBride

Applicant Signature  Date: 7/14/2022

Owner of Property Signature  Date: 7/14/2022

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: _____



44 Noxon Road, Suite 4 Poughkeepsie, NY 12603
 p/845.471.3800 f/845.483.0692
 TomSignLanguage@gmail.com

Date: 7/14/2022

Location: Delehanty Funeral Home Inc
 64 East Main Street
 Wappinger Falls, NY 12590

Contact: Mike McBride

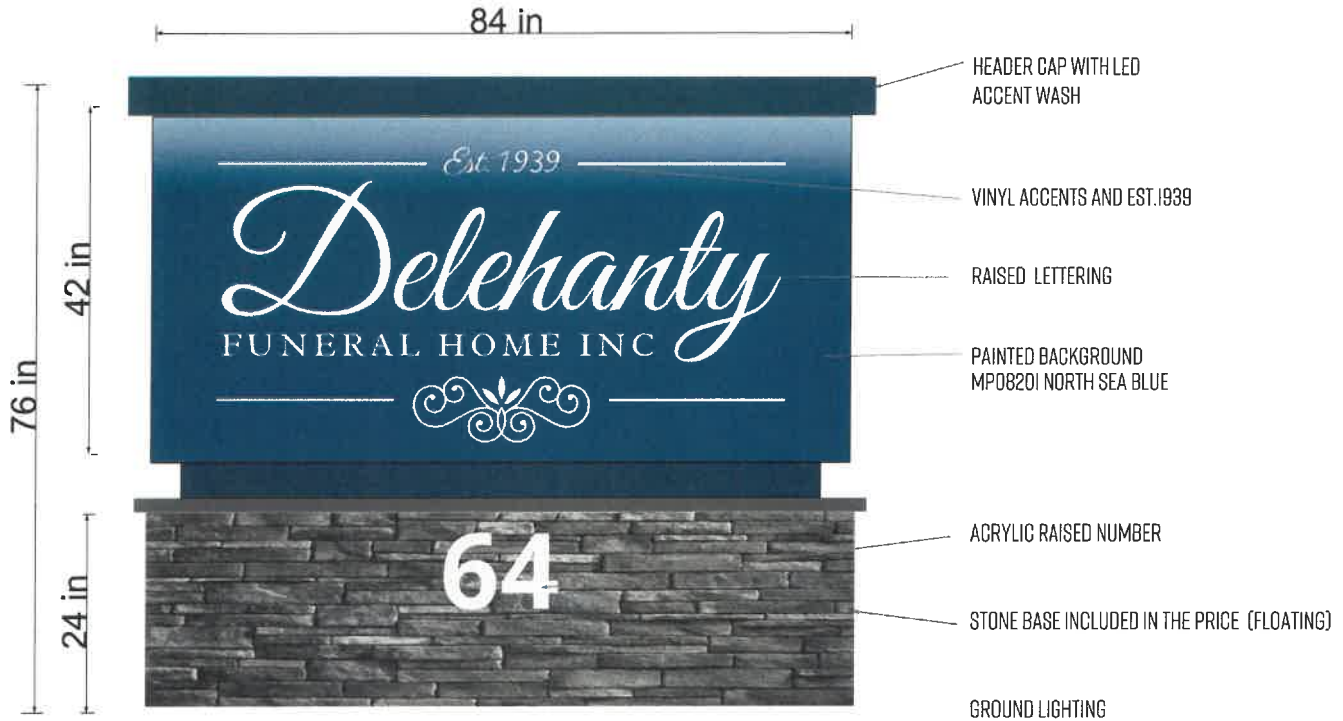
p: (516) 250.2824

Email: Mike@NHPPH.com

Description: Monument Style Double Sided Sign

Customer Proof

MONUMENT SIGN



Colors on this proof may vary from actual final product

Approval: By signing this proof, you are authorizing production of this sign to begin. Please check text, spelling, colors, etc. We are not responsible for any mistakes once this document has been signed. If any corrections need to be made once authorized, they will be subject to additional fees. This design is the sole property of Sign Language Inc., and may not be reproduced in any manner without written permission. 50% deposit required on all work over \$100. Full payment in advance required for all work under \$100.



Qwik Mod™ Series

Better coverage with a wider optic — accomplish more with our NEW Qwik Mod™ Series. Now with a higher efficacy!

SPECIFICATIONS

Beam Angle	170° Ultra-Wide Low Dome Batwing Optic with Diamondback Optic Lens Technology
Certifications	UL & cUL Recognized (SAM Manual), CE, RoHs
Dimensions	QM1: 0.69"W x 1.4"L x 0.25"H QM2: 0.69"W x 2.2"L x 0.25"H QM3: 0.69"W x 3.14"L x 0.25"H QM4: 1.7"W x 1.77"L x 0.25"H
Fastening	Peel & Stick / Mechanical Screw Hole
Input	12VDC
Operating Temp	-30° to +60°C
Packaging	QM1: 150 mods (60 ft.) per bag or 1500 mods (600 ft.) per case QM2: 76 mods (44.7 ft.) per bag or 912 mods (536.52 ft.) per case QM3: 50 mods (33.3 ft.) per bag or 750 mods (500 ft.) per case QM4: 38 mods (25.3 ft.) per bag or 912 mods (608 ft.) per case
Power Supply	P-LED 12VDC
Protection Grade	IP68
Spacing	QM1: 2.5 mods/ft. (fully stretched) QM2: 1.7 mods/ft. (fully stretched) QM3 and QM4: 1.5 mods/ft. (fully stretched)
Warranty	10-Year Product / 5-Year Limited Labor



FEATURES

- Diamondback 170° Optic Lens
- Integrated aluminum heat sink
- Waterproof IP68
- Snap & Peel Qwik Release Tab
- Four different mod styles to perform in a wide variety of sign applications
- More light diffusion with a wider batwing resulting in better coverage

WIRING DETAILS

White Solid	Positive
White/Black Stripe	Negative

Check module for polarity.



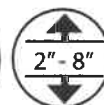
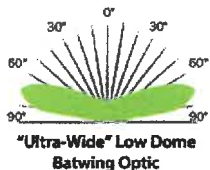
PRODUCT OPTIONS

Product	Color	Wavelength	Efficacy	Intensity	Max Mods (Series)	UL Part Number	Ordering Part Number
QM1	True White	7100K	118 LM/W	47.2 LM/mod (118 LM/ft.)	75 mods (30 ft.)	PL-QM1-TW110-P	M-QMSX0-71
QM2	True White	7100K	118 LM/W	94.1 LM/mod (160 LM/ft.)	38 mods (22.35 ft.)	PL-QM2-TW150-P	M-QMDX0-71
QM3	True White	7100K	114 LM/W	136.7 LM/mod (205 LM/ft.)	25 mods (16.67 ft.)	PL-QM3-TW200-P	M-QMTX0-71
QM4	True White	7100K	113 LM/W	180 LM/mod (270 LM/ft.)	19 mods (12.67 ft.)	PL-QM4-TW260-P	M-QMQX0-71

POWER SUPPLY OPTIONS

Power Supply	60W		36W		20W		12W	
	Watts/Mod	Max Mods	Watts/Mod	Max Mods	Watts/Mod	Max Mods	Watts/Mod	Max Mods
QM1	0.4	150	0.41	87	0.42	47	0.44	27
QM2	0.8	76	0.81	44	0.84	23	0.88	13
QM3	1.2	50	1.22	29	1.26	15	1.32	9
QM4	1.6	38	1.62	22	1.68	11	1.76	6

Watts per mod may vary depending on run footage.



