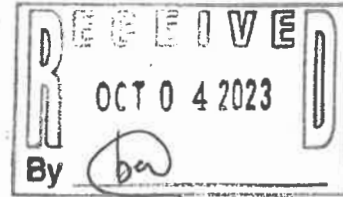




VILLAGE OF WAPPINGERS FALLS

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



APPLICATION FOR PLANNING BOARD REVIEW

Submission Date: _____ Date of Meeting: 11/2/2022

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

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

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

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

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

(Separate Application)



VILLAGE OF WAPPINGERS FALLS

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

APPLICATION FOR PLANNING BOARD REVIEW

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

Date Submitted: _____ Date of Meeting: 11/2/23

Property Identification:

Address: 1562 Route

Zoning District: VC - Village Commercial Existing site area: _____

Owner Information:

Name : 1554-1564 Route 9 LLC

Address : 1 New King St Suite 201

City: West Harrison State: NY Zip: 10604

Contact Numbers: (H) (914) 589-3405 (C) _____

(E-mail) _____

Applicant Information:

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

Name : Carmine Comizio

Address: 4 Marshall Rd #213

City: Wappingers Falls State: NY Zip: 12590

Contact Numbers: (H) (845) 384-2720 ext.702 (C) _____

E-mail Address: Carmine@Eclipseavny.com

Lead Design Professional: (If applicable)

(Indicate the primary design professional associated with this application)

Name: _____

Title: _____

Architect Engineer

Company: _____

Address: _____

Telephone # : _____

E-mail Address: _____



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

Proposed Site:

(Property where improvements are proposed)

Existing Use(s): _____

Proposed square footage: 800 _____

Project Description : *(Please print or type)*

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

furniture fixtures only

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

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

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

 Signature of Applicant Signed

 Date

Office use only:

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

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



VILLAGE OF WAPPINGERS FALLS

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

CONSENT FORM

Name of property owner: 1554-1564 Route 9 LLC

Address of property owner: 1 New King St Suite 201

City: West Harrison State: NY Zip: 10604

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

(H) _____ (C) _____

(W) (914) 448-8300 (Email) Chris@lordae.com

Address of site where work is being conducted: 1562 Route 9 Unit 4 Wappingers Falls, NY 12590

Description of work: Install of furniture and fixtures only

Name of person doing work: _____

Address of person doing work: _____

City: _____ State: _____ Zip: _____

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

(H) _____ (C) _____

(W) _____ (Email) _____

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

X

Signature of Property Owner

Christopher Santoro
(member)

9/7/2023

Date Signed

617.20
Appendix B
Short Environmental Assessment Form

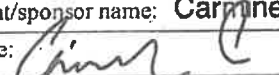
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <p style="text-align: center; margin: 0;">Operate an electronics store</p>			
Project Location (describe, and attach a location map): <p style="text-align: center; margin: 0;">1562 Route 9 Unit 4 Wappingers Falls, NY 12590</p>			
Brief Description of Proposed Action: <p style="text-align: center; margin: 0;">Eclipse Audio Visual LLC proposes opening and operating for profit an electronics store where consumers will make purchases, and pick up rental equipment</p>			
Name of Applicant or Sponsor: <p style="text-align: center; margin: 0;">Carmine Comizio/Eclipse Audio Visual LLC</p>		Telephone: (845) 384-2720 ext.702 E-Mail: Carmine@Eclipseavny.com	
Address: <p style="text-align: center; margin: 0;">4 Marshall Rd #213</p>			
City/PO: <p style="text-align: center; margin: 0;">Wappingers Falls</p>		State: <p style="text-align: center; margin: 0;">NY</p>	Zip Code: <p style="text-align: center; margin: 0;">12590</p>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO X	YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO X	YES
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
Urban	Rural (non-agriculture)	Industrial	Commercial <input checked="" type="checkbox"/>
		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?		X	
b. Consistent with the adopted comprehensive plan?			X
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			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			
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	

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

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

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

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

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

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

PART "A"
OWNER AFFIDAVIT

State of New York)
County of Westchester) ss:

1554-1564 Route 9 LLC being duly sworn, deposes and says:
Christopher Santomero member

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

Applicant/Owner Christopher Santomero
(member)

Applicant/Owner _____

Sworn to before me this 7 day of
September, 2023.

Notary Public [Signature]

SAHID A LOYOLA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LO6165629
Qualified in Westchester County
My Commission Expires 05-14-2027

PART "B"
APPLICANT / AGENT AFFIDAVIT

State of New York }
County of Dutchess } ss:

_____ being duly sworn, deposes and says:

1. That I/we are the Carmine Comizio named in the foregoing application for Planning Board for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at or conducts business at 4 Marshall Rd #213 in the County of Dutchess and the State of New York.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application.
4. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Village Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Village of Wappingers Falls, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Village Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Village official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Village of Wappingers Falls Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

Carmine Comizio
Applicant/Agent


Applicant/Agent

Sworn to before me this 4 day of
OCTOBER, 2023

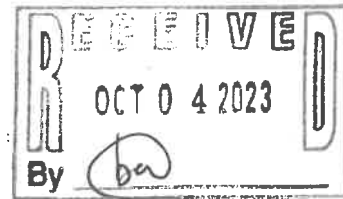

Notary Public

JOHN M. KARGE NO. 01KA6081945
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN DUTCHESS COUNTY
COMMISSION EXPIRES 10-15 2028



VILLAGE OF WAPPINGERS FALLS

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



APPLICATION FOR PLANNING BOARD REVIEW

Submission Date: _____

Date of Meeting: 11/27/2020

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

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

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

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

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

(Separate Application)



VILLAGE OF WAPPINGERS FALLS

BUILDING DEPARTMENT
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APPLICATION FOR PLANNING BOARD REVIEW

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

Date Submitted: _____ Date of Meeting: 11/2/23

Property Identification:

Address: 1562 Route

Zoning District: VC - Village Commercial Existing site area: _____

Owner Information:

