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 ZONING BOARD OF APPEALS

SPECIAL MEETING

June 13, 2023

*****

The Zoning Board of Appeals of the Village of Wappingers Falls will hold a special meeting at the American Legion Hall, 7 Spring Street, Wappingers Falls, on June 13, 2023, beginning at 7 p.m. There are two public hearings scheduled for this meeting.

The agenda is as follows:

ROLL CALL

APPROVAL OF MAY 9, 2023 AND JUNE 6, 2023 MINUTES

CONTINUED PUBLIC HEARINGS

17 S MESIER AVENUE

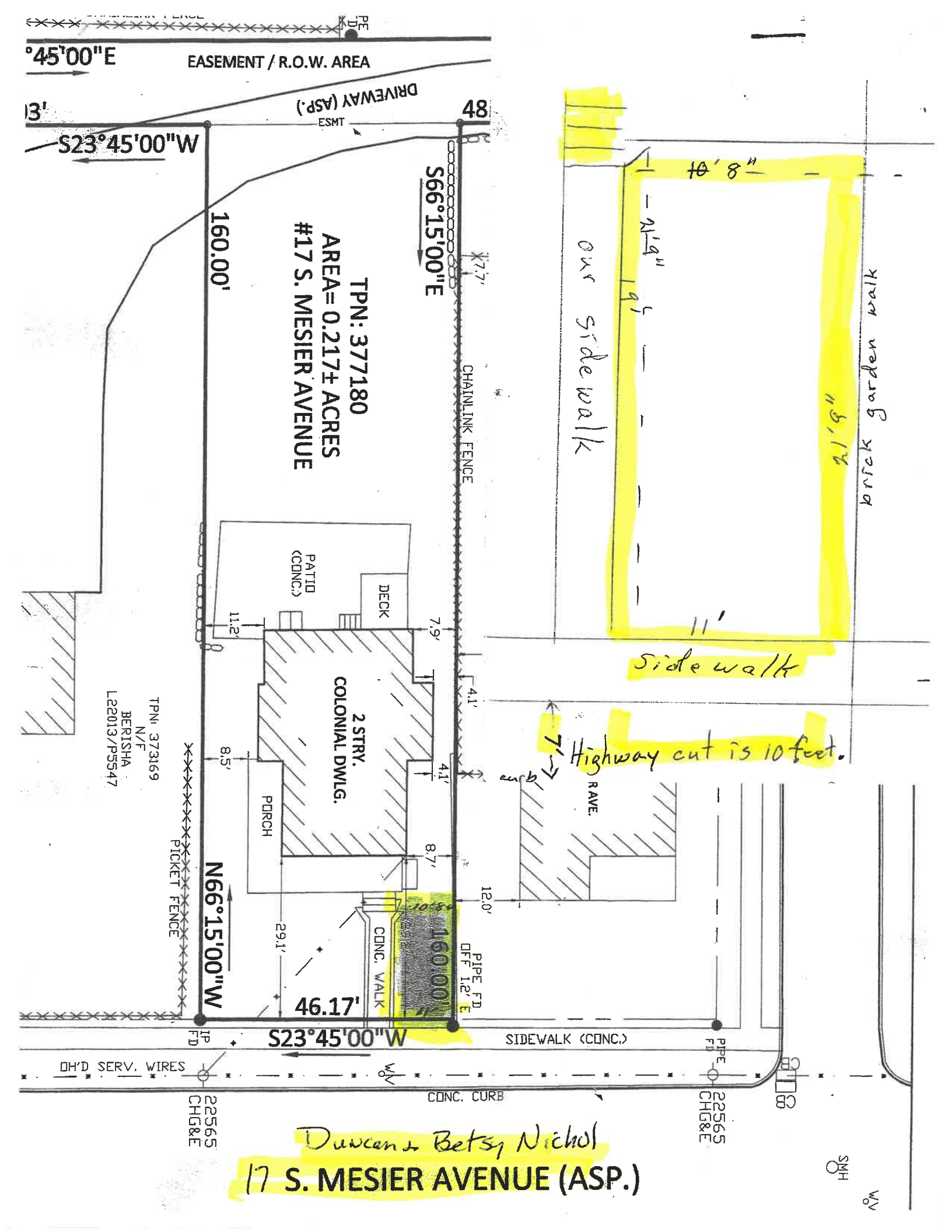
17 S Mesier Avenue (Grid #6158-18-377180) Duncan Nichol (Owner and Applicant) – Area Variance Application.

This property is located in the Village Residential (VR) zoning district. The applicant is seeking a variance from §151-24(C) of the Village Code, which prohibits parking in the front yard in any district for all existing structures and uses, to permit the construction of a parking area in the front yard.

10 MARKET STREET

10 Market Street (Grid #6158-14-300255) JL Red Oaks Mill Plaza, LLC c/o Gjafer Berisha (Owner and Applicant) – Area Variance Application.

This property is located in the Village Commercial (VC) zoning district. The applicant is seeking a variance from Village Code §151 Zoning Table 2E, "Building Configuration, #2," for parcels in the Village Commercial (VC) zoning district, to permit the construction of a first floor with a 17-foot height, where first floors are permitted to have a maximum height of 14 feet and a minimum height of 12 feet, therefore requiring a variance of 3 feet.


°45'00"E
EASEMENT / R.O.W. AREA
DRIVEWAY (ASP.)
ESMT
S23°45'00"W
S66°15'00"E
160.00'
TPN: 377180
AREA= 0.217± ACRES
#17 S. MESIER AVENUE
CHAINLINK FENCE
PATIO (CONC.)
DECK
2 STRY. COLONIAL DWLG.
PORCH
PICKET FENCE
TPN: 373169
N/F
BERISHA
L22013/P5547
N66°15'00"W
46.17'
CONC. WALK
PIPE FD OFF 1.2' E
S23°45'00"W
SIDEWALK (CONC.)
OH'D SERV. WIRES
CONC. CURB
22565 CHG&E
10' 8"
21'9"
19'4"
our sidewalk
brick garden walk
11'
Sidewalk
7'
Highway cut is 10 feet.
curb
RAVE.
Duncan & Betsy Nichol
17 S. MESIER AVENUE (ASP.)

Duncan Nichol
17 S Mesier Ave
Wappingers Fl NY 12590-2717

SUBMITTED BY APPLICANT
at Public Hearing 5/9/23

1 of 4

RECEIVED
MAY 09 2023
By MP

Duncan Nichol
17 S Mesier Ave
Wappingers Fl NY 12590-2717

SUBMITTED BY APPLICANT AT PUBLIC HEARING 5/9/23

2 of 4

RECEIVED
MAY 09 2023
By MP

ZBA RECEIVED 5/9/23 MP

N

Duncan Nichol
17 S Mesier Ave
Wappingers Fl NY 12590-2717

Requested Parking

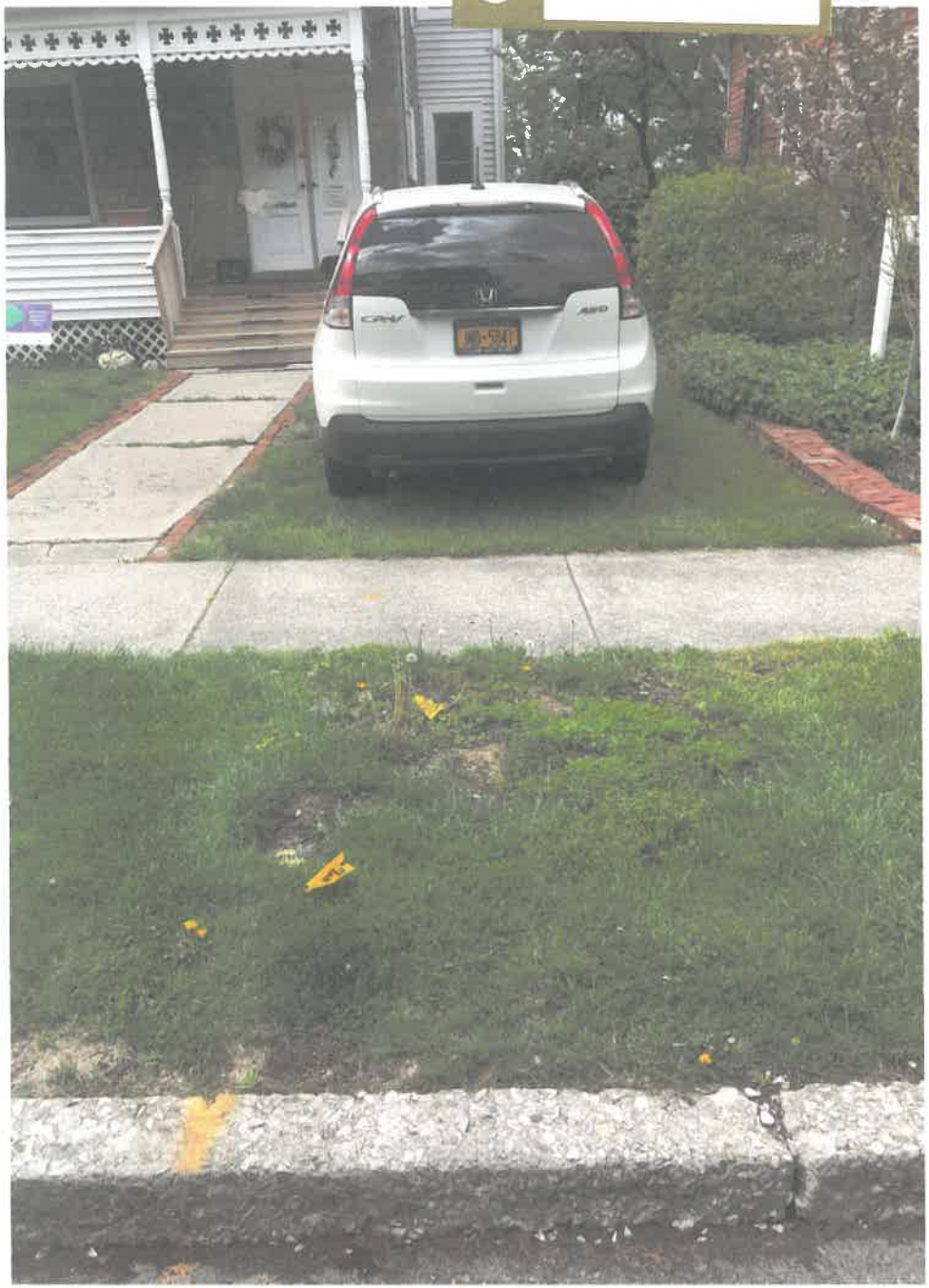
April 12th 3:21

SUBMITTED BY APPLICANT 3 of 4

N

Duncan Nichol
17 S Mesier Ave
Wappingers Fl NY 12590-2717

ZBA RECEIVED 5/9/23



FRONT yard - right of sidewalk.
2 feet of clearance in this picture (either side)
4 Feet clearance from the neighbors when parked along the front sidewalk.

Back yard

SUBMITTED BY APPLICANT
5/9/23

VILLAGE OF WAPPINGERS FALLS

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

April 11, 2023

Mr. Duncan Nichol
17 S Mesier Ave
Wappingers Falls, NY 12590

Re: 17 S Mesier Avenue

Dear Mr. Nichol,

Reference is made to your submission to my office of an excavation permit application to create parking in the front yard at 17 S Mesier Avenue, Wappingers Falls, NY 12590 (SBL #6158-18-377180).

At this time, our office must deny your application because parking is prohibited in the front yard. Per §151-24(C), which applies to front yard parking, parking is prohibited in the front yard in any district for all existing structures and uses or structures and uses as they may be changed under this code. Therefore, requiring an area variance.

An application for an area variance can be found on the Village website, along with the 2023 Zoning Board meeting schedule and application/submission deadlines: www.wappingersfallsny.gov.

Our office is returning your excavation permit application and survey. If you have any questions, please contact our office.

Thank you.

Bryan Murphy
Building Inspector/Zoning Administrator
Village of Wappingers Falls

BM/mp
Enclosures

VILLAGE OF WAPPINGERS FALLS

APPLICATION FOR AREA VARIANCE

OFFICE OF BUILDING,
PLANNING AND ZONING
2582 SOUTH AVENUE
WAPPINGERS FALLS, NY 12590
PHONE: (845) 297-5277
FAX: (845) 296-0379
bmurphy@wappingersfallsny.gov
mperez@wappingersfallsny.gov
www.wappingersfallsny.gov

(2) CHECKS :
$ 250.- FEE
$ 500.- ESCROW

(10) COPIES

SUBMISSION REQUIREMENTS

1. All sections of the application form must be complete and accurate.
2. Application fee (non-refundable):cash or checks payable to "Village of Wappingers Falls"
3. The application must be filed with ten (10) copies of your appeal, together with ten (10) copies of all supporting documentation, and also submitted electronically in PDF format, including:

__ "Letter of Denial"
__ Affidavit of ownership
__ Contract of Sale or Lease, if applicable
__ Photographs of affected area if applicable
✓ Plot Plan :

* A scale drawing not less than 8 1/2 by 11 inches in size.
*Suggested examples to include are: boundaries and dimensions of lot, dimensions and locations of existing structures (include porches, fences, walls, pools, sheds, signs, etc.). Dimensions of building set backs from property lines, location of driveways and parking layout, adjacent property lines, location of driveways, and parking layouts, adjacent property lines within 100 feet of the site, right of ways and easements, adjacent street(s), north point, building elevation (not required in most cases) may be helpful in rendering a decision.