Qwik Mod™ Colors

Get the advantages of Qwik Mod in a variety of colors!



Qwik Mod 2 Red™

QWIK MOD 2 COLORSTM PRODUCT OPTIONS

Color	CCT	Efficacy	Intensity	Max. Mods (Series)	UL Part Number	Ordering Part Number
Red	625 nm	27.5 LM/W	22 LM/mod (37.4 LM/ft.)	38 mods (22.35 ft.)	PL-QM2-RD37-P	M-QMDX0-RD
Blue	460 nm	12.31 LM/W	10 LM/mod (17 LM/ft.)	38 mods (22.35 ft.)	PL-QM2-BL17-P	M-QMDX0-BL
Green	525 nm	53.51 LM/W	44 LM/mod (75 LM/ft.)	38 mods (22.35 ft.)	PL-QM2-GR75-P	M-QMDX0-GR

QWIK MOD 3 COLORSTM PRODUCT OPTIONS

Color	CCT	Efficacy	Intensity	Max. Mods (Series)	UL Part Number	Ordering Part Number
Red	625 nm	28.33 LM/W	34 LM/mod (51 LM/ft.)	25 mods (16.67 ft.)	PL-QM3-RD51-P	M-QMTX0-RD
Blue	460 nm	14.81 LM/W	18 LM/mod (27 LM/ft.)	25 mods (16.67 ft.)	PL-QM3-BL27-P	M-QMTX0-BL
Green	525 nm	68.61 LM/W	86 LM/mod (129 LM/ft.)	25 mods (16.67 ft.)	PL-QM3-GR129-P	M-QMTX0-GR

WIRING DETAILS

Gray	Positive
Red	Negative
Green	Negative
Blue	Negative

Check module for polarity.

RECOMMENDED COVERAGE CHART

Depth	Max. Stroke Single Row	Row Spacing Multi-Rows O.C.	Product True White	Colors
2"	6"	2" at 6 mods/ft.	QM1	
3"	8"	4" at 3 mods/ft.	QM1/QM2/QM3/QM4	QM2/QM3
4"	12"	7"	QM1	
4"	12"	7" at 2 mods/ft.	QM2/QM3/QM4	QM2/QM3
5"	16"	10"	QM2/QM3/QM4	QM2/QM3
6"	18"	10"	QM2	QM2
6"	18"	12"	QM3/QM4	QM3
7"	22"	12"	QM3	
7"	22"	14"	QM4	
8"	24"	18"	QM4	

Note: Product and depth may vary depending on face material and desired brightness.





12 Volt Low Voltage LED
Landscape Flood Light - 12V
30W 2700 Lumens
5000K Daylight



→ MEETING AUG. 11, 7:00pm



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



SUBMIT BY
~~AUG.~~ 20, 2022
JUL.

SIGN PERMIT APPLICATION

Name of Applicant LUAN BUI
Address 14 Diana Ridge Road
Highland NY 12528
Email loanbui2003@yahoo.com
Phone 845 505 2258

Owner of Property DAVIS FOWLER GROUP LLC
Address 3 NANCY CT. SUITE 4
WAPPINGERS FALLS NY 12590
Phone 845 - 897 2664

Location of Property 1582 ROUTE 9 (DUTCHESS SHOPPING PLAZA) WAPPINGERS FALLS
Linear Frontage of building 23-0 1/4" Zoning District CMU

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

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

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

Sign Specifications Type Wall & Multi Tenant Placement Multi-tenant: Free-standing sign on Rte 9
Wall: Over Unit 10

Landscaping ___ Yes ___ No Size of Sign 2.5' Height 12' Width

Single Faced ___ Double Faced ___ Lighted

Material ___ Wood ___ Metal ___ other Durable

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

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

- ___ Application form (7 ten sets)
- ___ Sign design drawings (7 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 LUAN BUI

Applicant Signature [Signature] Date: 7/19/2022

Owner of Property Signature [Signature] Date: 7/19/2022
FRANK BOYAKOWSKI, MEMBER
DAVIS FOWLER GROUP LLC

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: _____



44 Noxon Road, Suite 4 Poughkeepsie, NY 12603
 p/845.471.3800 f/845.483.0692
 TomSignLanguage@gmail.com

Date: 7/28/2022

Location: Miss Saigon Pho
 Dutchess Shopping Plaza
 Wappinger Falls, NY 12590

Contact: Luan Bui p: (000)

Email: LeonBui2003@yahoo.com

Description: Sign Face Changes

Customer Proof

COPY CHANGE FOR THE WORD "MISS" ONLY



RED A6340-O



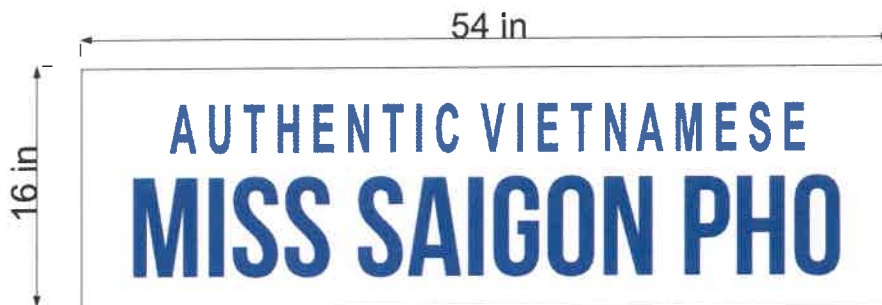
ORANGE A9160-O



INTENSE BLUE A9565-O



KELLY GREEN A6670-O



SIGN FACE CHANGE



INTENSE BLUE A9565-O

Colors on this proof may vary from actual final product

Approval: By signing this proof, you are authorizing production of this sign to begin. Please check text, spelling, colors, etc. We are not responsible for any mistakes once this document has been signed. If any corrections need to be made once authorized, they will be subject to additional fees. This design is the sole property of Sign Language Inc., and may not be reproduced in any manner without written permission. 50% deposit required on all work over \$100. Full payment in advance required for all work under \$100.



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: _____

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.