Name: 1554-1564 Route 9 LLC

Address: 1 New King St Suite 201

City: West Harrison State: NY Zip: 10604

Contact Numbers: (H) (914) 589-3405 (C) _____

(E-mail) _____

Applicant Information:

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

Name: Carmine Comizio

Address: 4 Marshall Rd #213

City: Wappingers Falls State: NY Zip: 12590

Contact Numbers: (H) (845) 384-2720 ext.702 (C) _____

E-mail Address: Carmine@Eclipseavny.com

Lead Design Professional: (If applicable)

(Indicate the primary design professional associated with this application)

Name: _____

Title: _____

Architect Engineer

Company: _____

Address: _____

Telephone #: _____

E-mail Address: _____



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

Proposed Site:

(Property where improvements are proposed)

Existing Use(s): _____

Proposed square footage: 800 _____

Project Description : *(Please print or type)*

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

Furniture fixtures only

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

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

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

 Signature of Applicant Signed

 Date

Office use only:

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

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



VILLAGE OF WAPPINGERS FALLS

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

CONSENT FORM

Name of property owner: 1554-1564 Route 9 LLC

Address of property owner: 1 New King St Suite 201

City: West Harrison State: NY Zip: 10604

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

(H) _____ (C) _____

(W) (914) 448-8300 (Email) Chris@lordae.com

Address of site where work is being conducted: 1562 Route 9 Unit 4 Wappingers Falls, NY 12590

Description of work: Install of furniture and fixtures only

Name of person doing work: _____

Address of person doing work: _____

City: _____ State: _____ Zip: _____

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

(H) _____ (C) _____

(W) _____ (Email) _____

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

X

Signature of Property Owner

Christopher Santoro
(member)

9/7/2023

Date Signed

617.20
Appendix B
Short Environmental Assessment Form

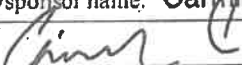
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <p style="text-align: center;">Operate an electronics store</p>			
Project Location (describe, and attach a location map): <p style="text-align: center;">1562 Route 9 Unit 4 Wappingers Falls, NY 12590</p>			
Brief Description of Proposed Action: <p style="text-align: center;">Eclipse Audio Visual LLC proposes opening and operating for profit an electronics store where consumers will make purchases, and pick up rental equipment</p>			
Name of Applicant or Sponsor: <p style="text-align: center;">Carmine Comizio/Eclipse Audio Visual LLC</p>		Telephone: (845) 384-2720 ext.702 E-Mail: Carmine@Eclipseavny.com	
Address: <p style="text-align: center;">4 Marshall Rd #213</p>			
City/PO: <p style="text-align: center;">Wappingers Falls</p>		State: <p style="text-align: center;">NY</p>	Zip Code: <p style="text-align: center;">12590</p>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		X	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		X	
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
Urban	Rural (non-agriculture)	Industrial	Commercial <input checked="" type="checkbox"/>
			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?		X	
b. Consistent with the adopted comprehensive plan?			X
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO	YES
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
	X		
b. Are public transportation service(s) available at or near the site of the proposed action?			X
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			X
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		NO	YES
			X
10. Will the proposed action connect to an existing public/private water supply? if No, describe method for providing potable water: _____		NO	YES
			X
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		NO	YES
			X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO	YES
	X		
b. Is the proposed action located in an archeological sensitive area?		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?		NO	YES
	X		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:		NO	YES
	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: Shoreline Forest Agricultural/grassland Early mid-successional Wetland			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO	YES
	X		
16. Is the project site located in the 100 year flood plain?		NO	YES
	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties?		NO	YES
	X		
b. Will storm water discharges be directed to established conveyance systems off and storm drains)? If Yes, briefly describe: _____			
	X		

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

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

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

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

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

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

PART "A"
OWNER AFFIDAVIT

State of New York }
County of Westchester } ss:

1554-1564 Route 9 LLC being duly sworn, deposes and says:
Christopher Santomero member

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

Applicant/Owner Christopher Santomero
(member)

Applicant/Owner _____

Sworn to before me this 7 day of
September, 2023.

Notary Public [Signature]

SAHID A LOYOLA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LO6165629
Qualified in Westchester County
My Commission Expires 05-14-2027

PART "B"
APPLICANT / AGENT AFFIDAVIT

State of New York }
County of Dutchess } ss:

_____ being duly sworn, deposes and says:

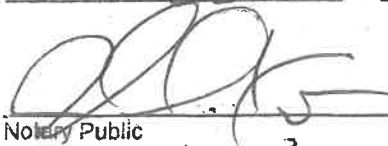
1. That I/we are the Carmine Comizio named in the foregoing application for Planning Board for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at or conducts business at 4 Marshall Rd #213 in the County of Dutchess and the State of New York.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application.
4. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Village Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Village of Wappingers Falls, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Village Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Village official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Village of Wappingers Falls Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

Carmine Comizio

Applicant/Agent


Applicant/Agent

Sworn to before me this 4 day of
OCTOBER 2023


Notary Public

JOHN M. KARGE NO. 01KA6081945
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN DUTCHESS COUNTY
COMMISSION EXPIRES 10-15 2026

Short Environmental Assessment Form

Part 1 - Project Information


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: Special use permit / Site Plan review			
Project Location (describe, and attach a location map): 2721 West Main Street, Village of Wappingers Falls			
Brief Description of Proposed Action: Existing garage to be demolished and a proposed 2 family dwelling unit to be constructed in its place. There is an existing 2 family two-bedroom dwelling unit which will remain onsite.			
Name of Applicant or Sponsor: Sean O'Donnell / O'Donnell and Sons Inc		Telephone: 845.590.0622	
Address: 218 Van Wyck Lake Rd		E-Mail:	
City/PO: Fishkill		State: NY	Zip Code: 12524
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Village of WF Planning Board, Building Department, Dutchess County Health Department			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.17 acres b. Total acreage to be physically disturbed? _____ 0.11 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.17 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? Name:Wappinger Lake, Reason:Protection of natural resource, Agency:Wappinger Falls, Village of, Date:6-29-98 If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: Structure will be built to current code requirements _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
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? Northern Long-eared Bat, Ba...	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: Storm water will be directed to the road conveyance system.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Sean O'Donnell</u> Date: <u>10/3/2023</u> Signature:  Title: <u>President</u>		