APPLICATION DEADLINE:

In order to be on the following month's agenda you should submit a properly completed application by the submittal due date. For the ZBA meeting schedule and submittal due dates, please visit the Building, Planning & Zoning page of the Village website: https://www.wappingersfallsny.gov/building-planning-zoning/

ZBA meetings begin at 7:00 p.m. You are encouraged to visit the Village website and/or call the Planning and Zoning office the day of the meeting to confirm the meeting.

VILLAGE OF WAPPINGERS FALLS
OFFICE OF BUILDING, PLANNING & ZONING
(845) 297-5277 Fax: (845) 296-0379

APPLICATION FOR AN AREA VARIANCE

APPEAL NUMBER: _____ **MEETING DATE:** _____

APPLICANT:
Name: Duncan H. Nichol
Address: 17 South Mesier Avenue
Wappingers Falls, New York 12590
Phone Numbers: (H) _____ (C) 402-870-1609
(E-mail) pastorduncan929@gmail.com

(If the applicant is not the owner, a Consent form signed by the owner must be filed with this application.)

PROPERTY OWNER:
Name: Duncan H. Nichol
Address: 17 South Mesier Avenue
Wappingers Falls, New York 12590
Contact Phone Numbers. : (H) _____ (C) 402-870-1609
(E-mail) pastorduncan929@gmail.com

PROPERTY INFORMATION
Property Address (subject of appeal): 17 South Mesier Avenue, Wappingers Falls, NY
Tax Parcel #: 6158-18-377180
Date property acquired: January 11, 2020
Present use of property: Family home
Zoning District: R
Dimensions: Lot Area _____ (sq. ft. Width _____ ft. Depth _____ ft.
Setback: Front 46.17 ft. Rear _____ ft.
Sides 160 ft. and 160 ft.

REQUEST FOR AREA VARIANCE

Deed Restrictions: None

Section(s) of ordinance from which variance is requested:

SECTION	REQUIRING	REQUESTED VARIANCE
151-24(c)	Parking in the front yard for one car	Parking in the front yard for one car.

Return this form by mail or in person to:
Office of Building, Planning & Zoning - 2582 South Avenue, Wappingers Falls, NY 12590

VILLAGE OF WAPPINGERS FALLS
OFFICE OF BUILDING, PLANNING & ZONING
(845) 297-5277 Fax: (845) 296-0379

APPLICATION FOR AN AREA VARIANCE (Continued)

Description of appeal Requested: Put a driveway in our front yard.

Dates and Descriptions of prior appeals, variances or special permit for property: _____

Planning Board review date(s): _____

Environmental review: _____

PLEASE ANSWER THE FOLLOWING QUESTIONS: (Use attachments if necessary)

1. How will this variance affect nearby properties?

no effect

2. How will granting this variance benefit the property owner?

Increase handicaps access

3. What is the minimum relief needed? a permanent front parking spot.

4. Why are alternative methods for compliance NOT FEASIBLE?

Because many people park on our street due to the activities at the River Arts Studio.
We need better access for our 98 year old Mother.

5. Did you do something to your property to cause the need for the variance? (i.e., previous activities such as grading, excavations, additions, improvements) ? No.

Return this form by mail or in person to:
Office of Building, Planning & Zoning - 2582 South Avenue, Wappingers Falls, NY 12590

VILLAGE OF WAPPINGERS FALLS
OFFICE OF BUILDING, PLANNING & ZONING
(845) 297-5277 Fax: (845) 296-0379

APPLICATION FOR AN AREA VARIANCE (Continued)

6. How will this variance affect the general character of the community with respect to noise, vibration, odors, vehicular and pedestrian traffic, visual aesthetics, public services (such as schools, police, fire, water, sewer, and roads) ? It should not effect anything.

7. How will the proposed variance affect the health, safety, security morals or general welfare of residents, visitors or workers in the area? We can get our 98-year old Mother into the house and other visitors.

REQUIRED SUBMITTALS:

__ "Letter of Denial"
__ Affidavit of ownership
__ Contract of Sale or Lease, if applicable
__ Photographs of affected area if applicable
__ Plot Plan
__ Application Fee

SIGNATURE AND VERIFICATION

Please be advise that no application can be deemed complete unless signed below.

The applicant hereby states that all information given is accurate as of the date of application. If not the owner of the property, I hereby swears that this application is made with the informed knowledge and consent of the owner.

Qunca F Nichol — **SIGNATURE OF APPLICANT**

March 5, 2023 — **DATE**

Return this form by mail or in person to:
Office of Building, Planning & Zoning - 2582 South Avenue, Wappingers Falls, NY 12590

617.20
AppendixB
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:
Create a parking space for one auto on our (right) front lawn using Item 4.

Project Location (describe, and attach a location map):
Right front lawn along the side of the sidewalk leading to the house.

Brief Description of Proposed Action:
We will ~~bred~~ hand dig the required depth for Item 4.

Name of Applicant or Sponsor:	Telephone: 402-870-1609
Duncan H. Nichol	E-Mail: pastorduncan929@gmail.com

Address:
17 South Mesier Avenue

City/PO:	State:	Zip Code:
Wappingers Falls	New York	12590

	NO	YES
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.		
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:	X	

3.a. Total acreage of the site of the proposed action? 0.217 acres
b. Total acreage to be physically disturbed? 200 ~~acres~~ SQ Feet.
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) | Industrial | Commercial | √Residential (suburban)

Forest | Agriculture | Parkland | Aquatic | Other (specify): _____

	NO	YES	NIA
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?		X	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	X		
b. Are public transportation service(s) available at or near the site of the proposed action?	X		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	X		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		X	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	X		
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	X		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	X		
b. Is the proposed action located in an archeological sensitive area?	X		
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?	X		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: Shoreline Forest Agricultural/grassland Early mid-successional Wetland LAWN			
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?	X		
16. Is the project site located in the 100 year flood plain?	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties?	X		
b. Will storm water discharges be directed to established conveyance systems off and storm drains)? If Yes, briefly describe: _____	X		

	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: _____	X	
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: _____	X	
20. Has the site of the proposed action or an adjoining property been the subject ofremediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	X	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Duncan Nichol Date: March 15, 2023

Signature: Duncan H Nichol

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 ofland?		
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.

☐ 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 fromResponsible Officer)

PART "A"
OWNER AFFIDAVIT

State of New York }
} ss:
County of Dutchess }

Duncan H Nichol & Elizabeth Nichol 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 Zoning Board of Appeals 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 Zoning Board of Appeals approval that I/we expressly grant permission to the Zoning Board of Appeals 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 Zoning Board of Appeals 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 Zoning Board of Appeals, 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.
6. That I/we understand that the Village of Wappingers Falls Zoning Board of Appeals 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.

Duncan H Nichol
Applicant/Owner

Elizabeth M Nichol
Applicant/Owner

Sworn to before me this 16th day of March, 20 23.

/s/ Heather M. McCormick
Notary Public

HEATHER M McCORMICK
Notary Public, State of NY
No. 01MC5031663
Qualified in Dutchess County
Commission Expires August 8, 20 26

PART "B"
APPLICANT / AGENT AFFIDAVIT

State of New York }
} ss:
County of Dutchess }

_____ being duly sworn, deposes and says:

1. That I/we are the Duncan J Elizabeth Nichol named in the foregoing application for Zoning Board of Appeals 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 17 South Mesier Ave in the County of Dutchess and the State of New York.

3. That I/we understand that by submitting this application for Zoning Board of Appeals approval that I/we expressly grant permission to the Zoning Board of Appeals 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 Zoning Board of Appeals 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 Zoning Board of Appeals, 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 Zoning Board of Appeals 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.

Duncan J Nichol
Applicant/Agent

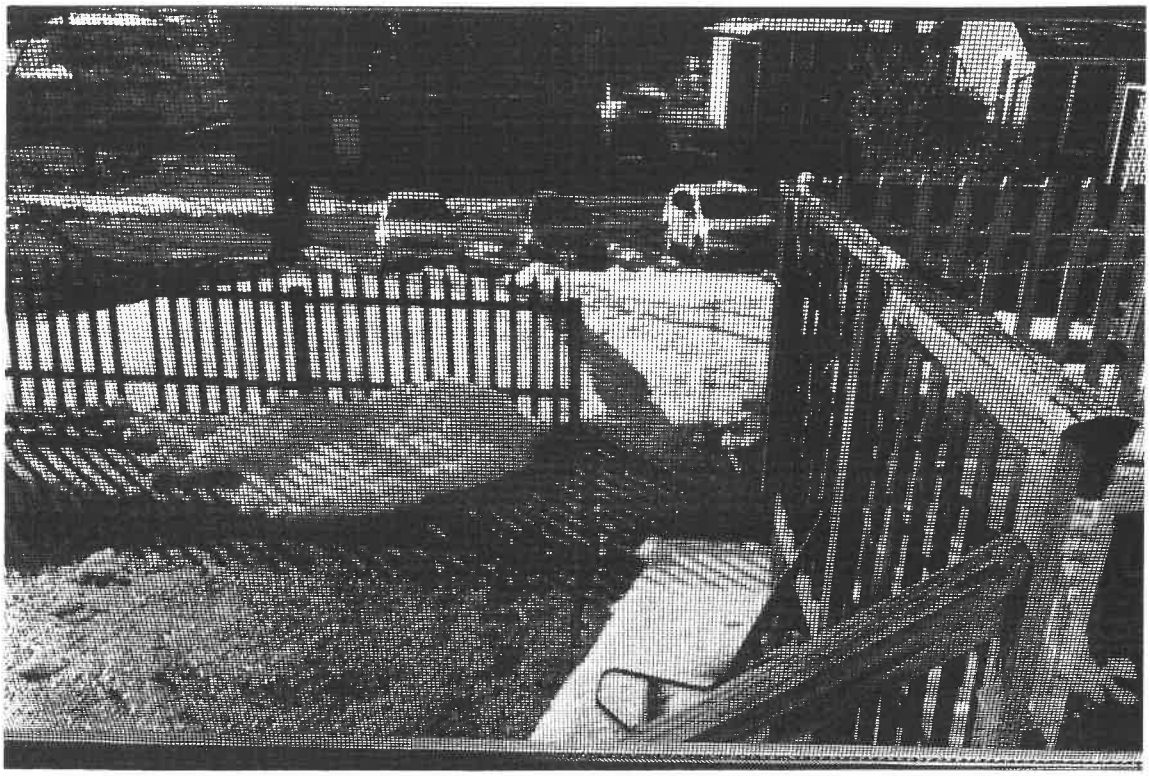
Elizabeth F M Nichol
Applicant/Agent

Sworn to before me this 10th day of March, 2023.