(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: _____ Date of Meeting : _____

Property Identification:

Address: _____

Zoning District: _____ Existing site area: _____

Owner Information:

Name : _____

Address : _____

City: _____ State: _____ Zip: _____

Contact Numbers: (H) _____ (C) _____

(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: _____

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): _____

Proposed square footage: _____

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.)

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

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: Marco Quezada

Address of property owner: 40 Clapp Ave

City: Wappingers Falls State: NY Zip: 12590

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

(H) _____ (C) 845.401.5672

(W) _____ (Email) _____

Address of site where work is being conducted: 40 Clapp Ave

Description of work: Addition of two residential units to the existing two family home.

Covert a two family home into four dwelling units; addition of two, front and rear stairs as well as parking spaces.

Name of person doing work: Hilda Duque, (applicant)

Address of person doing work: 18 Market St

City: Wappingers Falls State: NY Zip: 12590

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

(H) 845-453-6208 (C) _____

(W) _____ (Email) hduques@gmail.com

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



Signature of Property Owner

7/04/2022

Date Signed



SCHEMATIC RENDER - PROPOSED WORK

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

No.	Description	Date

SCOPE OF WORK

ADDITION TO EXISTING TWO FAMILY HOUSE TWO UNITS ON SECOND FLOOR. TWO ADDITIONAL EGRESS STAIRS AT FRONT AND REAR. STORAGE ON LEVEL 1 AND DECK ON BOTH LEVELS. FOUR PARKING SPACES PROVIDED.

DRAWING INDEX

Sheet No.	Sheet Name
C1-0	COVER SHEET
S1-0	EXISTING AND PROPOSED SITE PLAN
A1-0	FIRST FL EXIST. & PROPOSED FLOOR PLAN
A1-1	SECOND FLOOR CONSTRUCTION PLAN
A2-0	E & W ELEVATIONS
A2-1	N & S ELEVATIONS
A9-0	SCHEMATIC RENDERS

QUEZADA
RESIDENCE

40 CLAPP ADDITION

COVER SHEET

Project number 2105
Date 1/01/22
Drawn by Author
Checked by Checker

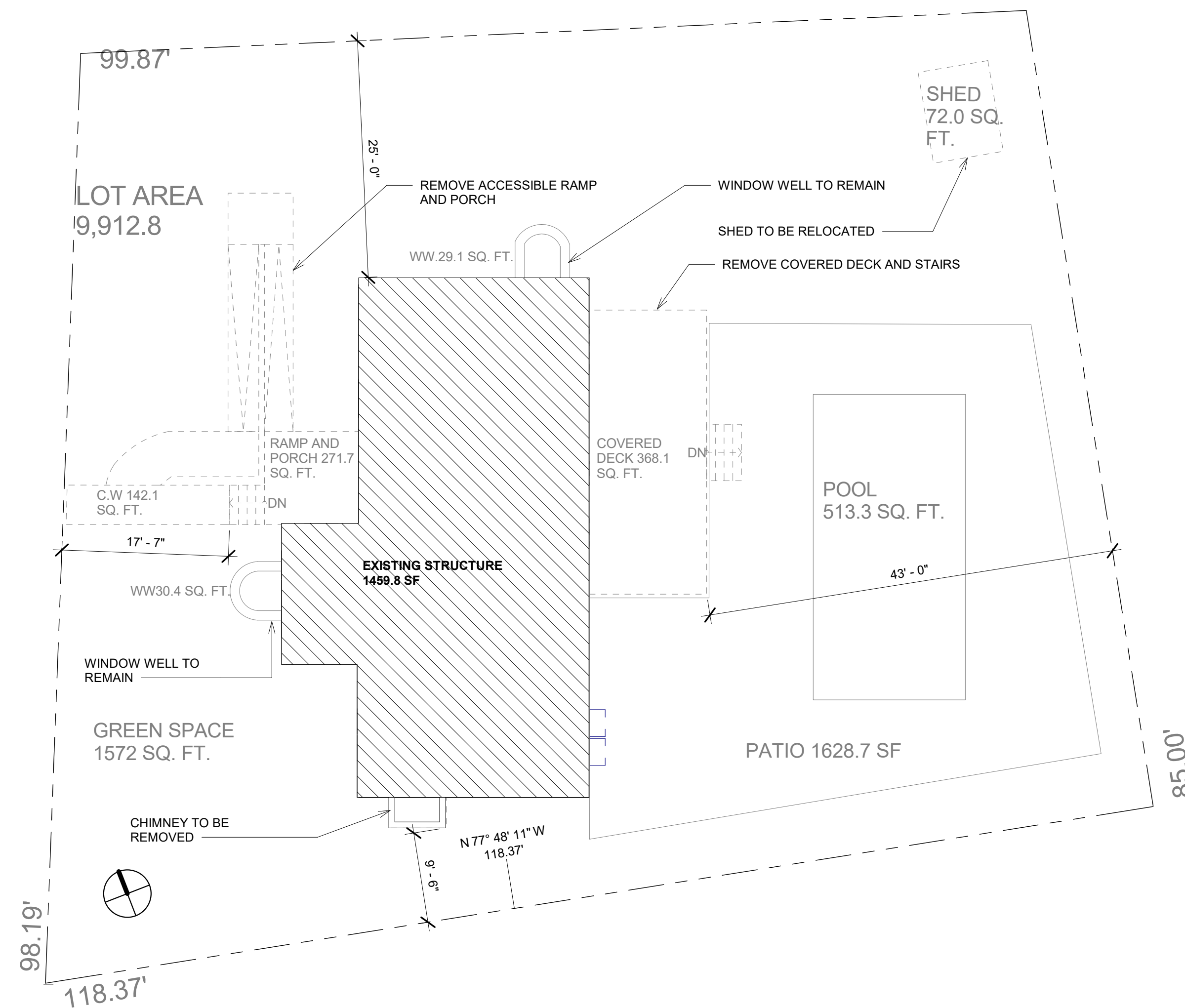
C1-0
Scale

ZONING WORK SHEET

ZONE: VR - Village Residential/ 40 Clapp Ave.	REQUIREMENTS/ALLOWED	EXISTING CONDITIONS	PROPOSED
USE (TABLE 4)	*DWELLING MULTI FAMILY (By Site Plan Review.)	TWO FAMILY	FOUR FAMILY DWELLING
MINIMUM LOT SIZE			
AREA (ACRES)		0.23	0.23
WIDTH AT BUILDING LINE	25 FT	98.19'	98.19'
BUILDING HEIGHT (STORIES) (MAX)	46' (3 STORIES MAX., 2 MIN)		
FAR (MAX.)			
MINIMUM YARD DIMENSIONS (FEET) - PRINCIPAL BUILDING			
FRONT YARD	10'	17'-7"	16'-3"
SECONDARY FRONTAGE	10'	25'-0"	24'-7"
ONE SIDE	0'	9'-6"	10'-8"
REAR SETBACK	10'		
ACCESSORY BUILDING			
PRINCIPAL FRONTAGE	30'		
SIDE & REAR SETBACKS (MIN)	3'	5.3'	4'
MAXIMUM LOT COVERAGE			
LOT SIZE		9912.8 SF	
MAXIMUM BUILDING COVERAGE (%)	60% MAX. (5,947.7 SF)	4514.2	5,201.20
GREEN SPACE	15 % MIN. (1,486.9)		
OFF-STREET PARKING REQUIREMENTS (MIN) (TABLE 5)	3 (1 PER UNIT)	2	4 TL PROPOSED SPACE PROVIDED FOR ADDITIONAL 4 SPACES FOR FUTURE EXPANSION