VILLAGE OF WAPPINGERS FALLS

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

APPLICATION FOR PLANNING BOARD REVIEW

Submission Date: 10.04.23

Date of Meeting: 11/2/2023

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

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

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

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

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

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

(Separate Application)



VILLAGE OF WAPPINGERS FALLS

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

APPLICATION FOR PLANNING BOARD REVIEW

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

Date Submitted: 10.04.2023 Date of Meeting : _____

Property Identification:

Address: 2721 West Main Street

Zoning District: VM Existing site area: 0.71 ac

Owner Information:

Name : O'Donnell and Sons Inc / Sean O'Donnell

Address : 218 Van Wyck Lake Road

City: Fishkill State: NY Zip: 12524

Contact Numbers: (H) _____ (C) 845.590.0622

(E-mail) _____

Applicant Information:

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

Name : Same

Address: _____

City: _____ State: _____ Zip: _____

Contact Numbers: (H) _____ (C) _____

E-mail Address: _____

Lead Design Professional: (If applicable)

(Indicate the primary design professional associated with this application)

Name: Brian Stokosa / Amy Bombardieri

Title: Engineer

Architect Engineer

Company: Day|Stokosa Engineering

Address: 3 Van Wyck Lane, Wappingers Falls, NY 12533

Telephone # : 845.590.1402

E-mail Address: Amy@DayStokosaEng.com



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

Proposed Site:

(Property where improvements are proposed)

Existing Use(s): 2 family residential

Proposed square footage: 3,800

Project Description : *(Please print or type)*

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

Existing garage to be demolished and a proposed 2 family dwelling unit to be constructed in its place.

There is an existing 2 family two-bedroom dwelling unit which will remain onsite.

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

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

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


 Signature of Applicant Signed

10.03.2023
 Date

Office use only:

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

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



VILLAGE OF WAPPINGERS FALLS

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

CONSENT FORM

Name of property owner: O'Donnell and Sons Inc / Sean O'Donnell

Address of property owner: 218 Van Wyck Lake Road

City: Fishkill State: NY Zip: 12524

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

(H) _____ (C) 845.590.0622

(W) _____ (Email) _____

Address of site where work is being conducted: _____

Description of work: _____

Existing garage to be demolished and a proposed 2 family dwelling unit to be constructed in its place. There is an existing 2 family two-bedroom dwelling unit which will remain onsite.

Name of person doing work: Sean O'Donnell

Address of person doing work: see above


City: _____ State: _____ Zip: _____

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

(H) _____ (C) _____

(W) NY _____ (Email) _____

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



Signature of Property Owner

Date Signed

PART "A"
OWNER AFFIDAVIT

State of _____ }
County of _____ } ss:

_____ being duly sworn, deposes and says:

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

Applicant/Owner

Applicant/Owner

Sworn to before me this 4th day of
October, 2023.

Jennifer Maraday
Notary Public

JENNIFER MARADAY
Notary Public, State of New York
No. 01MA6150708
Qualified in Orange County
My Commission Expires 11/26

PART "B"
APPLICANT / AGENT AFFIDAVIT

State of _____ }
County of _____ } ss:

_____ being duly sworn, deposes and says:

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

Applicant/Agent

Applicant/Agent

Sworn to before me this 4th day of October, 2023.

Jennifer Maraday
Notary Public

JENNIFER MARADAY
Notary Public, State of New York
No. 01MA6150708
Qualified in Orange County
My Commission Expires 1/1/26



Village of Wappingers Falls
Office of Planning and Zoning
2582 South Avenue, Wappingers Falls, NY 12590
(845) 297-5277 Fax: (845) 296-0379

SPECIAL USE PERMIT APPLICATION

Part 1 – to be completed by all Applicants

Date: 10.03.2023

NAME OF PROJECT: (ex: Doe Accessory Apartment) West & West Main St. Site Plan and Special Use Permit

APPLICANT:

Name: O'Donnell and Sons, Inc (Sean O'Donnell)

Address: 218 Van Wyck Lake Road, Fishkill 12524

Phone: 845.590.0622

Fax: _____

Email: _____

PROPERTY OWNER:

Name: Same

Address: _____

Phone: _____

Fax: _____

Email: _____

PROPERTY INFORMATION:

Address: 2721 West Main Street

Parcel ID #: 6158-14-253405

Parcel size: 0.17 ac

Zoning District: VM

Current use: 2-Family dwelling unit

If this application seeks a special use permit for an accessory dwelling (apartment), complete and attach Part 2 of this form, including the affidavit included as Exhibit A thereto.

If this application seeks a special use permit for any use other than an accessory apartment, complete and attach Part 3 of this form.

Every application must be accompanied by an owner affidavit in the form set forth on the next pages.

The Planning Board of the Village of Wappingers Falls generally meets in regular session on the first Thursday of each month. In order to be placed on a Planning Board agenda for any given month, the original and ten (10) copies of a completed application form and all necessary supporting documentation, together with the required fee, must be received by the Zoning Enforcement Officer no later than noon on the date 15 days prior to the next-scheduled meeting of the Planning Board. There shall be no exceptions. The Zoning Administrator will review each application for completeness. Incomplete applications will not be placed on an agenda. The Zoning Administrator is without authority to vary this rule. Early submissions are encouraged so that, if deficiencies are noted, applicants have sufficient time to revise their submission to correct them and be placed on that month's agenda.

Application fees and escrow fees shall be paid by separate checks, each made payable to the "Village of Wappingers Falls." No application will be deemed complete or placed on an agenda until such fees have been received by the Village.

I certify that I have read the foregoing and that the information submitted is true and accurate to the best of my knowledge:



Applicant

OWNER'S AFFIDAVIT

This affidavit must be signed by all owners of record of the property.