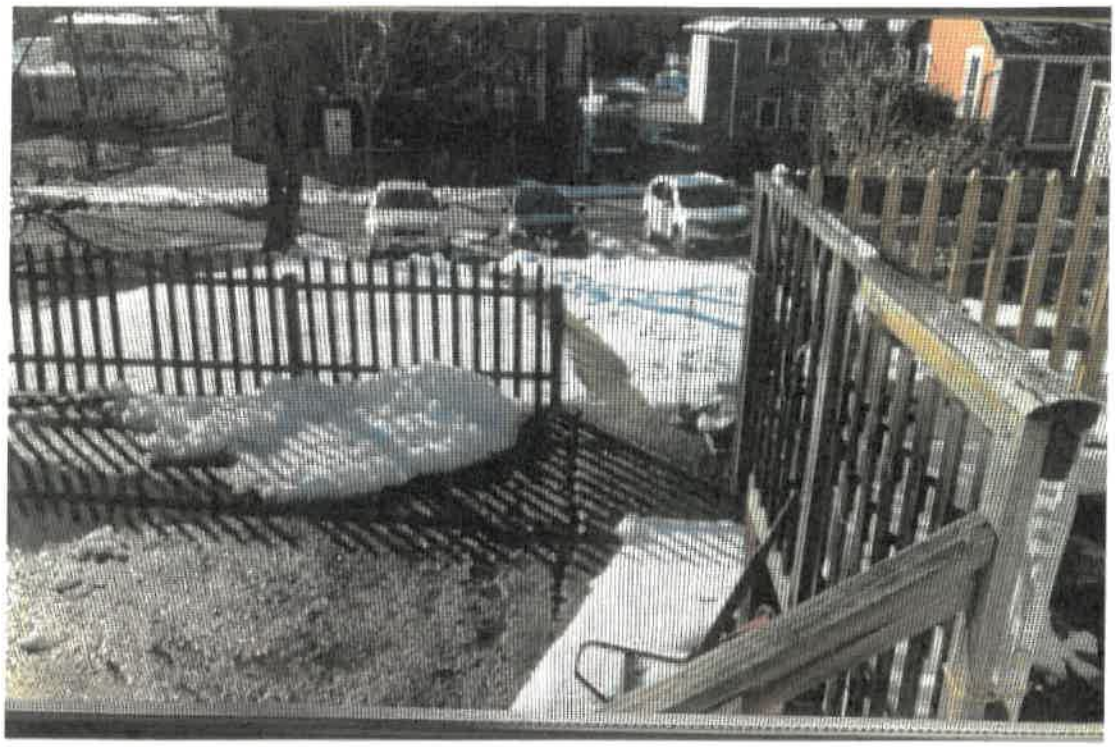
Heather M. McCormick
Notary Public

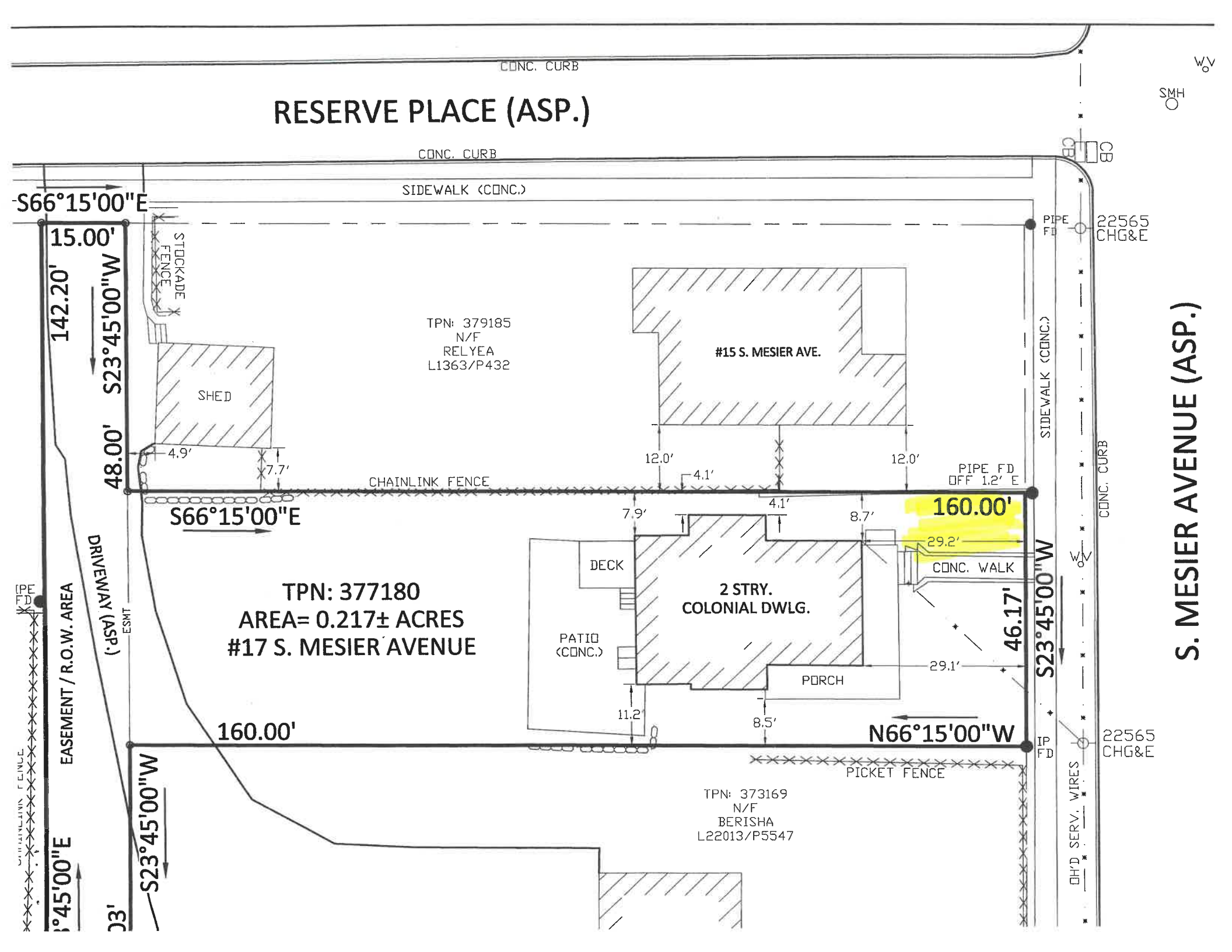
HEATHER M McCORMICK
Notary Public, State of NY
No. 01MC5031663
Qualified in Dutchess County
Commission Expires August 8, 2026

Project Area → (white) Front yard



Landscape out Back
(not part of project




RESERVE PLACE (ASP.)
CONC. CURB
SMH
CONC. CURB
CB
SIDEWALK (CONC.)
S66°15'00"E
15.00'
142.20'
S23°45'00"W
48.00'
STOCKADE FENCE
PIPE FD
22565 CHG&E
TPN: 379185
N/F
RELYEA
L1363/P432
SHED
#15 S. MESIER AVE.
SIDEWALK (CONC.)
4.9'
7.7'
12.0'
4.1'
12.0'
CHAINLINK FENCE
PIPE FD OFF 1.2' E
S66°15'00"E
7.9'
4.1'
8.7'
160.00'
29.2'
CONC. WALK
DECK
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COLONIAL DWLG.
TPN: 377180
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PORCH
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CONC. CURB
S. MESIER AVENUE (ASP.)
IPE FD
EASEMENT / R.O.W. AREA
DRIVEWAY (ASP.)
ESMT
11.2'
8.5'
160.00'
N66°15'00"W
IP FD
22565 CHG&E
PICKET FENCE
TPN: 373169
N/F
BERISHA
L22013/P5547
S23°45'00"W
OH'D SERV. WIRES

VILLAGE OF WAPPINGERS FALLS

APPLICATION FOR AREA VARIANCE

OFFICE OF BUILDING,
PLANNING AND ZONING
2582 SOUTH AVENUE
WAPPINGERS FALLS, NY 12590
PHONE: (845) 297-5277
FAX: (845) 296-0379
bmurphy@wappingersfallsny.gov
mperez@wappingersfallsny.gov
www.wappingersfallsny.gov

SUBMISSION REQUIREMENTS

1. All sections of the application form must be complete and accurate.
2. Application fee (non-refundable):cash or checks payable to "Village of Wappingers Falls"
3. The application must be filed with ten (10) copies of your appeal, together with ten (10) copies of all supporting documentation, and also submitted electronically in PDF format, including:

__ "Letter of Denial"
__ Affidavit of ownership
__ Contract of Sale or Lease, if applicable
__ Photographs of affected area if applicable
__ Plot Plan :

* A scale drawing not less than 8 1/2 by 11 inches in size.
*Suggested examples to include are: boundaries and dimensions of lot, dimensions and locations of existing structures (include porches, fences, walls, pools, sheds, signs, etc.). Dimensions of building set backs from property lines, location of driveways and parking layout, adjacent property lines, location of driveways, and parking layouts, adjacent property lines within 100 feet of the site, right of ways and easements, adjacent street(s), north point, building elevation (not required in most cases) may be helpful in rendering a decision.

APPLICATION DEADLINE:

In order to be on the following month's agenda you should submit a properly completed application by the submittal due date. For the ZBA meeting schedule and submittal due dates, please visit the Building, Planning & Zoning page of the Village website: https://www.wappingersfallsny.gov/building-planning-zoning/

ZBA meetings begin at 7:00 p.m. You are encouraged to visit the Village website and/or call the Planning and Zoning office the day of the meeting to confirm the meeting.

VILLAGE OF WAPPINGERS FALLS
OFFICE OF BUILDING, PLANNING & ZONING
(845) 297-5277 Fax: (845) 296-0379

APPLICATION FOR AN AREA VARIANCE

APPEAL NUMBER: _____ **MEETING DATE:** _____

APPLICANT:
Name: JL Red Oaks Mill Plaza, LLC c/o Gjafer Berisha
Address: 169 Main Street, Beacon, NY 12508

Phone Numbers: (H) _____ (C) (845) 742-3050
(E-mail) jeffberisha@optonline.net

(If the applicant is not the owner, a Consent form signed by the owner must be filed with this application.)

PROPERTY OWNER:
Name: JL Red Oaks Mill Plaza, LLC
Address: 184 Church Street, Poughkeepsie, NY 12601

Contact Phone Numbers. : (H) _____ (C) (845) 742-3050
(E-mail) jeffberisha@optonline.net

PROPERTY INFORMATION
Property Address (subject of appeal): 10 Market Street
Tax Parcel #: 6158-14-300255
Date property acquired: 4/6/2023
Present use of property: N/A
Zoning District: VC - Village Commercial
Dimensions: Lot Area 7,934 (sq. ft. Width 68 ft. Depth 107.59 ft.
Setback: Front 0 ft. Rear 41 ft.
Sides 2.5 ft. and 7 ft.

REQUEST FOR AREA VARIANCE
Deed Restrictions: max. 14' Floor to floor height at 1st floor

Section(s) of ordinance from which variance is requested:

SECTION	REQUIRING	REQUESTED VARIANCE
§151 Table 2E	Stories may not exceed 12 feet in height from finished floor to finished floor, except the first floor with a maximum of 14 feet and a minimum of 12 feet	A height of 17 feet is proposed for the first floor, a 3-foot variance is requested

Return this form by mail or in person to:
Office of Building, Planning & Zoning - 2582 South Avenue, Wappingers Falls, NY 12590

VILLAGE OF WAPPINGERS FALLS
OFFICE OF BUILDING, PLANNING & ZONING
(845) 297-5277 Fax: (845) 296-0379

APPLICATION FOR AN AREA VARIANCE (Continued)

Description of appeal Requested: In order to work with the current height conditions of the property, we will need an area variance for the height of the 1st floor. After further review of the site plan, there is an existing height difference from what will become the finished main floor at Market Street to the finished main floor at Reservoir Place of approximately 17'. This is a 3' difference from the allowed height.

Dates and Descriptions of prior appeals, variances or special permit for property: Building Permit Application for Foundation of New Building denial letter dated 5/16/2023

Planning Board review date(s): Planning Board Site Plan Approval dated 8/9/2021

Environmental review: Short Enviornmental Assessment dated 8/5/2021

PLEASE ANSWER THE FOLLOWING QUESTIONS: (Use attachments if necessary)

1. How will this variance affect nearby properties?

The variance should have no effect of adjacent or nearby properties as it will be constructed using the existing site conditions, allowing the flow of traffic to remain the same and the parking conditions to remain the same.

2. How will granting this variance benefit the property owner?

This is beneficial because we would like to work with all the existing conditions.

3. What is the minimum relief needed? We need a minimum of a 3' height difference to work with the existing grades of the property.

4. Why are alternative methods for compliance NOT FEASIBLE?

We would need to completely demolish the existing parking lot on the rear of the building in order to maintain the 14' first floor finished floor to floor height that is required by the zoning code of the Villiage of Wappingers Falls.

5. Did you do something to your property to cause the need for the variance? (i.e., previous activities such as grading, excavations, additions, improvements) ? There were no previous activities that created this change.

VILLAGE OF WAPPINGERS FALLS
OFFICE OF BUILDING, PLANNING & ZONING
(845) 297-5277 Fax: (845) 296-0379

APPLICATION FOR AN AREA VARIANCE (Continued)

6. How will this variance affect the general character of the community with respect to noise, vibration, odors, vehicular and pedestrian traffic, visual aesthetics, public services (such as schools, police, fire, water, sewer, and roads) ? This Variance will eliminate the noise, vibration & odors that would be caused by demolition of the existing Parking area. Removing that Parking area will effect Vehicle & Pedestrian traffic. the Variance will NOT effect any traffic, visual aesthetics or Public Services

7. How will the proposed variance affect the health, safety, security morals or general welfare of residents, visitors or workers in the area? the Variance will eliminate the need for Demolition work in the area

REQUIRED SUBMITTALS:

- __ "Letter of Denial"
- __ Affidavit of ownership
- __ Contract of Sale or Lease, if applicable
- __ Photographs of affected area if applicable
- __ Plot Plan
- __ Application Fee

SIGNATURE AND VERIFICATION

Please be advise that no application can be deemed complete unless signed below.

The applicant hereby states that all information given is accurate as of the date of application. If not the owner of the property, I hereby swears that this application is made with the informed knowledge and consent of the owner.

[signature] 05-18-23

SIGNATURE OF APPLICANT **DATE**

Return this form by mail or in person to:
Office of Building, Planning & Zoning - 2582 South Avenue, Wappingers Falls, NY 12590

617.20
AppendixB
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:
Reconstruction of Mixed-Use Building

Project Location (describe, and attach a location map):
10 Market Street, Wappingers Falls , NY 12590

Brief Description of Proposed Action:
owner intends to construct a new building (+- 11,821 sf) with mixed uses (mercantile/general business on first floor (at Market Street) and residential on the second floor (at rear parking lot) and third floor Residential. Consisting of 3 ground floor tenant spaces and 10 apartments.

Name of Applicant or Sponsor:	Telephone: (845) 742-3050
JL Red Oaks Mill Plaza, LLC c/o Gjafer Berisha	E-Mail: effberisha@optonline.net

Address:
169 Main Street

City/PO:	State:	Zip Code:
Beacon	NY	12590

	NO	YES
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.	■	
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:	■	

3.a. Total acreage of the site of the proposed action?	0.18 acres
b. Total acreage to be physically disturbed?	0.18 acres
.c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	0.18 acres

4 . Check all land uses that occur on, adjoining and near the proposed action.

■ Urban Rural (non-agriculture) ■ Industrial ■ Commercial ■ Residential (suburban)

Forest Agriculture Parkland ■ Aquatic Other (specify): _____

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		■	
b. Consistent with the adopted comprehensive plan?		■	

	NO	YES
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?	■	
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
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:		■

	NO	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		■

	NO	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		■

	NO	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	■	
b. Is the proposed action located in an archeological sensitive area?		■

	NO	YES
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:	■	

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

	NO	YES
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: _____	■	
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: _____	■	
20. Has the site of the proposed action or an adjoining property been the subject ofremediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	■	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Michael E. Gillespie Date: 5/19/2023

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 ofland?		
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.

☐ 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)

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

May 16, 2023

JL Red Oaks Mill Plaza
Attn: Gjafer Berisha
169 Main Street
Beacon, NY 12508

Re: Building Permit Application for Foundation of New Building

Dear Mr. Berisha,

Reference is made to your submission to my office for the construction of a foundation (for a new building) at 10 Market Street, Wappingers Falls, NY 12590 (SBL #6158-14-300255). Please be advised that your property is located in the Village Commercial Zoning district.

At this time our office must deny your application. Per §151 Table 2E, building configuration #2, stories may not exceed 12 feet in height from finished floor to finished floor, except the first floor with a maximum of 14 feet and a minimum of 12 feet. According to the drawings submitted with your building permit application, a height of 17 feet is proposed for the first floor, requiring a 3-foot area variance.