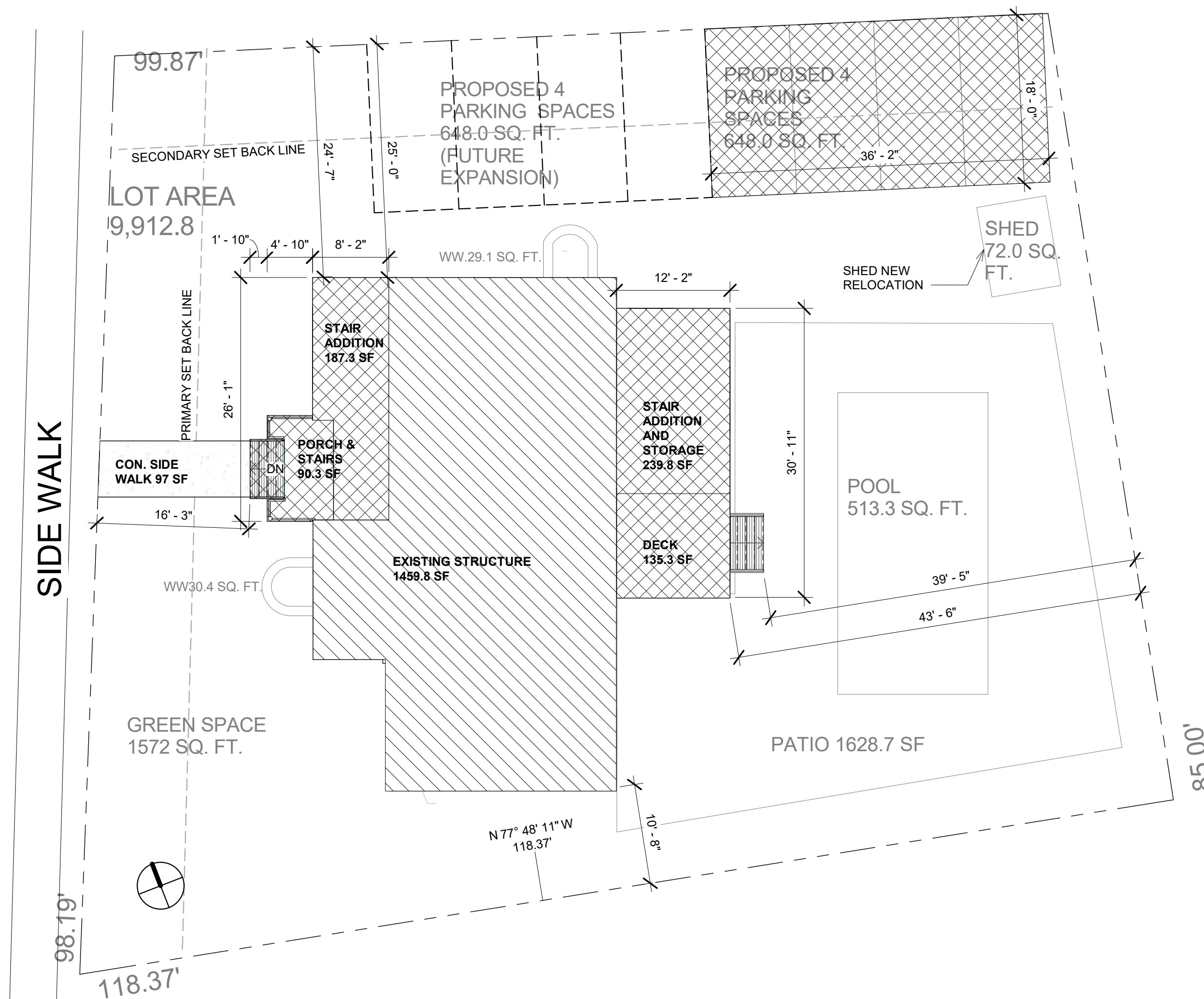
COVERAGE	ALLOWED	ACTUAL	PROPOSED
GREEN AREAS	15 % OR 1486.9 SF	5375	4094.6
LOT COVERAGE	60 % OR 5947.7 SF		
BUILDING (EXISTING)		1459.8	1459.8
REAR COVERED DECK		368.1	135.8
FRONT COVERED DECK & RAMP		271.7	90.3
CON. SIDE WALK		142.1	66.0
POOL AND PATIO		2142.0	2142.0
WINDOW WELLS		59.5	59.5
SHED		72.0	72.0
IMPERVIOUS PARKING LOT			1296.0
STAIR ADDITION			187.0
REAR ADDITION STAIR + STORAGE			239.8
TOTAL LOT COVERAGE		4,514.2	5,818.2
		AVAILABLE TO BUILD	129.5

SET BACKS FRONT 10'
SECONDARY FRONT 10'
SIDE SETBACKS :0'
REAR SET BACK: 10'