State of _____)
) ss.:
County of _____)

Sean O'Donnell _____ 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 special permit approval and that the statements contained therein are true to the best of my/our knowledge and belief.

2. (If applicable) That I/we hereby authorize _____ Day|Stokosa (Amy Bombardieri) 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 special permit approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action.

4. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application.

5. That I/we understand that I/we, and any of our contractors and representatives, shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from noncompliance with the approved application, and with non-compliance with any provision of the Village Code.

6. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, Code Enforcement Officer or 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, the 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 Planning Board intends to rely on the foregoing representations in making a determination to issue the requested special permit approval.

Under penalty of perjury, I/we declare that I/we have examined this affidavit and that it is true and correct.

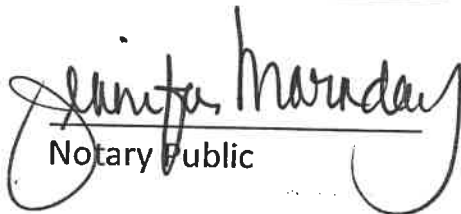
Sean O'Donnell

Owner



Owner

Sworn to before me on the
4th day of October, ~~2019~~ 2023



Notary Public

JENNIFER MARADAY
Notary Public, State of New York
No. 01MA6150708
Qualified in Orange County
My Commission Expires 9/1/26

Part 3

(To be completed if a special use permit is sought for any use other than an accessory dwelling unit. Attach additional sheets if necessary.)

1. Describe the proposed use.

Multiple principle buildings on the same lot; 2 buildings each with 2 two-bedroom apartments

2. Will the proposed use utilize the entire site or only a portion thereof? Describe.

Entire site

3. Are any new structures proposed to be constructed? If yes, describe.

Yes-One new structure containing 2 two-bedroom apartments

4. How many vehicle trips per day is the proposed use anticipated to generate? 5

5. How will the proposed use affect the development of the district in which it is located?

No

6. Were any variances or special use permits previously granted for this property? If yes, please describe. No

7. Describe how the proposed use is compatible with the principles of the zoning district in which it is located, the purposes set forth in this chapter, and the goals of the Comprehensive Plan of the Village of Wappingers Falls.

VM zoning district is a mix of housing types, including small apartment

buildings.

8. Describe how the proposed use is compatible with the adjoining properties and with the natural and man-made environment.

There is an existing garage in the location of the proposed dwelling unit.

Demolition of the garage and construction of the DU will conform to the existing development in the area.

9. Describe how the height of buildings, walls, fences and the nature and extent of landscaping on the site are such that the proposed use will not hinder or discourage the appropriate development and use of adjacent land and buildings.

The proposed DU is 2-stories. Many existing DU in the area are 2-stories.

The parcel is developed and the proposed features will match the style of the surrounding area.

10. Describe how the height of buildings, walls, fences and the nature and extent of landscaping on the site are such that the proposed use will not hinder or discourage the appropriate development and use of adjacent land and buildings.

See 9.

11. Describe how parking areas will be of adequate size for the proposed use, properly located and suitably screened from adjoining residential uses, and how

appropriate vehicular circulation and infrastructure for the proposed use, including accessibility to fire, police, and emergency vehicles and sufficient water supply and appurtenances, will be provided.

Four dwelling units are proposed for the site. Per Table 5 of the Village's Zoning Code: parking for a two-family unit is 1 per unit. There are 5 parking spaces proposed.

12. Will the proposed use generate any noise, fumes, vibration or other characteristics greater than would be the operations of any allowed use not requiring a special permit?

No

13. What will be the overall impact of the proposed use on the site and its surroundings, considering environmental, social and economic impacts of traffic, noise, dust, odors, release of harmful substances, solid waste disposal, glare, or any other nuisances?

There will be a negligible potential increase to traffic and refuse

14. Is the location of the proposed use consistent with the goal of creating a healthy mix of uses that enhances the viability of the Village?

Yes

15. Is the property located in the historic district or adjacent to a historic structure?
If yes, describe the compatibility of the proposed use with the historic character and use of the structure or structures and the historic character of the site and in the surrounding area.

No

**Supporting Documentation for a
Special Use Permit other than for an Accessory Dwelling**

1. A plot plan to convenient scale showing lot lines, the dimension(s) of all existing structures, and the locations and dimensions of any proposed structures.
2. If the proposed special use is in conjunction with the development of a lot, a formal site plan must be submitted that complies with the site plan requirements found in the Village Code. The site plan must be signed by a licensed professional engineer and shall show all required information, unless otherwise specified by the Planning Board.
3. An EAF short form (or long form if deemed necessary).
4. For any special use permit application that constitutes a land development activity, attach a storm water pollution prevention plan.
5. A copy of the deed for the property showing the current ownership, and copies of any easements for the property.
6. The owner's affidavit.
7. Photographs of the existing structure(s) are helpful but not required.

LAWRENCE J. PAGGI, PE, PC

Consulting Engineering
43 Broad Street
Fishkill, New York 12524

Phone 845 897 2375
Fax 845 897 2239
E-mail admin@paggiengineers.com

October 4, 2023

Tom Morris, Chairperson
Village of Wappingers Falls
7 Spring Street
Wappingers Falls, New York 12590

Re: 2781 & 2785 West Main Street
Lot Line Realignment
Tax Grid No.: 134601-6158-10-255570 & 260574

Dear Chairman Morris and Members of the Board:

Please find enclosed five (5) copies of the Lot Line Realignment Plan for the above reference property. This information is submitted for review by the Planning Board Members and its consultants, and the Applicant respectfully requests that this matter be placed on the November 2nd Agenda for discussion.

This information is submitted as a continuation of an open application, which is intended to alter existing lot lines for the properties located at 2781 and 2785 West Main Street so that each building will be located on a separate lot. Currently, portions of the two buildings are bisected by existing property lines. As previously submitted, no action is proposed with this application other than "correcting" a parcel boundary to reflect actual existing conditions.