An application for an area variance can be found on the Village website, along with the 2023 Zoning Board meeting schedule and application/submission deadlines: www.wappingersfallsny.gov.

Our office is returning your building permit application. If you have any questions, please contact our office.

Thank you.

Bryan Murphy

Bryan Murphy
Building Inspector/Zoning Administrator
Village of Wappingers Falls

BM/mp
Enclosure

PART "A"
OWNER AFFIDAVIT

State of _____ }
} **ss:**
County of _____ }

_____ 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 Zoning Board of Appeals 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 Zoning Board of Appeals approval that I/we expressly grant permission to the Zoning Board of Appeals 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 Zoning Board of Appeals 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 Zoning Board of Appeals, 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.

6. That I/we understand that the Village of Wappingers Falls Zoning Board of Appeals 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 19th day of
May, 2023.

_____
Notary Public

MARCUS GUZMAN
NOTARY PUBLIC STATE OF NEW YORK
DUTCHESS COUNTY
LIC. #01GU6359500
COMM. EXP. 05/30/2025

PART "B"
APPLICANT / AGENT AFFIDAVIT

State of New York }
County of Dutchess } ss:
}

Gjafer Berisha being duly sworn, deposes and says:

1. That I/we are the OWNER named in the foregoing application for Zoning Board of Appeals 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 169 Main St Beacon in the County of Dutchess and the State of New York.
3. That I/we understand that by submitting this application for Zoning Board of Appeals approval that I/we expressly grant permission to the Zoning Board of Appeals 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 Zoning Board of Appeals 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 Zoning Board of Appeals, 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 Zoning Board of Appeals 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

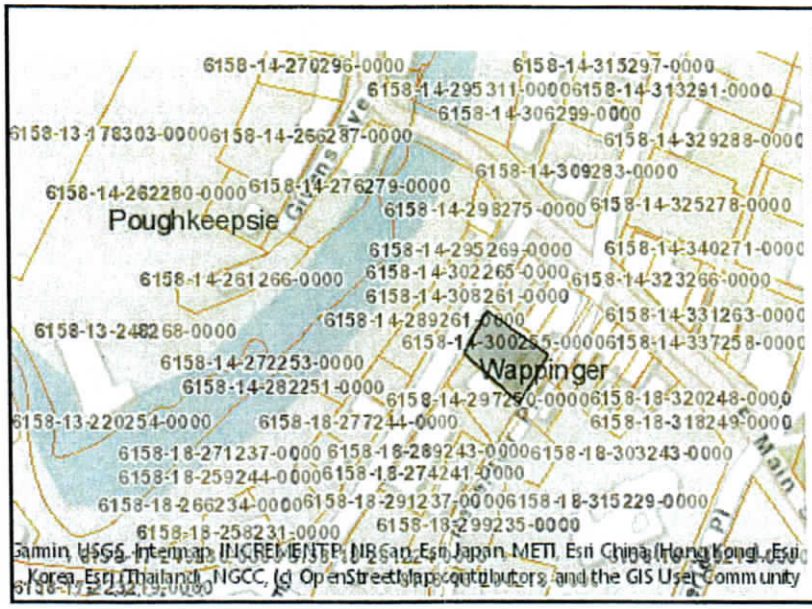
Applicant/Agent

Sworn to before me this 18 day of May, 2023.

Notary Public

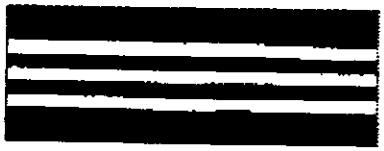
Candi M. Green
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01GR6422190
Qualified in Dutchess County
Commission Expires September 20, 2025

EAF Mapper Summary Report



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

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Pied-billed Grebe, Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



Dutchess County Clerk Recording Page

Record & Return To:

J T ABSTRACT INC
717 BROADWAY

NEWBURGH, NY 12550

Date Recorded: 4/11/2023
Time Recorded: 11:02 AM

Document #: 02 2023 51145

Received From: J T ABSTRACT INC

Grantor: JSK RENTALS LLC
Grantee: JL RED OAKS MILL PLAZA LLC

Recorded In: Deed
Instrument Type:

Tax District: Wappinger

Examined and Charged As Follows :

Recording Charge:	$325.00
Transfer Tax Amount:	$1,400.00
Includes Mansion Tax:	$0.00
Transfer Tax Number:	5287

Red Hook Transfer Tax:

RP5217: Y
TP-584: Y

Number of Pages: 4

***** Do Not Detach This Page**
***** This is Not A Bill**

County Clerk By: CSC
Receipt #: 10519
Batch Record: 73

Bradford Kendall
County Clerk

02202351145

— Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made as of the 6th day of April in the year 2023,

BETWEEN

JSK RENTALS LLC, with an address of 1165 Route 9G, Hyde Park, New York 12538

party of the first part, and

JL RED OAKS MILL PLAZA, LLC, with an address at 184 Church Street, Poughkeepsie, New York 12601

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten ($10.00) and 00/100 - - - - - - dollars and other valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with building and improvements thereon erected, situate, lying and being in the Village of Wappingers Falls, Town of Wappinger, County of Dutchess and State of New York and being more particularly bounded and described on the attached Schedule "A".

Property Address: **10 Market Street, Wappingers Falls, NY 12590**
Tax Grid No.: **5158-14300255**

BEING AND INTENDED to be the same premises conveyed to party of the first part, by deed from KES Management LLC dated June 21, 2016 and recorded July 12, 2016, in Document No. 02-2016-4473 in the Dutchess County Clerk's Office.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

JSK RENTALS LLC

By: _____
Jeffrey S. Knipe, Sole Member

ACKNOWLEDGEMENT

STATE OF NEW YORK

ss:

COUNTY OF DUTCHESS

On April 6, 2023 before me, the undersigned a Notary Public in and for said State, personally appeared JEFFREY S. KNIPE, known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

STEPHEN E. DIAMOND
Notary Public, State of New York
No. 02DI4815268
Qualified in Dutchess County
Commission Expires August 31, 2026

Record and Return:
Richard Schisano, Esq.
717 Broadway
Newburgh, NY 12550

Schedule A Description

Title Number JT-WC2916

ALL that certain tract or parcel of land situate in the Village of Wappingers Falls, Town of Wappinger, County of Dutchess, and the State of New York, bounded and described as follows:

BEGINNING at a point in the southeasterly line of Market Street, said point being 173.20 feet southwesterly from the intersection of the said southeasterly line of Market Street with the southwesterly line of East Main Street, said point of beginning also being the most northerly corner of lands now or formerly Ciraolo (Liber 1943, cp 081); thence along the said southeasterly line of Market Street North 38-18-20 East 88.35 feet to a point in the southwesterly line of an alleyway; thence along the said southwesterly line of the said alleyway the following two courses: South 44-46-10 East 69.42 feet to a point and South 48-23-33 East 40.88 feet to the point in the northwesterly line of Reservoir Place; thence along the said northwesterly line of Reservoir Place South 41-30-40 West 80.48 feet to a point; thence along the northeasterly line of the said lands now or formerly Ciraolo (Liber 1943, cp 016) North 39-32-30 West 107.59 feet to the point or place of BEGINNING.

TOGETHER with the appurtenances benefits of rights of way set forth in Deed Liber 489, Page 27.

General Construction Notes

1. All work on drawings shall be performed in conformance with requirements stated on Project Drawings.

2. All work shall be performed in conformance with any Municipal, County, State or Federal code or codes having jurisdiction over such work. All application requirements in these regulations shall be followed the same as if noted on the drawings.

3. The General Contractor shall be responsible for obtaining all permits required by Federal, State, County of Municipal law and shall include in the contract all required fees.

4. The General Contractor shall arrange for elevator or other hoisting facilities (if required) for materials. Arrangements shall be made through building management. General Contractor shall pay all costs for delivery and/or handling of materials associated with Project Construction.

5. The General Contractor shall check building opening clearances for delivery of equipment and/or materials (sizes of elevators, doors, corridors, etc.).

6. The general contractor shall submit fabrication shop drawings for all fabricated items for approval by the Architect in accordance with Construction Drawings. Shop drawings shall include dimensions, thickness, profiles, type of material, method of fastening, relation to adjacent work, and all other necessary details to fully describe the item submitted. The Contractor shall assume all responsibility for errors on their drawings.

7. Upon completion of the job, The General Contractor shall submit certifications of inspection (where applicable) from the local departments of water supply, gas and electric; local Building Department; and any other governing jurisdictions to demonstrate certification of satisfactory completion of the job.

8. The General Contractor shall check and verify all dimensions and conditions at the job site and notify the Architect of any discrepancies between drawings and field conditions before commencing any work in order to clarify these conditions.

9. Existing items on the job site (i.e. light fixtures, furniture, etc.) not being reused shall be turned over to the Owner or as otherwise directed by the Architect.

10. The General Contractor shall erect all necessary temporary solid or drop cloth partitions to protect finished areas while demolition and/or construction is in progress. Care and attention shall be paid by the General Contractor so as to ensure that no damage takes place to the surrounding job site installations.

11. In all areas where demolition causes unevenness or voids in floor, the General Contractor shall patch to level floor with existing slab and/or required surface to receive new finished floor.

12. The General Contractor shall provide all necessary work to complete coordinate all trades on the job site - including but not limited to general Architectural Work, Electrical, HVAC, etc.

13. No work involving extra costs beyond the agreed to scope of the project shall be commenced until all additional costs have been approved by the Owner.

14. Electrical and HVAC device locations are shown on drawings for location only. All exact location positions and dimensions are to be confirmed in field or on approved shop drawings.

15. The Owner shall approve partition layout in field prior to erection of studs. The General Contractor shall notify the Owner when walls and partitions have been laid out on floor slabs.

16. Any substitutes from the Project Drawings must be submitted to the Archtect and owner for approval prior to installation. Should the General Contractor find any discrepancy, omissions, ambiguities, or conflict in any of the Construction Drawings or be in doubt as to their meaning, he must bring the question to the attention of the Architect before start of construction. The Architect will review the question or request for information (RFI) and if necessary, issue an information clarifying addendum in writing. Neither the Owner nor the Architect will be responsible for work performed from oral instructions.

17. Written notification must be submitted for any change by Contractor to Owner for all costs of construction before any work is started. Such notification must indicate date, price, and scope of work.

18. The Project Drawings indicate the general scope of the project in terms of the architectural design concept, the overall dimension, the type of systems and an outline of the major architectural elements. The drawings and specifications do not necessarily indicate or describe all items required for the performance and proper completion of the work. Decisions of the Architect as to the items of work included within the scope of the documents shall be final and binding.

19. Lintels shall be provided for all openings through wall required by mechanical work. Lintels shall be installed according to New York State Building Code.

20. In mechanical spaces, all pads, curbs, sizes, and locations are approximate to indicate scope of work only. All final locations are subject to final selection and coordination of mechanical equipment.

21. All starting points for ceiling and floor grids are to be in the center of spaces unless indicated otherwise on the Drawings.

22. All drywall partitions are to run to underside of structure unless noted otherwise. All such studs are to bridge around obstructions as required.

23. All architectural construction that has integrated electrical supply is to be secured to structure.

24. All surfaces visible through mechanical or architectural slots, louvers, grills, diffusers, etc. are to be painted matte black.

25. The locations and elevations of all electrical, fire protection, plumbing, mechanical devices, access doors, panels, etc. are to be coordinated with the Owner prior to installation.

26. Final selection of colors is to be made by the owner.

27. The General Contractor shall install adequate solid blocking and partition reinforcing for wall and ceiling mounted cabinetry, accessories, acoustic panels and devices, audio/video equipment, etc.

28. Walls shown aligned shall be finished flush and smooth with existing work. Where partitions are shown on the drawings to be aligned with existing columns, the intent is to have a single layer of gypsum board by-pass the existing column.

FRAMING NOTES:

ALL EXTERIOR NEW WALLS TO BE 2x6 STUD;
ALL NEW INTERIOR WALLS TO BE 2X4 STUD UNLESS NOTED
EXTERIOR DIMENSION IS TO FACE OF STUD/FOUNDATION

ALL HEADERS DOUBLE 2X10 UNLESS NOTED

DOUBLE JOISTS UNDER WALLS ABOVE, THAT ARE FRAMED PARALLEL TO FLOOR FRAMING UNLESS OTHERWISE NOTED ON PLAN

NUMBER OF JACKS EACH SIDE OF HEADER OR BEAM TO EQUAL NUMBER OF MEMBERS IN HEADER OR BEAM UNLESS NOTED

BRIDGING IS REQUIRED IN FLOOR JOISTS EVERY 8 FEET

STRONG BACKS REQUIRED IN ALL CEILING JOIST SPANS:

2X4 ON THE FLAT WITH 2X6 NAILED TO EDGE

FIRESTOPPING NEEDED EVERY 8 FEET VERTICALLY AND EVERY 10 FEET HORIZONTALLY AND ABOVE ALL BEARING WALLS AND BEAMS.

MINIMUM 2" CLEARANCE FROM HEATING EQUIPEMNT TO ALL COMBUSTIBLE MATERIAL

UNLESS NOTED ALL FLOOR JOISTS TO BE #2 DOUG FIR LARCH OR BETTER

ALL CEILING JOISTS AND RAFTERS TO BE #2 SPF OR BETTER

ALL LAMINATED VENEER LUMBER (L.V.L. 20E) BEAMS AND LPI FLOOR JOISTS TO BE INSTALLED AS PR MANUFACTURER'S SPECIFICATIONS

ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE STARTING OF CONSTRUCTION. ANY DISCREPENCIES ON THE PLANS OR SPEVIFICATIONS MUST BE REPORTED TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

CRAWL SPACE ACCESS TO BE MINIMUM 18"X24" OPENING THROUGH THE FLOOR.