1 SITE PLAN - PROPOSED
1" = 10'-0"

ELM STREET EXT



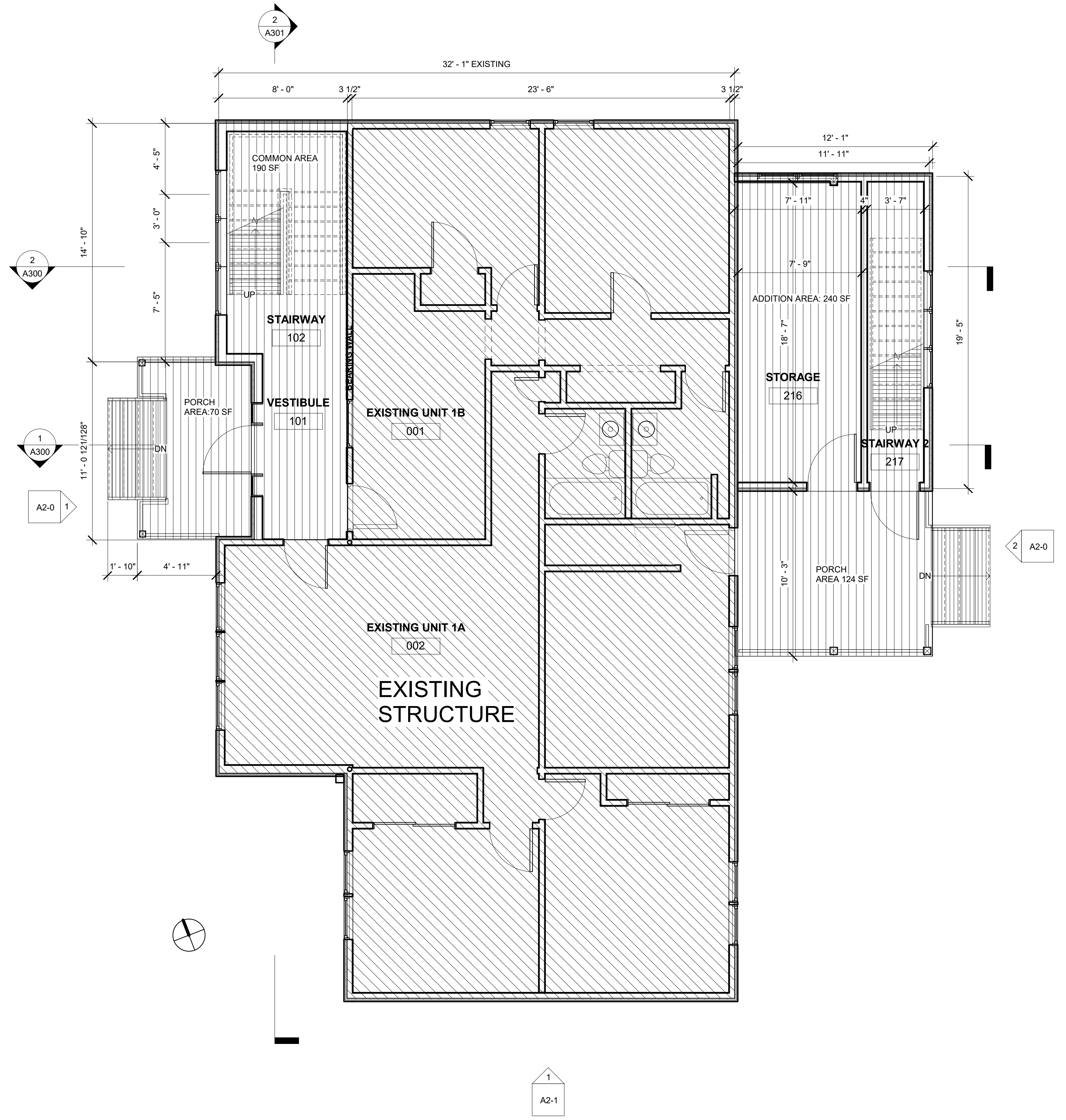
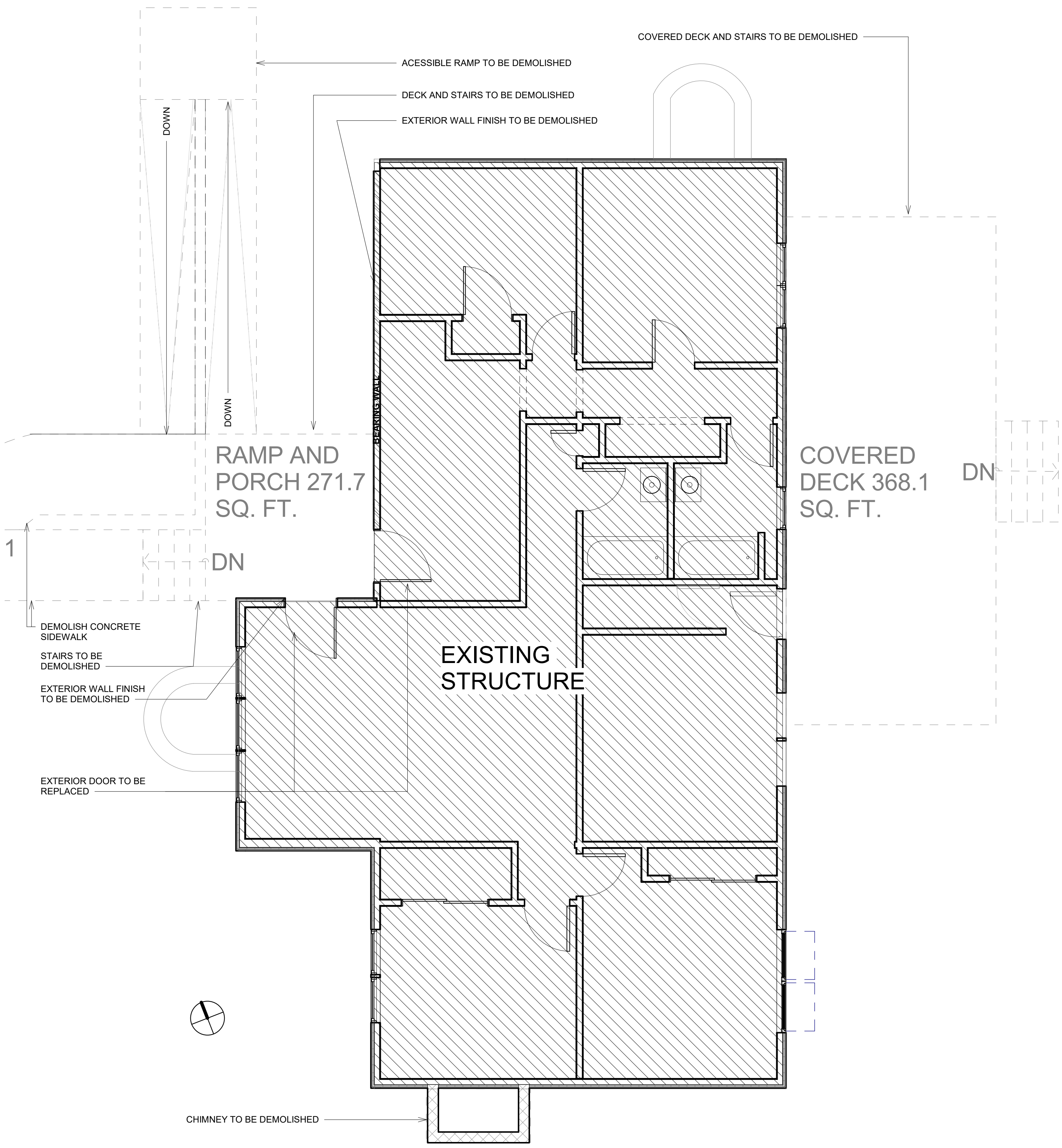
1 SITE PLAN - PROPOSED
1" = 10'-0"

No.	Description	Date

**QUEZADA
RESIDENCE**

40 CLAPP ADDITION

**FIRST FL EXIST.
& PROPOSED
FLOOR PLAN**



EXISTING / DEMOLITION FIRST FLOOR PLAN
1/4" = 1'-0"

FIRST FLOOR PLAN (PROPOSED)
1/4" = 1'-0"