It is acknowledged that the mentioned application has been open for an extended period of time, with the Applicant last appearing before the Planning Board on December 6th, 2018, where it was determined that two additional area variances were required to accomplish the proposed lot line alteration. Those area variances were subsequently obtained from the Village Zoning Board of Appeals on May 7, 2019. Relative to SEQRA, and as indicated in the December 4, 2018 comment letter from the Village Planner, Michele Robinson Greig (attached), the Planning Board adopted a lead agency intent resolution for the project on December 7, 2017 and circulated to the ZBA, which was identified as the only other involved agency.

If the Board is inclined to consider action on the previously submitted/open application, it appears that the Board may be in a position to make a SEQR determination since Lead Agency intent has already been circulated. It is also mentioned in the aforementioned letter from the Village Planner that a public hearing appears to be required.

We thank you for your consideration and look forward to reconnecting on this project with you at your November meeting.

Sincerely,



Christian R. Paggi, PE
Senior Engineer

Enclosures



FOUR CORNERS
PLANNING

45 Montgomery Street
Tivoli, NY 12583
845.757.1017
greig@hvc.rr.com

Innovative Planning
for Traditional Towns

To: Tom Morris, Chairman
Village of Wappingers Falls Planning Board

From: Michèle Robinson Greig, AICP

Date: December 4, 2018

Subject: 2781 and 2785 West Main Street Lot Line Alteration

For the captioned project we have reviewed a Sketch Plan prepared by Lawrence J. Paggi, PE, PC dated November 21, 2018, and correspondence from Lawrence J. Paggi dated November 21, 2018. We offer the following comments for the Planning Board's consideration. These comments should not be considered all inclusive. We may have additional comments as further information is provided for our review.

1. **Proposed Project.** The applicant proposes a lot line alteration between two parcels located at 2781 and 2785 West Main Street. The current parcel boundary bisects a portion of the 1 story building on the larger parcel (Lot No. 2) and a portion of the 2 story building on the smaller lot (Lot 1). The intent of the lot line alteration is to locate each building on a separate lot. Proposed lots would be \pm 0.53 acres and \pm 0.04 acres in size. The parcels are located in the Village Mixed (VM) District. The project requires Subdivision approval from the Planning Board.
2. **SEQR.** The proposed project is an Unlisted action under SEQR. Involved agencies include the Village of Wappingers Falls Zoning Board of Appeals (ZBA). The Planning Board adopted a lead agency intent resolution for the project on December 7, 2017, and circulated to the ZBA.
3. **Area Variances.**
 - (a) The project has already received a number of area variances from the ZBA. It requires the following additional area variances:
 - An area variance to allow 100% lot coverage for Lot 1, where a maximum of 75% is allowed. (Note that the existing Lot 1 appears to include a landscaped area along North Street, so lot coverage on this lot is being reduced by the proposed lot line alteration, and therefore an area variance is required.)
 - An area variance to allow 0% greenspace on Lot 2, where a minimum of 10% is required.

- (b) We have discussed the project with the Village's Zoning Enforcement Officer and conclude that the remaining area variances listed by the applicant are not required for the following reasons:
- The applicant identifies the need for an area variance to allow 97% lot coverage for Lot 2, where a maximum of 75% is allowed, and to allow 2.8% greenspace for Lot 2, where a minimum of 10% is required. However, the existing Lot 2 appears to be entirely covered in impervious surfaces (i.e., 100% lot coverage and 0% greenspace). The proposed lot line alteration will add the landscaped area along North Street to Lot 2, and lot coverage will therefore be reduced from 100% to 97%, while greenspace will be increased from 0% to 2.8%. Since the proposed lot line alteration will bring the lot into greater conformities with the Zoning Law (i.e., it will reduce the amount of the non-conformity), area variances for lot coverage and greenspace are not required for this lot.
 - The applicant identifies the need for area variances for the secondary front yard setbacks for both Lots 1 and 2. However, these setbacks are preexisting non-conformities that will not be increased as a result of the proposed lot line alteration, and therefore area variances for these conditions are not required.
4. **Subdivision Plat Revisions.** The names and addresses of the owners of record should be included on the Plat.
 5. **Outdoor Lighting.** Section 151-12D(10)(a) of the Zoning Law requires that "All outdoor lighting fixtures that do not conform to the provisions herein shall be deemed nonconforming and shall be brought into compliance with the provisions of this section within three years from the effective date of this code, and such lapse of time shall be deemed sufficient to amortize the cost thereof." The code was adopted in July 2018, so it appears that all existing outdoor lighting on the parcels must be brought into compliance with the current standards.
 6. **Signage.** Section 151-25M requires that all signs that do not conform to the provisions of the Zoning Law are required to be brought into compliance within three years from the effective date of the Zoning Law (this amendment was adopted September 30, 2015). It appears that nonconforming signs on the parcels must be brought into compliance with the current standards.
 7. **Public Hearing.** A public hearing on the subdivision application is required.

cc: Nancy Clark, P.E., and Christian T. Moore, P.E., KC Engineering & Land Surveying, P.C.



VILLAGE OF WAPPINGERS FALLS

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

APPLICATION FOR PLANNING BOARD REVIEW

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

Date Submitted: _____ Date of Meeting: _____

Property Identification:

Address: 2781-2785 W MAIN ST WAPPINGERS FALLS NY

Zoning District: VM Existing site area: .57

Owner Information:

Name: 2781 WEST MAIN LLC + TOJE REALTY

Address: 18 CLINTON ST

City: WAPPINGERS FALLS State: NY Zip: 12590

Contact Numbers: (H) 914-475-7020 (C) 914-475-7020

(E-mail) PJSASS@AOL.COM

Applicant Information:

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

Name: JOEL SASSER

Address: 18 CLINTON ST

City: WAPPINGERS FALLS State: NY Zip: 12590

Contact Numbers: (H) 914-475-7020 (C) 914-475-7020

E-mail Address: PJSASS@AOL.COM

Lead Design Professional: (If applicable)

(Indicate the primary design professional associated with this application)

Name: ROBERT V. OSWALD

Title: LAND SURVEYOR

Architect Engineer

Company: _____

Address: 175 WALSH RD Lagrangeville NY 12540

Telephone #: 845-226-6436

E-mail Address: _____

VILLAGE OF WAPPINGERS FALLS

APPLICATION FOR PLANNING BOARD REVIEW

(Continued)



Proposed Site:

(Property where improvements are proposed)

Existing Use(s): BOTTINI Fuel GARAGE / OFFICE SPACE / RESIDENTIAL

Proposed square footage: NO CHANGE

Project Description : *(Please print or type)*

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

NO PHYSICAL CHANGE. LOT LINE RE-ALIGNMENT TO CLEAN UP EXISTING LOT LINES.