ATTIC OPENING TO BE MINIMUM 22"X30" EXCEPT IF LARGER AS REQUIRED TO REPLACE EQUIPMENT.

PROVIDE 24" WIDE SOLID FLOOR BETWEEN ATTC OPENING ANF ALL EQUIPMENT AND 30" WIDE SERVICE AREA OF FLOORING ON ALL SIDES OF EQUIPMENT.

CENTER ALL DOORS AND WINDOWS IN HALLS AND CLEAR WALL SPACE IN ROOMS UNLESS OTHERQISE NOTED, ALIGN DOORS AND WINDOWS VERTICALLY ABOVE EACH OTHER AS SHOWN ON DRAWINGS.

RAILING & STAIR NOTES:

STAIRS WITH (4) OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS ON AT LEAST ONE SIDE. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAT 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT MORE THAN 6 1/4".

PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.

Section 0010

Definitions

D.I.F. Dimension in Field

N.T.S. Not to scale

A.F.F. Above finished floor

SECTION 0100 GENERAL CONDITIONS

All construction to comply with the latest edition of the New York State Fire Prevention and Uniform Building Code and New York State Energy Conservation Code.

Notes and dimensions govern. The Contractor shall verify and be responsible for all dimensions. The Contractor shall report any discrepancies in writing to the Architect/Owner. In case of discrepancies between contract documents, the Contractor shall secure instructions from the Architect/Owner before proceeding. The Contractor shall assume full responsibility for proceeding with such work without approval.

These plans and specifications are instruments of service prepared for a particular client and location and may not be used without the expressed permission of the architect.

The Architect will not be responsible for the construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work and he will not be responsible for the Contractor's failure to carry out the work in accordance with the Contract Documents. It is the express intent of the parties hereto that the Architect is exculpated from any liability whatsoever occasioned by the Contractor's failure to carry out the work in accordance with the Contract documents.

The Owner assumes all responsibility for the administration of the working drawings and specifications and for any discrepancies which exist between the drawings, specification, and the actual construction.

WORK INCLUDED

The work comprises the completed construction required by the Contract Document and includes all labor necessary to produce such construction and all materials and equipment incorporated or to be incorporated in such construction. The work shall be governed by the Contract Documents. This section is hereby made part of every section of this specification as if it were bound together with each section. The paragraphs herein are mainly general in nature and where specifics are mentioned then it shall apply to that specific item only. It shall be the Contractor's responsibility to assure that this information is directed to all trades performing work on this project on and off site. No consideration will be granted for any alleged misunderstandings of the work to be done.

Contractor's Responsibility

The Contractor shall execute work as per Contract Documents. The Contractor shall make no changes therefrom without having first received written permission. The Contractor shall study the contract drawings and specifications with regard to the work as shown so as to insure its completeness. The Contractor shall examine surfaces and conditions to which this work is to be attached or applied, and notify the Architect/Owner if any conditions or surfaces exist which the Contractor considers detrimental to the proper and expeditious installation of his work. Starting the work shall imply acceptance of the surfaces and conditions to perform the work as specified. The Contractor shall be responsible for adequately bracing and protecting all work during construction against damage, breakage, collapse, and distortions. Contractor shall protect all finished work from damage. The Contractor shall maintain the existing building in a weather tight condition throughout the construction period. The Contractor shall repair damage caused by construction operations. The Contractor shall take all precautions necessary to protect the building and its occupants during the construction period.

Unless otherwise noted, all materials shall be new and workmanship and materials shall be of good quality. All work shall be accurately and neatly done, properly plumbed, squared, and level. Contractor agrees to select competent subcontractors, material, suppliers, employees, and shall provide and pay for all materials, labor, tools and other items necessary to complete the work as specified.

The responsibility for the safe working conditions at the job site shall be the contractor's and the architect and owner shall not be deemed to any responsibility of liability in connection herewith. The Occupational Safety and Health Act (OSHA) shall be adhered to so work shall be free from hazard.

WORKMANSHIP

Work shall be executed by skilled craftsman, in strict accordance with instructions and recommendations of the manufacturer. The work shall conform to the level of workmanship established by recognized agencies, organizations, and institutes. All installed work shall be securely and neatly set in place at designated locations, free from scratches, mars, and other defects. Work shall be installed in as long lengths as practical, with neat, secure plumb joints between members. Exterior work shall be secured with provisions for expansions and contractions and shall be installed in such a manner that will result in watertight or waterproof finish.

The Contractor shall not cut and patch structural elements in a manner that would reduce their load carrying capacity or load deflection ratio. Do not cut and patch construction exposed on the exterior or in occupied spaces, in a manner that would, in the Architect's opinion, reduce the building's aesthetic qualities, or result in visual evidence of cutting and patching.

SECTION 0200 SITE WORK

GENERAL

House, including finished floor heights, driveway, well and sewage disposal system to be located in the field prior to state of construction and to be approved by Owner/Architect.

EXCAVATION, BACK FILLING AND GRADING

The Contactor shall excavate the area as shown on drawings. Excavation shall be executed with minimal damage to the site. All excavation to be a minimum of 4' below grade or as shown on drawing. Remove all topsoil over the building area. Back fill material shall be gravel, free from rubbish, debris, sod, roots, or artificial material. Final grade as shown on the drawing with stockpiled topsoil or at the direction of the Owner. Final grading to be in such a way as to allow water to flow away from the house and so as not to cause ponding. Maintain and protect newly graded areas from elements by use of straw, hay, erosion mats or other suitable materials.

FOOTING DRAINS

Footing drains as shown on drawings along entire perimeter of house shall be provided, discharging to daylight at locations to be reviewed and accepted by Architect or sump pump if daylight cannot be achieved at the site.

SECTION 0300 CONCRETE

CODES AND STANDARDS

Comply with the American Concrete Institute "Guide to Residential Cast-in-Place Concrete Construction" (ACI 221R-84).

Concrete Footings

2500 PSI to bear on undisturbed soil as shown on drawings 3'-6" below grade or to rock. Footing design based on minimum soil bearing value of 4000 lb./sf. If soil of lower bearing value or if conditions indicating disturbed soil or buried debris are found, the work shall be stopped until foundation design can be reevaluated. Maintain pits in a dry and stable condition until concrete work is performed. All water shall be removed from trenches and foundations before placing the concrete. Install #4 diameter reinforcing bar 2 rows per footing. All excess concrete is to be removed from site.

Concrete Foundation

JOB CONDITIONS

Environmental Conditions:

1. When extreme hot or cold weather conditions occur, or are expected to occur, which might detrimentally effect concrete, employ handling and placing techniques to guard against such effects. Comply with the recommendations of American Concrete Institute for hot and cold weather concreting, ACI publications ACI 306 and ACI 305.

2. Inclement Weather: Unless adequate protection is provided, do not place exterior concrete during rain, sleet or snow.

3. Do not use calcium chloride or add mixtures containing soluble chloride.

REINFORCEMENTS

A. Sill anchors shall be Simpson MA-4 and MA-6 or equal.

B. Reinforcing steel shall be deformed bars confirming to ASTM A615, grade 40.

CONCRETE

A. All concrete shall be f'c = 3500 psi (ultimate compressive strength at 28 days) made to normal weight (stone) aggregate.

B. Maximum concrete slump shall be 4".

EXECUTION

A. Remove all wood scraps, ice, snow, frost, standing water and debris from the areas in which the concrete will be placed.

B. All concrete framework and/or block work shall be adequately tied together and braced to form true lines, square corners, and plumb walls.

C. All footings shall be placed directly on virgin soil. Adjust bottom of footing elevations as required, including stepped footings at northwest walls.

D. All exterior footings shall be placed at a minimum of 4'-0" below final grade. Contractor shall verify frost line with local Building Department Officials.

E. Do not place backfill against foundation wall until all floors bracing these walls are in place.

F. Reinforcing steel shall be placed to provide the following minimum concrete cover: 3" at footings; 2" at walls.

SECTION 0500 STEEL

Framing Anchors

Provide galvanized metal framing connection as specified in contract drawings. Manufacturer to be Teco, Washington, D.C. or equal. Install to Manufacturer's specifications.

SECTION 0600 WOODS & PLASTICS

Rough Carpentry

Wood framing shall provide construction which will assure safe support of all designs loads and provide a suitable base for attachment of sheathing and/or finish materials. All framing lumber to be Fb single = 1000 min. #2 SPF or better, Fc perp minimum 385 psi, modules of elasticity minimum 1,300,000. All studs and plates #2 SPF or better.

All nailing to follow New York State Building Code. All notching and drilling of joists to follow New York State Code recommendations. All jack stud requirements to follow New York State Code recommendations or as shown on plans. Splicing of vertical members is not permitted. Splicing of horizontal members is permitted only over bearing points. All lumber in contact with concrete to be pressure treated. Install Dow sill seal as required.

Rough hardware used for anchorage of wood blocking and framing shall consist of nails, screws, bolts and nuts, and the like of types and sizes best suited for each particular condition. Where rough hardware items may be exposed to humidity's of 50 percent or greater, they shall be of non-corrosive materials.

Floor Framing

As shown on drawings. Wood bridging at mid span, maximum 8'on center. Install all joists crown up. Firestopping as required by New York State Code. Deck sheathing as shown on drawings. Minimum subfloor to be ⅝" Tongue and Groove Oriented Strand Board (OSB).

Minimum subfloor under tile/vinyl 1-1/4" thick with top layer to be ½" p/ts grade fir plywood. Nailing of plywood to follow National Plywood Association standards.

Wall Framing

As shown on drawings. A frame sections to be detailed as shown. 2x6/2x4 studs to be 16" O.C. Firestopping as required by New York State Code. 7/16" ZIP WALL BOARD on all exterior walls. Headers as shown on drawings.

Ceiling and Roof Framing

As shown on Drawings. ½" ZIP WALL SHEATHING on roof. Install with aluminum H clips when greater than 16" centers.

EXTERIOR FINISH

Siding

Furnish necessary labor, material, and equipment for complete installation of siding and trim as shown on drawings. Siding to be determined by Owners. Siding and trim shall be stored on a flat surface. Application of siding and trim members shall be in accordance with the best practice in accordance with the latest edition of installation instructions prepared by the American Vinyl Institute. All joints and members to be true and plumb.

Soffits

Install vented soffit as shown on drawings. Final Material and manufacturer to be determined by Owner and install to manufacturer's specifications and all good practices of the trade.

INTERIOR FINISH

TRIM

Trim all windows, doors, base, closets. All works shall be accurately and neatly done, properly plumbed, squared and leveled with tight joints. Produce finish carpentry and finish millwork in best manner known to trade. Install in as long as length as practical. All nails to be set.

SECTION 0700 THERMAL & MOISTURE PROTECTION

ROOFING

Install #235 regular 3 tab 25 year fiberglass shingles over 15# felt paper to manufacturer's specifications. Install colored aluminum drip edge all edges, install aluminum step flashing where required. If slope is 2" to 4" per foot, install a double layer of Shingle Underlayment or it's equivalent by first applying a 19" wide strip along the eaves, overhanging the eaves ¼" to ½". Over this starter, apply a full 36" wide sheet. Continue with 36" wide sheets, lapping each 19" over the preceding course. Secure with sufficient fasteners to hold in place until shingles are applied. End laps are to be 12" wide and offset from course to course. Where there is a possibility of icing along the eaves causing a back up of water, solidly cement the courses of shingle underlayment to each other with asphalt plastic cement from eaves to at least 24" beyond the interior wall line, and in areas of severe icing, at least up to the highest water level expected to occur from ice dams. Protection to provide samples. Install Ridgeline Ridgevent along length of ridge.

FLASHING

Under all slabs on grade, install sheet polyethene film .008 inch (8 mil) thick, widest widths available.

All concrete block walls shall be treated with 2 coats of weatherproof cement or liquid membrane waterproofing from footing to sill; protect from damage during backfill operations.

Furnish and install 6 mil polyethylene at walls surrounding all bath tubs and shower, over studs, under cementitious backer board.

Ice and water shield membrane film shall be applied in three foot widths at all eaves and valleys of cedar shingle roofs.

Chimney flashings shall run up not less than 6" under shingles. Counter flashings shall extend to a within 1" of the surface of the finished roof. St the roof cricket, flashing shall be carried not less than 10" under the shingles.

Dormer flashings shall run up not less than 6" under the shingles and at least 8" up on the face and cheeks.

Provide flashings at all roof penetrations.

Step flashings shall be used where vertical surface occur in connection with slopes. They shall be formed of separate pieces and shall turn up not less than 4" at any point. They shall be built into masonry and shall lap 3", follow the joints of masonry and shall be installed in reglets cut into these joints.

Valley flashings shall extend at least 10" on each side. Shingles shall be installed to lap the valley flashing not less than 7" on each side.

GUTTERS AND DOWNSPOUTS

Seamless aluminum gutters and downspouts installed with spikes and ferrules. Install downspouts as required to carry water away from the house. Location of all downspout to be approved by owner.

CAULKING

Colors for exposed materials to match adjoining colors. Joints shall be clean prior to installation. Completed work shall be neat and uniform in appearance.

INSULATION

Pack insulation around all windows and doors. Install insulation in a neat manner. All joints to be tight, fill all areas possible.

Walls – R21 Fiberglass Batt Insulation

Flat Ceiling – R49 Fiberglass Batt Insulation

Great Room Ceiling – R30 Fiberglass Batt Insulation

Floor – R30 Fiberglass Batt Insulation

SECTION 0800 DOORS/WINDOWS/GLASS

EXTERIOR DOORS

Exterior front door to be insulated steel in full weather stripped jamb. Glass shall be double pane High Performance insulating glass. Dexter or equal locksets and deadbolts, hinge pin door stop.