No.	Description	Date

**QUEZADA
RESIDENCE**

40 CLAPP ADDITION

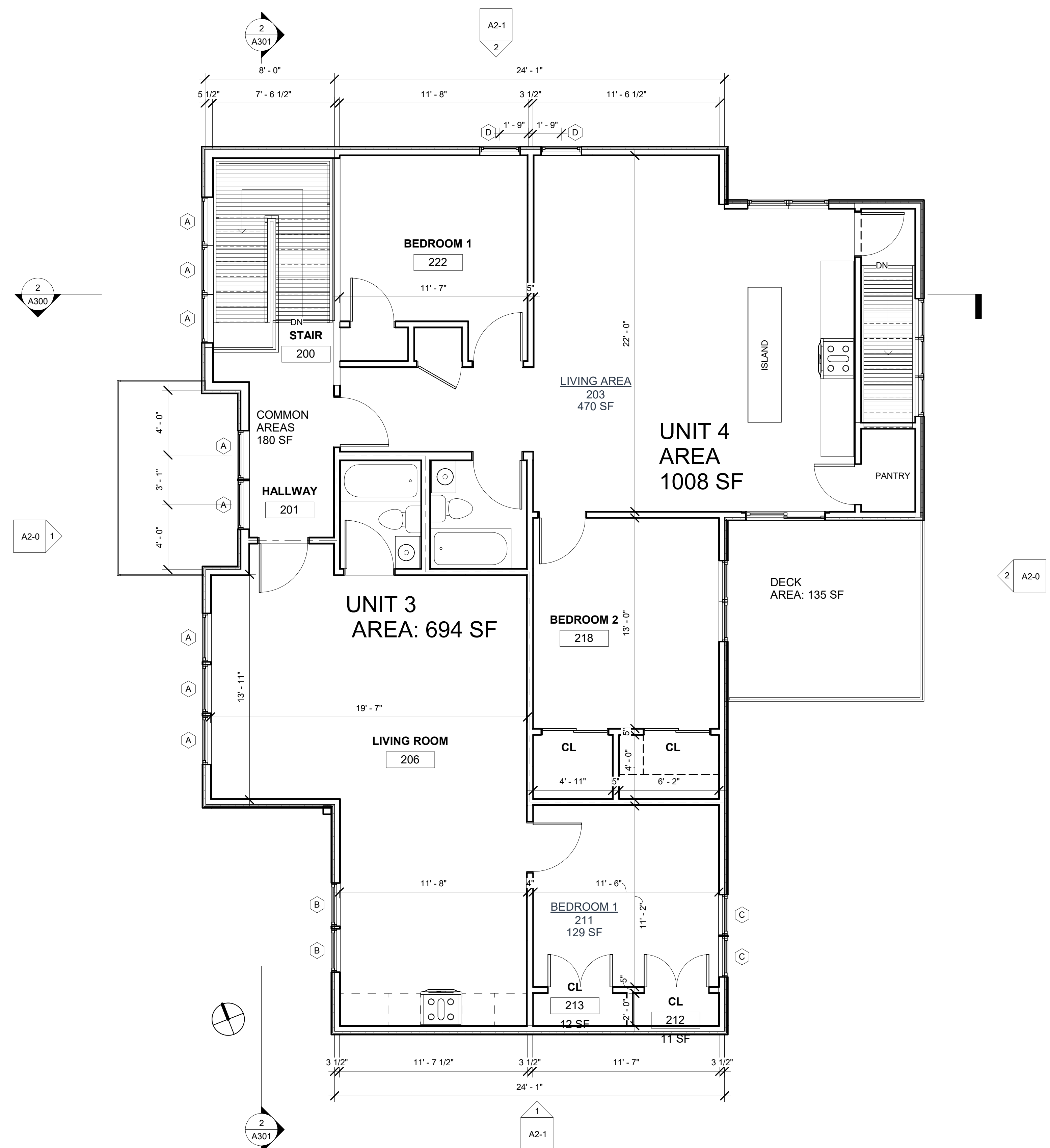
**SECOND FLOOR
CONSTRUCTION
PLAN**

Project number	2105
Date	1/01/22
Drawn by	HD
Checked by	AL

A1-1

Scale 1/4" = 1'-0"

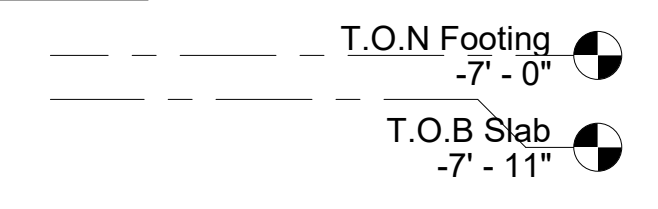
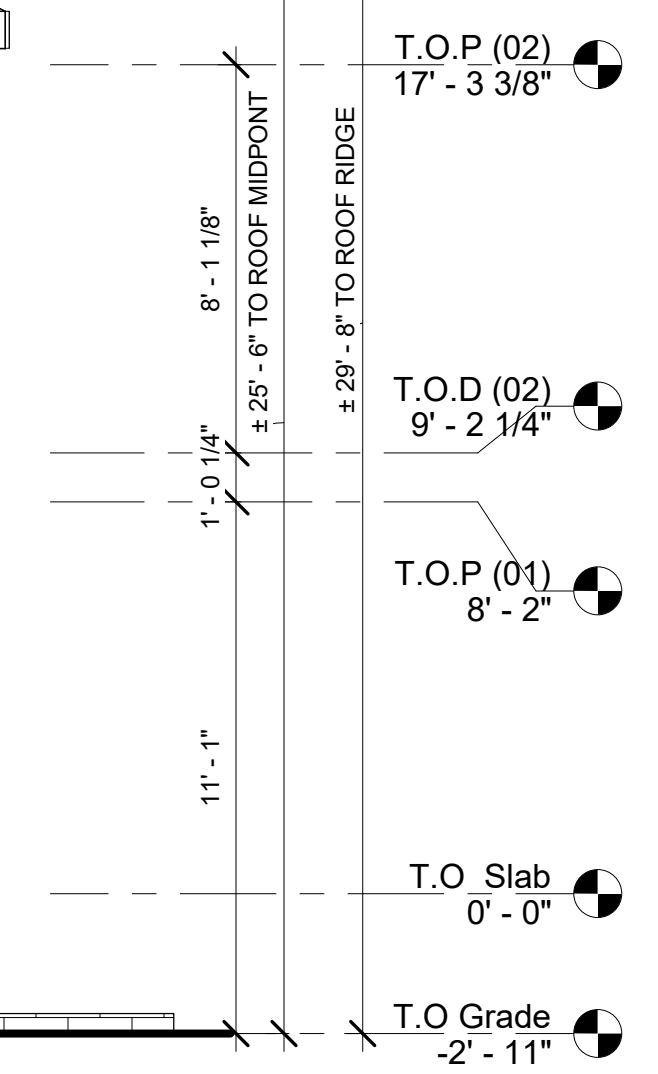
7/4/2022 12:58:15 PM