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

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

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

[Signature]
Signature of Applicant
Signed

11/7/17
Date

Office use only:

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

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

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Lot 1
Lot 2

Part 1 - Project and Sponsor Information	
2781-2785 W. MAIN LLC	
Name of Action or Project: BOTTINI LOT LINE RE-ALIGNMENT	
Project Location (describe, and attach a location map): - 2781 - 2 STORY OFFICE + RESIDENTIAL CORNER OF NORTH ST + W. MAIN 2785 - 1 STORY MAINTENANCE GARAGE AND PARKING AREA.	
Brief Description of Proposed Action: REALIGN LOT LINES TO MAKE: LOT 1 A SEPARATE PARCEL OF A 2 STORY OFFICE/RESIDENTIAL SEPARATE FROM LOT 2, A MAINTENANCE GARAGE + PARKING LOT. NO PHYSICAL CHANGES	
Name of Applicant or Sponsor: 2781 WEST MAIN LLC	Telephone: 914-425-7020 E-Mail: PJSASS@POL.COM
Address: 18 CLINTON ST	
City/PO: WAPPINGERS FALLS	State: NY Zip Code: 12590
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	NO YES <input checked="" type="checkbox"/> <input type="checkbox"/> D
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: Z.B.A.	NO YES <input checked="" type="checkbox"/> <input type="checkbox"/> D
3.a. Total acreage of the site of the proposed action? .57 acres	
b. Total acreage to be physically disturbed? 0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .75 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland	

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	NO	YES D
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES D
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES D
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Jeff [unclear]</u> Date: <u>11/21/17</u></p> <p>Signature: _____</p>		

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?	NO	D
2. Will the proposed action result in a change in the use or intensity of use of land?	NO	D
3. Will the proposed action impair the character or quality of the existing community?	NO	D
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	NO	D
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?	NO	D
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?	NO	D
7. Will the proposed action impact existing:	NO	D
a. public / private water supplies?	D	D
b. public / private wastewater treatment utilities?	D	D
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	NO	D
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	NO	D

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

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.

D	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.
D	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)

LAWRENCE J. PAGGI, PE, PC

Consulting Engineering

43 Broad Street
Fishkill, New York 12524

Phone 845 897 2375

Fax 845 897 2239

E-mail admin@paggiengineers.com

October 4, 2023

John

Tom Morris, Chairperson
Village of Wappingers Falls
7 Spring Street
Wappingers Falls, New York 12590

Re: Delavergne Avenue
Proposed Site Plan
Tax Grid No.: 134601-6158-09-246621

Dear Chairman Morris and Members of the Board:

Please find enclosed five (5) copies of the proposed Site Plan, Site Plan Application, and Short EAF for the above reference property. This information is submitted for review by the Planning Board Members and its consultants, and the Applicant respectfully requests that this matter be placed on the November 2nd Agenda for the Board's consideration. It is noted that the required fee and escrow payment shall be made immediately upon receipt of the required amounts from the Village Building Inspector.

With the submitted information, the Applicant is proposing to provide a refuse enclosure to adequately shield and protect an existing refuse container on the subject property, which is currently utilized as a parking lot. It is noted that there is an existing blanket easement over the property which grants ingress/egress and utility rights to adjacent properties. Based on our understanding of the easement, the proposed enclosure does not appear to impact any rights afforded by the easement. The Applicant is in the process of investigating the details of the easement further, and any information that is obtained can be provided to the Village if needed.

If you require any further information or have any questions relative to the above, please do not hesitate to contact our office.

Sincerely,

Christian Paggi

Christian R. Paggi, PE
Principal

Enclosures



VILLAGE OF WAPPINGERS FALLS

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

APPLICATION FOR PLANNING BOARD REVIEW

Submission Date: 10/4/23

Date of Meeting: 11/2/23

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

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

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

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

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

- PDF Emailed to Building Dept. and ^{Five (5)} ~~Ten (10)~~ hard copy sets of construction/site/elevation/plans - Engineer drawings showing all areas to be affected. Or a sketch of the proposed floor plan layout (*All sets of plans must be folded*)
- Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.)
- Consent Form (*The applicant must provide consent form, from homeowner authorizing him/her to file for Planning Review*)
- Application fee
- Application for proposed sign - Including Renderings/sketch of proposed sign/ Elevation/size/ exact color samples.

(Separate Application)



VILLAGE OF WAPPINGERS FALLS

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

APPLICATION FOR PLANNING BOARD REVIEW

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

Date Submitted: 10/4/23 Date of Meeting: 11/2/23

Property Identification:

Address: Delavergne Ave, Wappingers Falls, NY 12590

Zoning District: Village Mixed Existing site area: 0.33Acres

Owner Information:

Name: Toje Delavergne LLC.