INTERIOR DOORS

Interior doors to be set in pine jambs and stop, three hinges, Dexter or equal locksets and hinge pin door stop.

WINDOWS

Windows to be Anderson 200 series for sizing.

Glass shall be double pane High u + .30 or better Performance insulating glass. Venting sash shall be furnished with an insect screen and clear pine extension jambs. Install grilles. Install according to manufacturer's instructions.

SECTION 0900 FINISHES

GYPSUM BOARD

All surfaces ⅝" gypsum board, install in as long as lengths as practical, installed with screws, metal exterior corners, reinforced paper interior corners, three coats compound sanded smooth. Install fire code gypsum board as required to meet the Building Code.

SCHEDULE FOR ROOM FINISHES – Room finishes to be determined by Owner

CERAMIC TILE

Ceramic tile with color grout over thinset mortar bed provided and installed by contractor, Material allowance of $5.00 per square foot for tile and grout. Marble saddle at door. Tile on walls to be ceramic tile with color grout over thinset mortar bed over cement board installed by contractor. Report to Owner conditions encountered in field which would prevent proper installation of material. Install to manufacturer's standards and all good practices of the trade.

WOOD FLOORING

Oak Floor

Install ¾"x2 ½ strip oak flooring, tongue and groove, random length, clear and better grades, install to National Oak Flooring recommendations. Open bundles and allow to acclimate prior to installation. Finish by sanding smooth with coarse and fine grits. Screen floor with 100 grit screen. Finish with four coats waterbourne, nonyellowing Swedish finish in glass. Finish screening between second and third coat.

VINYL AND LAMINATE

To be supplied and installed by owner. Subbase to be cleaned by contractor and approved by installer. Report to owner conditions encountered in field which prevent the proper installation of material. Subbase over existing flooring to be 3/8 underlayment grade plywood, verify with vinyl installer.

CARPET

To be supplied and installed by owner. Subbase to be cleaned by Contractor and approved by installer. Report to owner conditions encountered in field which prevent the proper installation of material.

FLOOR FINISH/TREATMENT

Protect flooring after finish until end of project. Repair and/or replace damage due to construction.

PAINTING

Paint colors to be determined by Owner. Contractor to assume for purposes of estimate three wall colors with all ceilings to be flat, ceiling white. Contractor to verify final paint schedule with owner in writing prior to priming.

EXTERIOR WOODWORK

All nails to be set and holes to be puttied with color putty to match, sand all surfaces smooth. All marks to be removed. Prime all boards prior to installation both sides with one coat oil based primer. Finish all wood with two coats Benjamin Moore Aquaglo exterior latex paint. Apply paint evenly and smoothly by brush and roller, free of runs, drips, sags, or brush marks.

WALLS

Finish with one coat latex primer and two coats Benjamin Moore Aquavelvet latex paint, Apply paint evenly and smoothly by brush and roller, free of runs, drips, sags, or brush marks.

INTERIOR WOODWORK

All nails to be set and holes puttied with color putty to match, sand all surfaces smooth. All marks to be removed. Finish with one coat oil based satin, and two coats (? notes stopped there)

SECTION 1500 MECHANICAL

HEATING AND AIR CONDITIONING

Heating and air conditioning system including all equipment ductwork, wiring, and plumbing shall be provided and installed by Contractor. Contractor is responsible for coordinating the work and for any padding or changes in the frame work as required.

Contractor shall submit ductwork and piping drawings and Manufacturer's cuts and specifications for all grilles, outlets, ductwork, and heating equipment, prior to installation. Contractor must confirm he location of all ducts, grilles and registers on shop drawings prior to installation.

The following conditions shall be maintained:

Summer	Outdoors	95 degrees
	Indoors	75 degrees
Winter	Outdoors	0 degrees
	Indoors	68 degrees

Ductwork sized at 0.08" static pressure drop per 100 ft of ductwork. Construction to be galvanized sheet steel gauges and construction in accordance with SMACNA recommendations, smooth elbows, transitions, internal turning vanes where required, securely fastened to structure with galvanized straps, minimum two per fitting. Grilles and registers to be sized for minimum noise level. Ducting to be 26 Ga. insulated metal trunk ducts and flexible branch ducts. All supply ducts run through unconditioned space will be insulated. System to be installed complete and tunes and ready to operate.

PLUMBING

All plumbing shall be provided and installed by Contractor. Plumb all faucets from water supply with ¾" PEX pipe to within 3' of faucets. Balance to be ½" PEX pipe supply. All sinks, brass, water closets and tubs to be neatly caulked and cleaned. All water lines shall be provided with shutoff and control valves necessary for their operation.

Install waste/venting as required by code. Piping to be ABS/PVC for venting and waste lines. All plumbing in slab to be cast iron waste piping and type K copper wrapped in Armaflex pipe insulation. Piping shall not impair the structural safety of the building. All supply and drain pipes shall be kept out of exterior walls and areas where they are subject to freezing. Wrap all plumbing from supply with Armaflex. Contractor is responsible for coordinating the work and for any padding or changes in the framework as required.

Schedule for Plumbing Fixtures

Schedule for plumbing fixtures to be determined by Owner and to comply with New York State Uniform Fire Prevention and Building Code.

SECTION 1600 ELECTRICAL

All electrical work shall be installed to comply with all laws applying to electrical installations in effect in the local community. Where no codes exist the work shall conform with the regulations of the National Electrical Code and the electric utility company servicing the area. All materials shall be new and of grade to conform to the standards of the Underwriters' Laboratories Inc, and at the completion of work evidence shall be furnished showing compliance with laws and regulations in effect.

All wiring shall be copper Non-Metallic sheathed cable system. All wiring shall be run in walls and ceiling. Concealed boxes shall be plastic or metal and shall conform to UL standards. Outlets, switch and light locations as shown on drawings are approximate and shall be adjusted to architectural details, job conditions, or as necessary to meet code.

CODE, CLIMATIC AND GEOGRAPHIC CRITERIA

USE OF CLASSIFICATION – SINGLE FAMILY

TYPE OF CONSTRUCTION – WOOD FRAME

DESIGN LOAD

GROUND SNOW LOAD	40 PSF
ROOMS OTHER THAN BEDROOMS	40 PSF
BEDROOMS	30 PSF
ATTICS WITHOUT STORAGE	10 PSF
DECKS	40 PSF
WIND SPEED	115 MPH

TOPOGRAPHIC EFFECTS – NO

SPECIAL WIND REGION – YES

WIND-BORNE DEBRIS ZONE – NO

SEISMIC DESIGN CATEGORY B

WEATHERING – SEVERE

FROST LINE DEPTH – 48"

TERMITE – MODERATE

WINTER DESIGN TEMP – 1 degree F

ICE BARRIER UNDERLAYMENT REQUIRED – YES

FLOOD HAZARDS – LOCAL LAW

AIR FREEZING INDEX - <1500

MEAN ANNUAL TEMP – 48 degrees F

SCOPE OF WORK:

CONSTRUCTION DRAWINGS COMPLY WITH 2020 BUILDING CODE OF NEW YORK STATE AND 2015 INTERNATIONAL ENERGY CONSERVATION CONSTRUCTION CODE

CONSTRUCTION AS DEFINED TO BE AS NEW CONSTRUCTION

ENERGY CODE COMPLIANCE BY RES-CHECK & COM-CHECK

SLOPED CEILING – R49

FLAT CEILING – R38

WALLS – R21

GLAZING – U=0.30 OR BETTER

DOOR – U=0.10 OR BETTER

FLOOR – R30

DESIGN CRITERIA

1.	FLOOR LIVE LOAD ROOF LIVE LOAD	50 PSF 20 PSF
2.	GROUND SNOW LOAD	Pg = 40 PSF
3.	ULTIMATE DESIGN WIND SPEED NOMINAL DESIGN WIND SPEED WIND EXPOSURE	Vult = 115 MPH Vasd = 89 B
4.	SEISMIC DESIGN CATEGORY SITE CLASS	B D
5.	FLOOD DESIGN DATA	FIRM 36027C0368E 05/02/12
6.	SOIL LOAD–BEARING	DESIGN ASSUMES 2,000 PSF

SPECIAL INSPECTIONS (1704) – NOT REQUIRED FOR BUILDINGS OF CONVENTIONAL LIGHT–FRAMED CONSTRUCTION (1704.2)

ENERGY CODE / HVAC NOTES

2015 INTERNATIONAL ENERGY CONSERVATION CONSTRUCTION CODE

BUILDING TYPE: 1ST FLOOR COMMERCIAL
2–STORY MULTI–FAMILY

CODE DESIGN METHOD: 2020 BUILDING CODE OF NYS
RES–CHECK & COM–CHECK

CLIMATE ZONE: 5A

HEATING EQUIPMENT TYPE: SHALL BE DESIGNED BY H.V.A.C. CONTRACTOR

I, M. GILLESPIE CERTIFY THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE SECTIONS OF THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE.

COMPONENT	PROVIDED
FLAT CEILING	R–38
SLOPED CEILING	R–49
FRAMED WALLS	R–21
FLOOR FRAMING	R–30
U–FACTOR	U–.30

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REBUILT APARTMENT BUILDING

JSK RENTALS, LLC

10 MARKET STREET, VILLAGE OF WAPPINGERS FALLS, NEW YORK

M. GILLESPIE & ASSOCIATES, P.L.L.C.
CONSULTING ENGINEERING, P.L.L.C.
847 ROUTE 376 - WAPPINGERS FALLS, NY 12590
P. (845) 227-6227 F. (845) 226-1430
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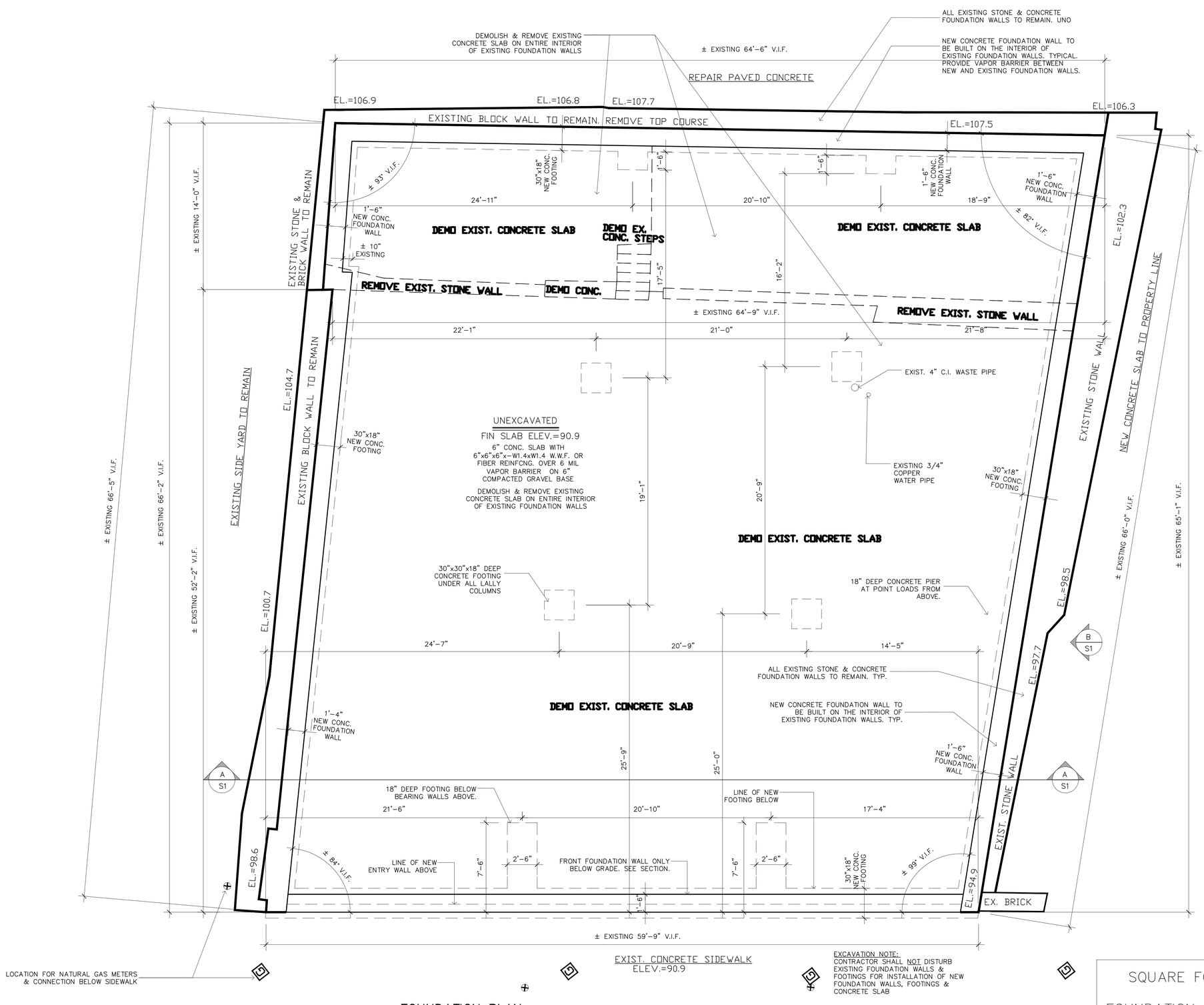
PROJECT No.	2020:205
DRAWN BY:	B.C.
CHECKED BY:	M.E.G.
REVISIONS	
BD COMMENTS	5/2/23
ELEVATIONS	5/9/23

NYSPE #074666

SHEET No.