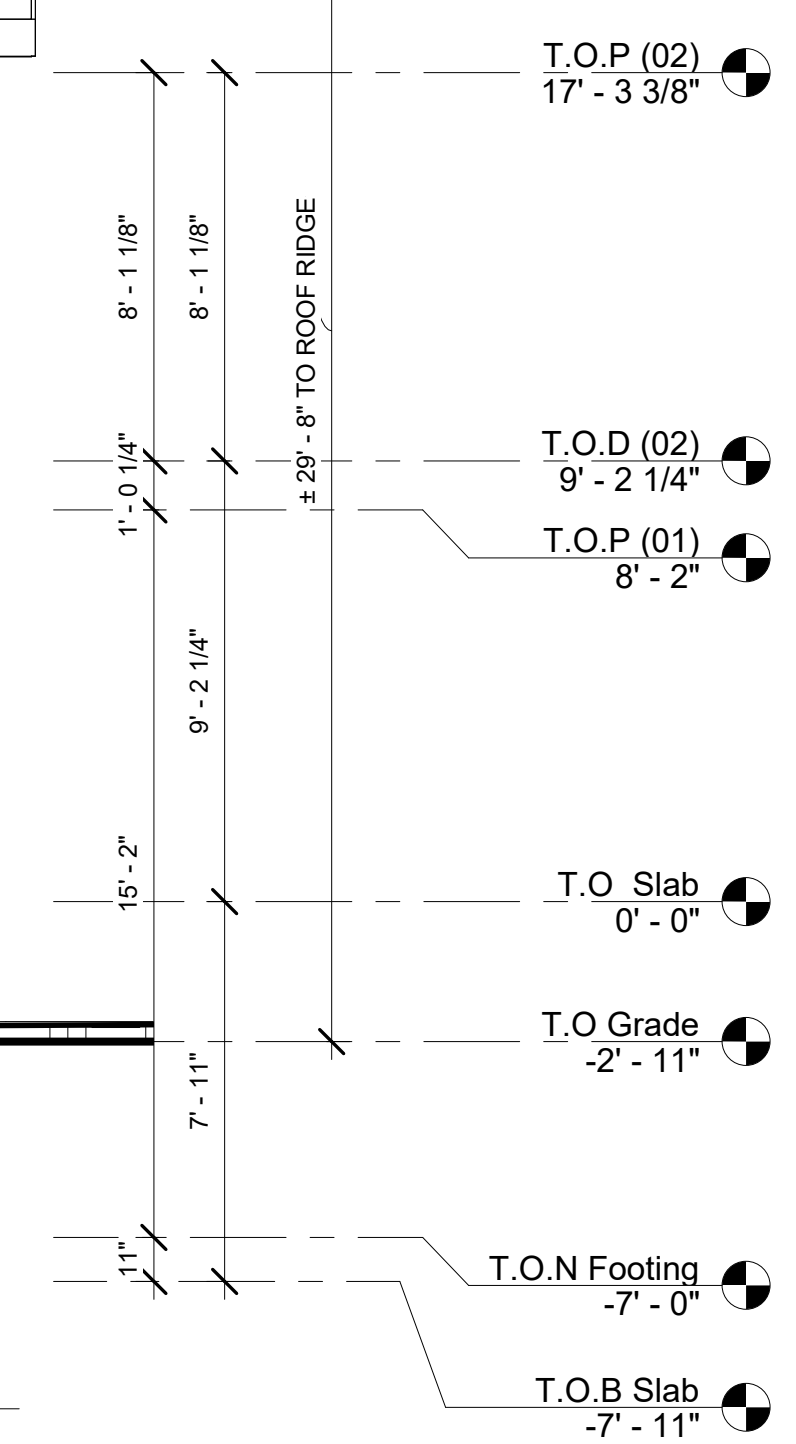
① 2nd Floor Plan
1/4" = 1'-0"



② East
1/4" = 1'-0"



① West - Clapp Ave
1/4" = 1'-0"



ALFRED A. CAPPELLI Jr., AIA
ARCHITECT
1136 ROUTE 9 WAPPINGERS FALLS, NY 12590
Phone: (609) 304-0000
alfred@aacapelli.com