Address: 40 Cannon St Suite 2

City: Poughkeepsie State: NY Zip: 12601

Contact Numbers: (H) (845) 297-2109 Ext. 2025 (C) _____

(E-mail) zenot@bottiniproperties.com

Applicant Information:

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

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Contact Numbers: (H) _____ (C) _____

E-mail Address: _____

Lead Design Professional: (If applicable)

(Indicate the primary design professional associated with this application)

Name: Christian Paggi, PE

Title: Senior Engineer

Architect Engineer

Company: Lawrence J. Paggi, PE, PC

Address: 43 Broad St, Fishkill, NY 12524

Telephone #: (845) 897-2375

E-mail Address: cpaggi@paggiengineers.com



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

Proposed Site:

(Property where improvements are proposed)

Existing Use(s): Parking

Proposed square footage: 14611.5-sf

Project Description : *(Please print or type)*

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


Addition of a dumpster enclosure to existing parking lot. Enclosure to sit on a new concrete pad at the north end of the existing asphalt area

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

Five (5)

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

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



 Signature of Applicant Signed

10/16/2023

 Date

Office use only:			
<input type="checkbox"/> FEE :	_____	Receipt No. :	_____
		Cash / Check #	_____
		Date:	_____
Revised by :	_____	Revision date :	_____
	Zoning Administrator/Code Enforcement Officer		

PART "A"
OWNER AFFIDAVIT

State of New York)
County of Dutchess) ss:

Toje Delavergne LLC being duly sworn, deposes and says:

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

[Signature]
Applicant/Owner

Applicant/Owner

Sworn to before me this 16th day of
October, 2023.

[Signature]
Notary Public

JACQUELINE A PLUMER
Notary Public - State of New York
No. 01PL6367823
Qualified in Dutchess County
My Commission Expires 11/27/2025

Short Environmental Assessment Form

Part 1 - Project Information

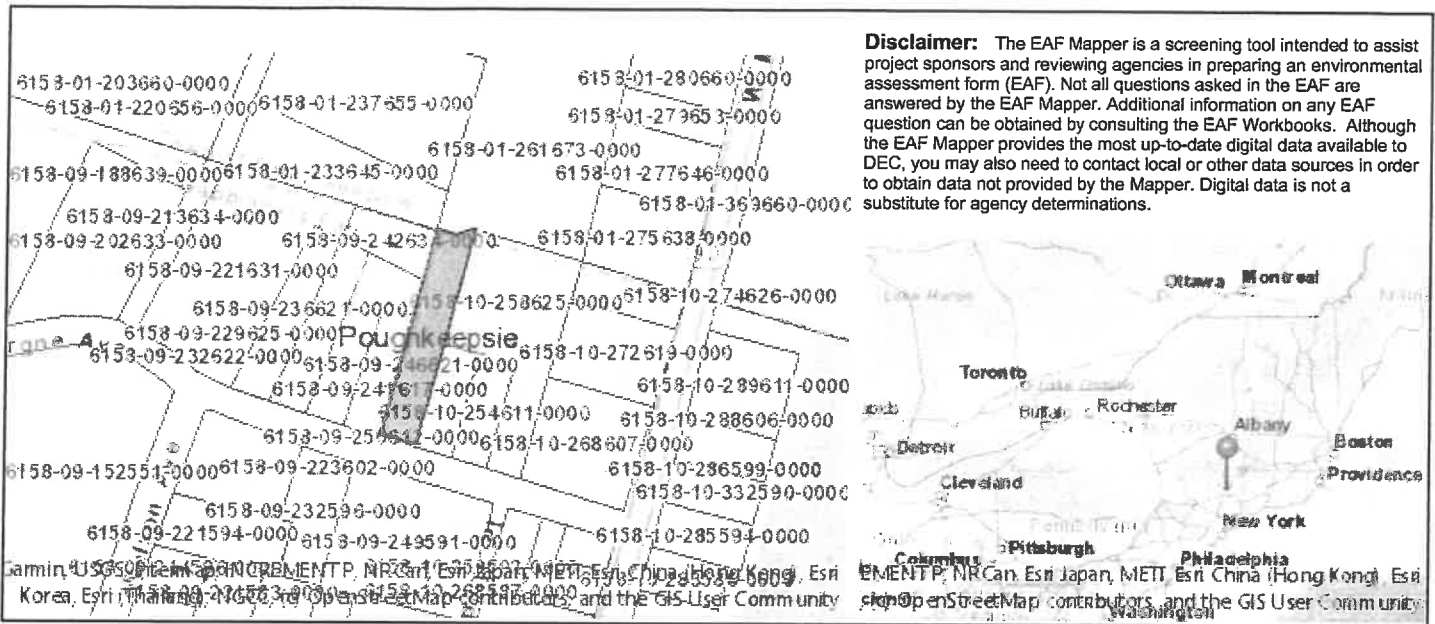
Instructions for Completing

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: Toje Delavergne Amended Siteplan for Dumpster Enclosure			
Project Location (describe, and attach a location map): Delavergne Ave, Villiage of Wappingers Falls			
Brief Description of Proposed Action: Construct a dumpster enclosure around an existing dumpster area, including base slab, bollard & 6' picket fence			
Name of Applicant or Sponsor: Toje Delavergne LLC		Telephone: (845) 297-2109 Ext. 2025	
Address: 40 Cannon St Suite 2		E-Mail: zenot@bottiniproperties.com	
City/PO: Poughkeepsie		State: NY	Zip Code: 12601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.335 acres	
b. Total acreage to be physically disturbed?		.004 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.335 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
Name:Wappinger Lake, Reason:Protection of natural resource, Agency:Wappinger Falls, Village of, Date:6-29-98 If Yes, identify: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Wappinger Lake, Reason:Protection of natural resource, Agency:Wappinger Falls, Village of, Date:6-29-98
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]	No



VILLAGE OF WAPPINGERS FALLS

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

SIGN PERMIT APPLICATION

Name of Applicant Gobran Nagi
Address 1560 Rte 9
Email JBNagi@gmail.com
Phone 716-435-9373
Owner of Property 1554-1564 Rt 9 LLC
Address ~~King~~ New King St.
Phone 914-448-8300

Location of Property _____
Linear Frontage of building _____ Zoning District _____

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

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

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

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

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

Sign Specifications Type Vinyl Placement Above Store Front
Landscaping Yes No Size of Sign _____ Height _____ Width _____
 Single Faced _____ Double Faced _____ Lighted _____
Material _____ Wood _____ Metal _____ other Durable _____



VILLAGE OF WAPPINGERS FALLS

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

CONSENT FORM

Name of property owner: 1554-1564 Route 9 LLC

Address of property owner: 1 New King St.