N 1



FOUNDATION PLAN

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

SQUARE FOOTAGE

FOUNDATION = 4415

REBUILT APARTMENT BUILDING

JSK RENTALS, LLC

10 MARKET STREET, VILLAGE OF WAPPINGERS FALLS, NEW YORK

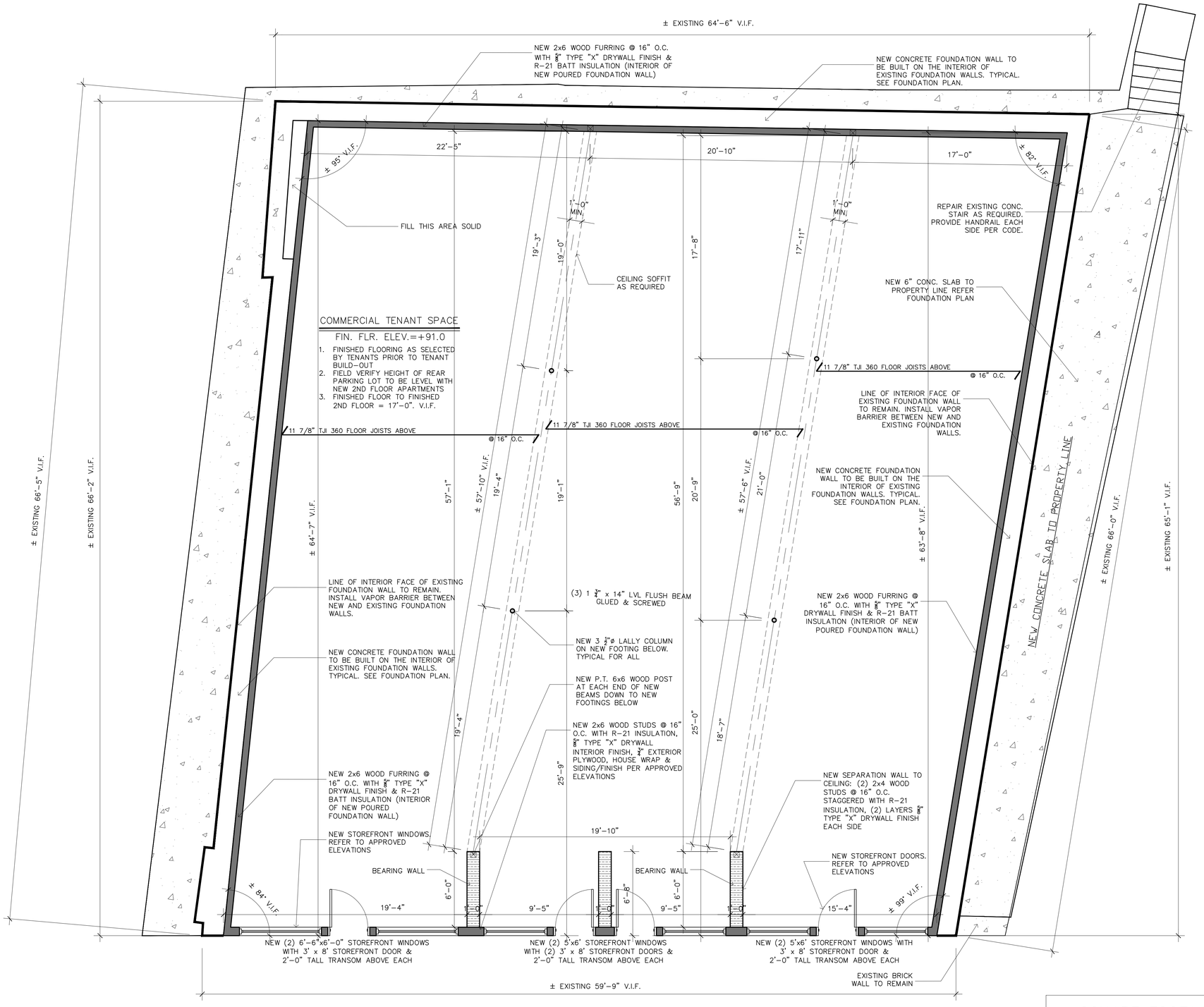
M. GILLESPIE & ASSOCIATES
CONSULTING ENGINEERING, P.L.L.C.
847 ROUTE 376 · WAPPINGERS FALLS, NY 12590
P. (845) 227-8227 F. (845) 226-1430
WWW.MGILLESPIEASSOCIATES.COM

PROJECT No.	2020.205
DRAWN BY:	B.C.
CHECKED BY:	M.E.G.
REVISIONS	
BD COMMENTS	5/2/23
ELEVATIONS	5/9/23

NYSPE #074666

SHEET No.

F 1



FIRST FLOOR PLAN

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

SQUARE FOOTAGE

1ST FLR. PLAN = 3747

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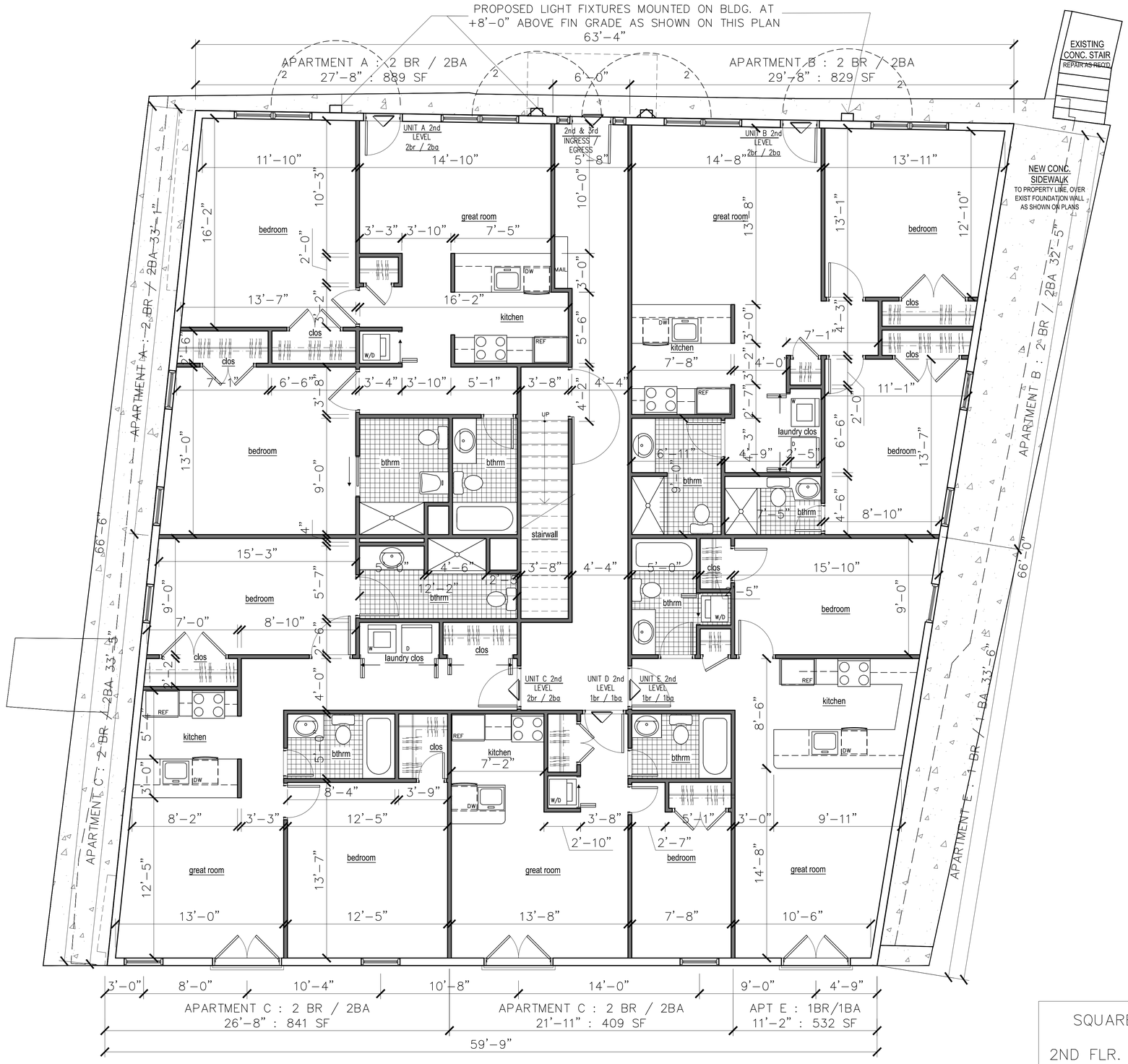

SECOND FLOOR PLAN

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

SQUARE FOOTAGE

2ND FLR. PLAN= 4037

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P 2

THIRD FLOOR PLAN

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

SQUARE FOOTAGE

3RD FLR. PLAN= 4037

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P 3

FRONT EXTERIOR ELEVATION

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

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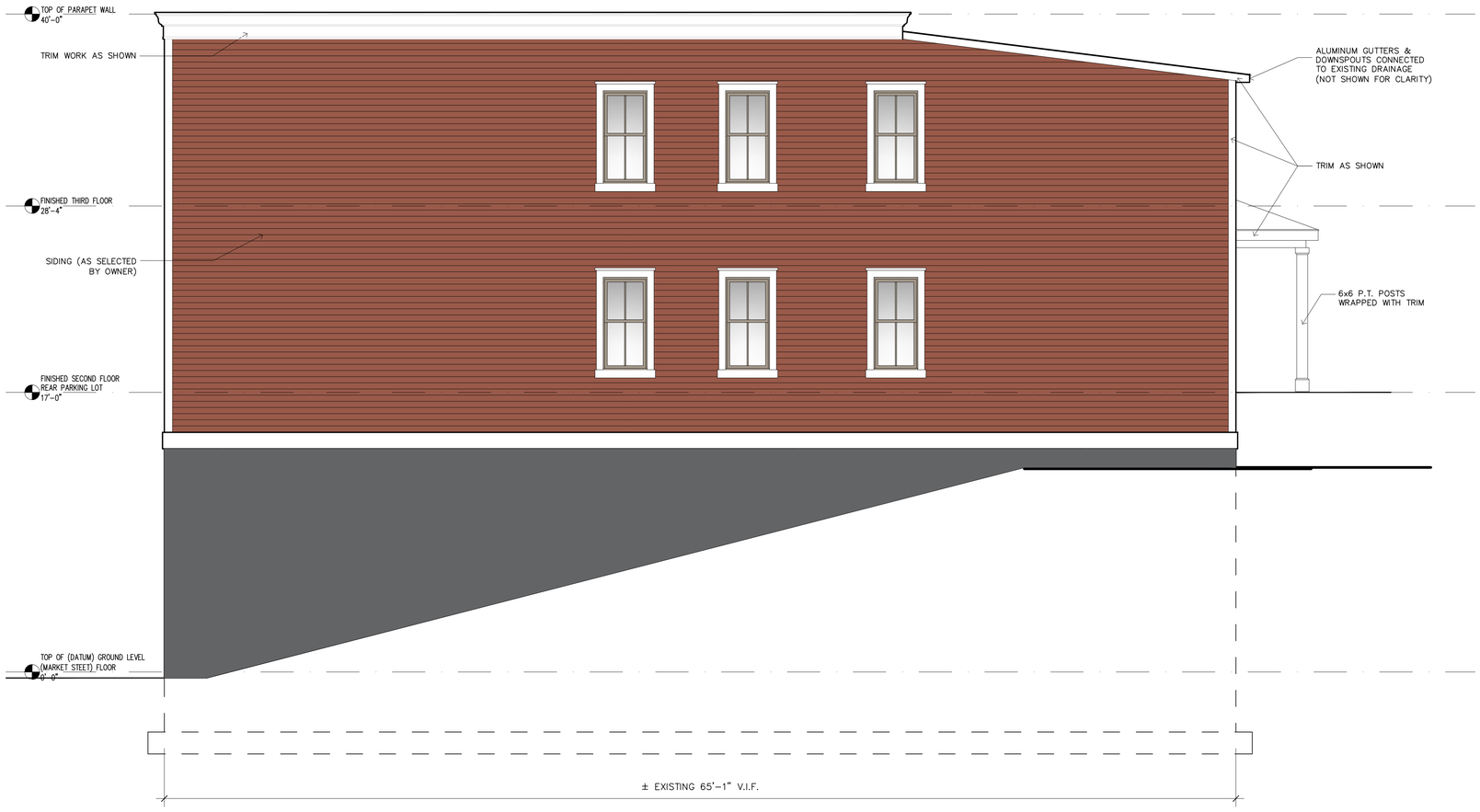
E 1