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

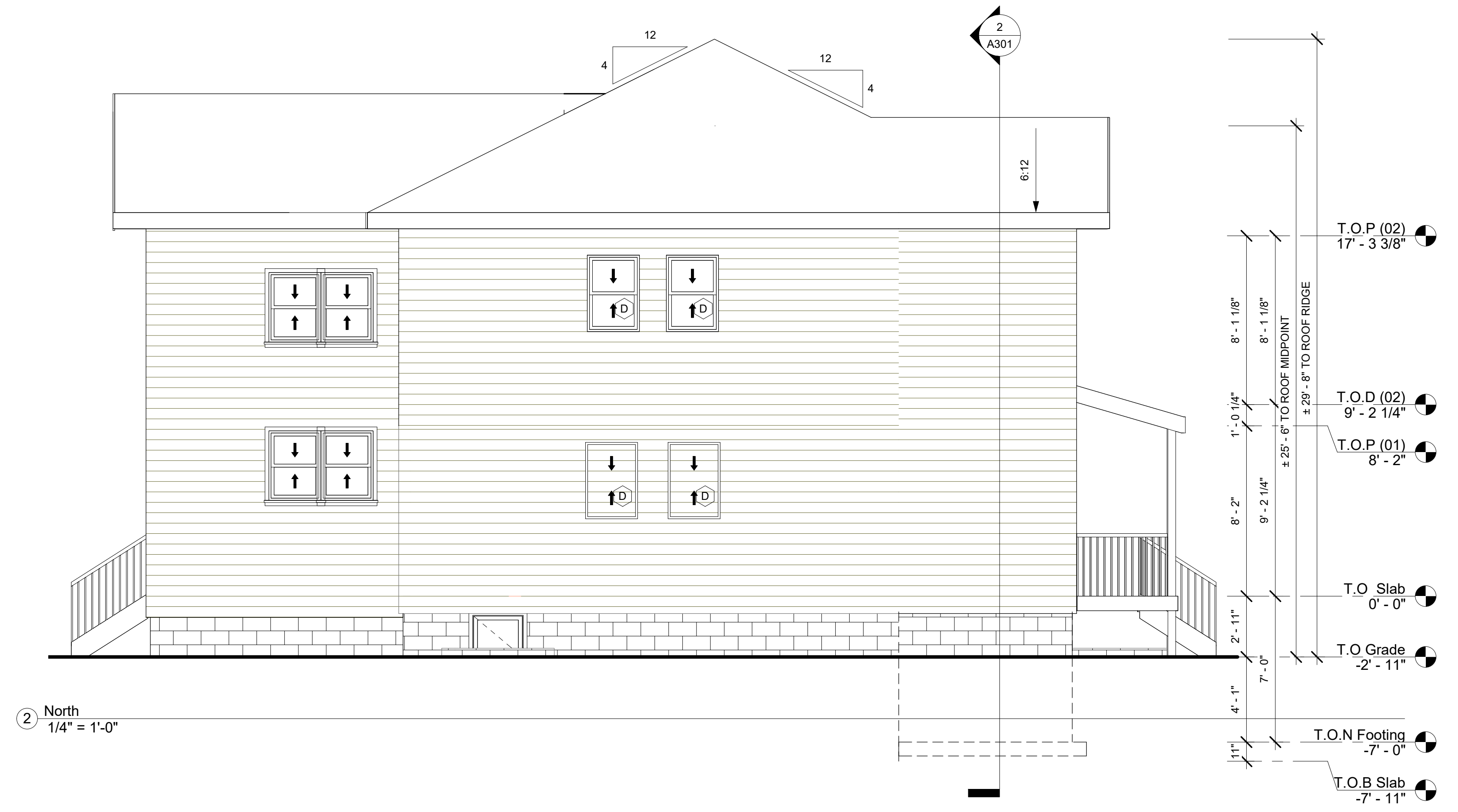
QUEZADA RESIDENCE
40 CLAPP ADDITION

E & W ELEVATIONS

No.	Description	Date

Project number 2105
Date 1/01/22
Drawn by Author
Checked by Checker

A2-0
Scale 1/4" = 1'-0"



② North
1/4" = 1'-0"



① South
1/4" = 1'-0"

ALFRED A. CAPPELLI Jr., AIA
ARCHITECT
1136 ROUTE 9 WAPPINGERS FALLS, NY 12590
Phone: (609) 333-0000
alfred@aacapelli.com

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

QUEZADA RESIDENCE
40 CLAPP ADDITION

N & S ELEVATIONS

No.	Description	Date

Project number 2105
Date 1/01/22
Drawn by Author
Checked by Checker

A2-1
Scale 1/4" = 1'-0"

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

No.	Description	Date

**QUEZADA
RESIDENCE**

40 CLAPP ADDITION

**SCHEMATIC
RENDERS**

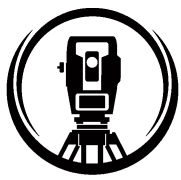
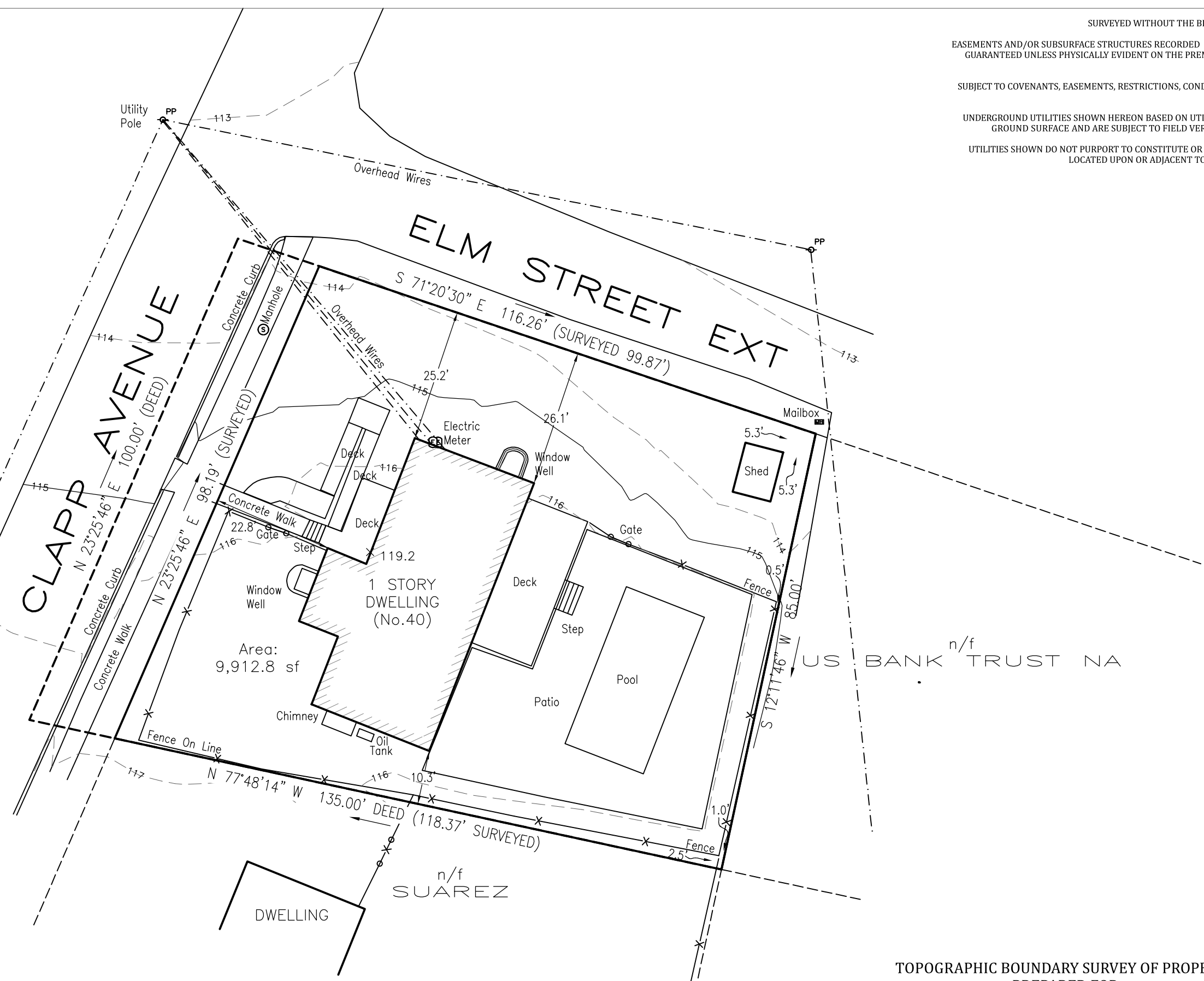
Project number 2105
Date 1/01/22
Drawn by Author
Checked by Checker

A9-0
Scale



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OICLE LAND
 SURVEYING

946 Route 376 Unit 10, Wappingers Falls, NY 12590 845.293.0831

ROBERT F. OICLE, PLS
 NYS LIC# 050962

TOPOGRAPHIC BOUNDARY SURVEY OF PROPERTY
 PREPARED FOR
 QUEZADA
 VILAGE OF WAPPINGERS FALLS, TOWN OF WAPPINGER
 COUNTY OF DUTCHESS, STATE OF NEW YORK
 SECTION 6158 BLOCK 17 LOT 240071
 SCALE: 1" = 20'
 SURVEY DATE: 2021-10-18