RIGHT SIDE EXTERIOR ELEVATION

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

REAR EXTERIOR ELEVATION

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

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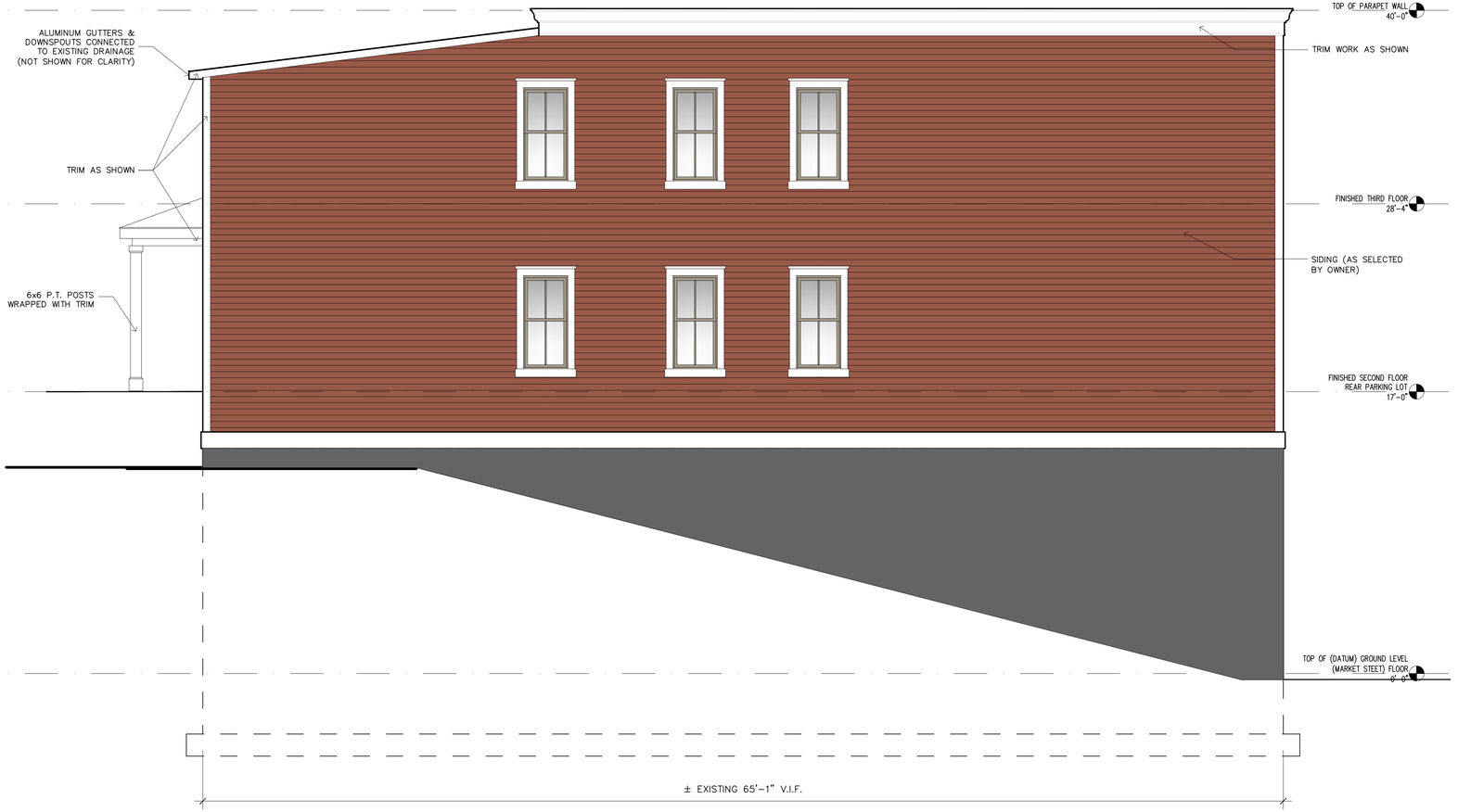
SHEET No.

E 2



LEFT SIDE EXTERIOR ELEVATION

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

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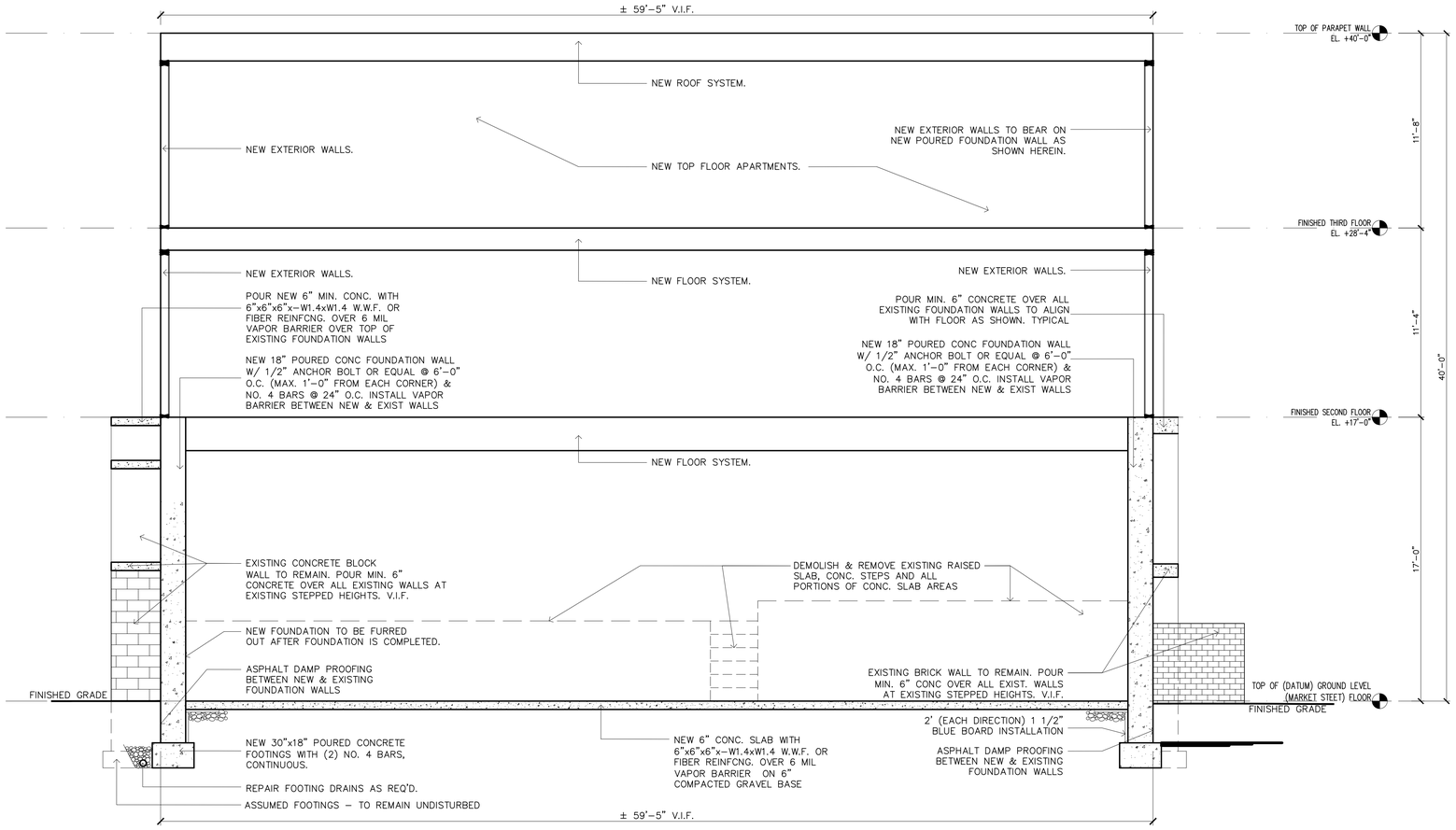
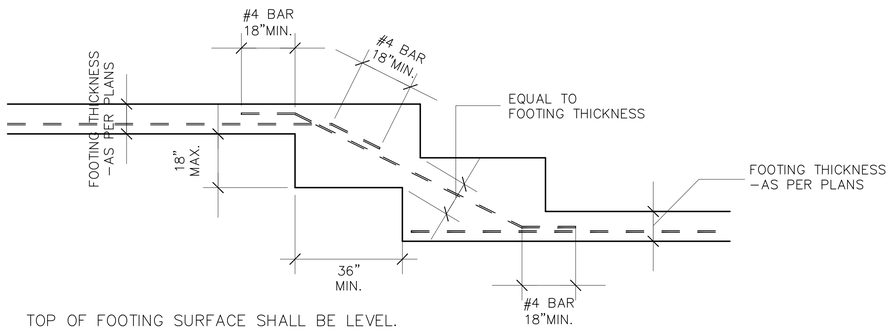
SHEET No.

E 3



BUILDING SECTION 'A'

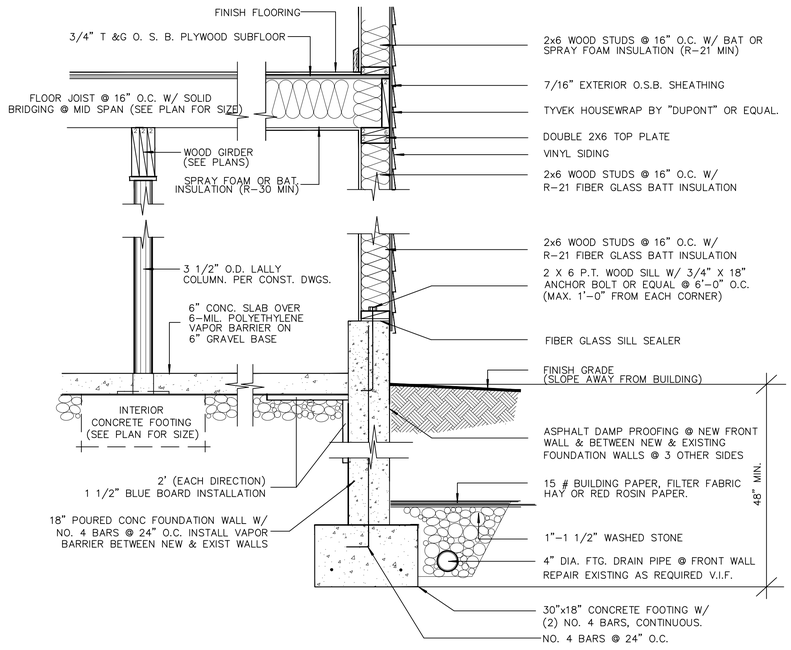
SCALE: 1/4"= 1'-0"



TOP OF FOOTING SURFACE SHALL BE LEVEL. BOTTOM OF FOOTING SURFACE SHALL NOT HAVE A SLOPE GREATER THAN 10 PERCENT. A MINIMUM OF 3" OF CONCRETE IS REQUIRED AROUND ALL REINFORCING BARS.

TYPICAL STEP FOOTING DETAIL

NOT TO SCALE



TYPICAL FOUNDATION WALL & FOOTING DETAIL

NOT TO SCALE

REBUILT APARTMENT BUILDING

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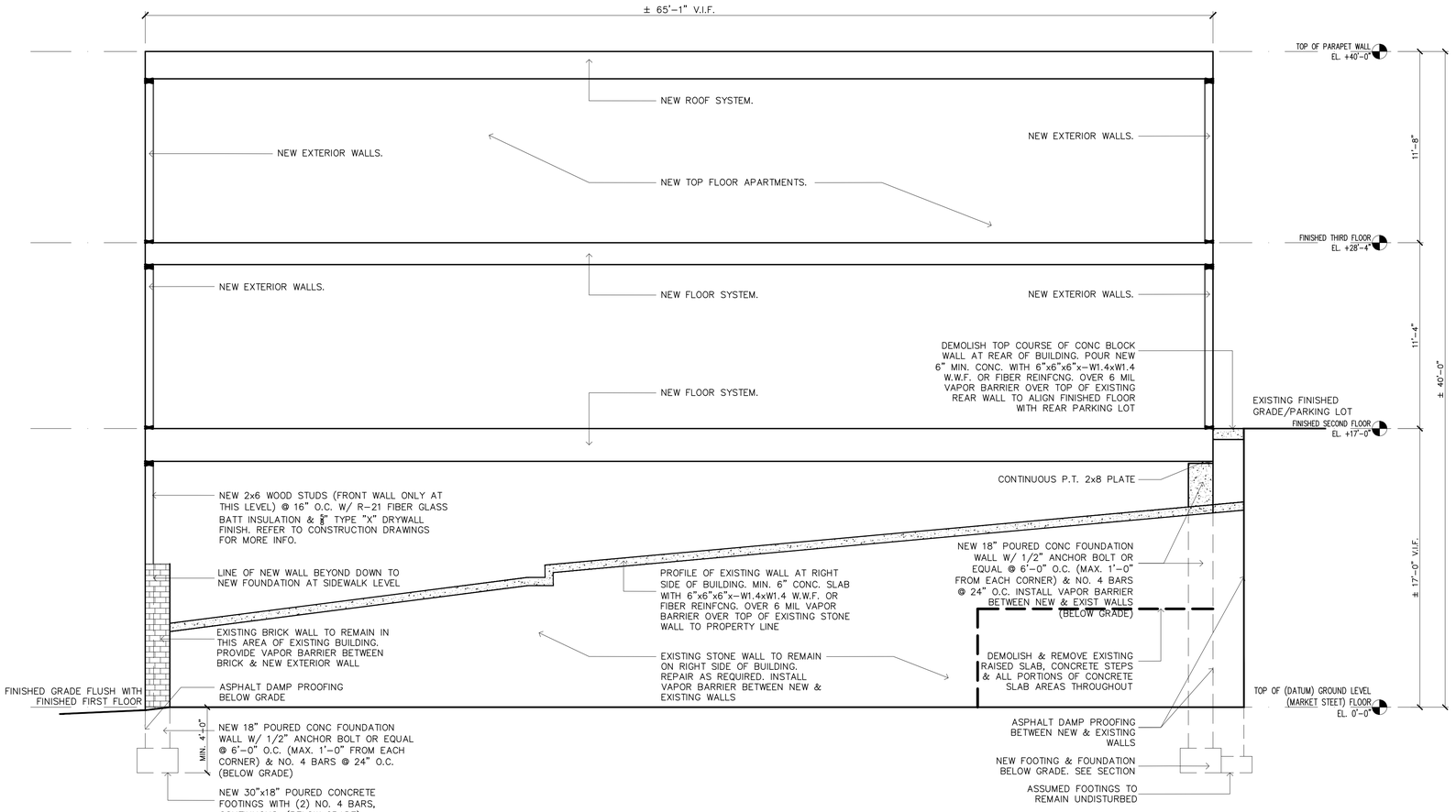
SHEET No.

S 1



BUILDING SECTION 'B'

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

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SHEET No.

S 2