City: West Harrison State: NY Zip: 10604

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

(H) 914-448-8300 (C) _____

(W) _____ (Email) _____

Address of site where work is being conducted: 1560 Rt. 9 #03

Wappingers Falls, NY

Description of work: _____

Sign / certificate of occupancy /
change of tenant
pursuant to the attached plans approved by Owner
only

Name of person doing work: Camelot Printing & Signs (John)

Address of person doing work: 822 NY 82

City: Hopewell Junction State: NY Zip: 12533

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

(H) _____ (C) _____

(W) 845-226-4153 (Email) _____

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



Signature of Property Owner

Date Signed



VILLAGE OF WAPPINGERS FALLS

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

APPLICATION FOR PLANNING BOARD REVIEW

Submission Date: _____

Date of Meeting: _____

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

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

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

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

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

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

(Separate Application)



VILLAGE OF WAPPINGERS FALLS

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

APPLICATION FOR PLANNING BOARD REVIEW

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

Date Submitted: _____ Date of Meeting: _____

Property Identification:

Address: 1560 Rt. 9 #003

Zoning District: _____ Existing site area: _____

Owner Information:

Name: 1554 - 1564 Route 9 LLC

Address: 1 New King St.

City: West Harrison State: NY Zip: 10604

Contact Numbers: (H) 914-448-8300 (C) _____

(E-mail) _____

Applicant Information:

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

Name: Gobran Nagi

Address: 4 Beverly Ct.

City: Hopewell Junction State: NY Zip: 12533

Contact Numbers: (H) _____ (C) 716-435-9323

E-mail Address: JBNagi@gmail.com

Lead Design Professional: (If applicable)

(Indicate the primary design professional associated with this application)

Name: N/A

Title: _____

Architect Engineer

Company: _____

Address: _____

Telephone #: _____

E-mail Address: _____



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

Proposed Site:

(Property where improvements are proposed)

Existing Use(s): Vacant

Proposed square footage: 1220

Project Description :*(Please print or type)*

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

No construction is needed. Space was
delivered in perfect shape. Shelving, counter top
and fixtures will be installed by my partner and I

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

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

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


 Signature of Applicant Signed

 Date

Office use only:			
[] FEE : _____	Receipt No. : _____	Cash / Check # _____	Date: _____
Revised by : _____		Revision date : _____	
Zoning Administrator/Code Enforcement Officer			

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Gobran Nagi			
Name of Action or Project: Mr. Exotics			
Project Location (describe, and attach a location map): 1560 Rt. 9 Wappingers Falls, NY			
Brief Description of Proposed Action: Retail Convenience Store			
Name of Applicant or Sponsor: Gobran Nagi		Telephone: 716-435-9323	
		E-Mail: jbnagi@gmail.com	
Address: 4 Beverly Ct			
City/PO: Hopewell Junction		State: NY	Zip Code: 12533
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES ✓
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES ✓
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) Forest <input checked="" type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic Other (specify): _____ <input type="checkbox"/> Parkland			

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Gebran Nagi</u>	Date: _____	
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?	N/A	
2. Will the proposed action result in a change in the use or intensity of use of land?	N/A	
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?	S	
11. Will the proposed action create a hazard to environmental resources or human health?	S	

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.

<p>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.</p> <p>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.</p>	
<hr/> <p style="text-align: center;">Name of Lead Agency</p>	<hr/> <p style="text-align: center;">Date</p>
<hr/> <p style="text-align: center;">Print or Type Name of Responsible Officer in Lead Agency</p>	<hr/> <p style="text-align: center;">Title of Responsible Officer</p>
<hr/> <p style="text-align: center;">Signature of Responsible Officer in Lead Agency</p>	<hr/> <p style="text-align: center;">Signature of Preparer (if different from Responsible Officer)</p>

PART "A"
OWNER AFFIDAVIT

State of NEW YORK
County of WESTCHESTER

CHRISTOPHER H. SANTOMERO being duly sworn, deposes and says:

1. That I/we are the Owner(s) of the within property as described in the foregoing application for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That I/we hereby authorize John for Concret Printing & Copy as Tenant of unit #003 of the premises to act as my/our representative in all matters regarding said application(s), and that I/we have the legal right to make or authorize the making of said application.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action.
4. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application, *noting that this obligation is the responsibility of Tenant per the terms of its lease with Owner.*
5. That I/we understand that I/we and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Village Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Village of Wappingers Falls, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Town Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Village official(s) entering the property for the purpose of conducting inspections.
6. That I/we understand that the Village of Wappingers Falls Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct.

Applicant/Owner

Applicant/Owner

Sworn to before me this 4 day of

October 2023

Notary Public

SAHID A LOYOLA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LO6165629
Qualified in Westchester County
My Commission Expires 05-14-2027

Q - what type of permit are they applying for? let's limit it to that specific permit type

subject to the terms of the lease with tenant and any agreements with third parties

PART "B"
APPLICANT / AGENT AFFIDAVIT

State of New York }
County of Dutchess } ss:

Gobran m Naji being duly sworn, deposes and says:

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

[Signature]
Applicant/Agent

Applicant/Agent

Sworn to before me this 29th day of September, 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



VILLAGE OF WAPPINGERS FALLS

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

APPLICATION FOR PLANNING BOARD REVIEW

Submission Date: _____

Date of Meeting: _____

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

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

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

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

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

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

(Separate Application)



VILLAGE OF WAPPINGERS FALLS

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

APPLICATION FOR PLANNING BOARD REVIEW

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

Date Submitted: _____ Date of Meeting: _____

Property Identification:

Address: 1560 Rt. 9 #003

Zoning District: _____ Existing site area: _____

Owner Information:

Name: 1554 - 1564 Route 9 LLC

Address: 1 New King St.

City: West Harrison State: NY Zip: 10604

Contact Numbers: (H) 914-448-8300 (C) _____

(E-mail) _____

Applicant Information:

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

Name: Gobran Nagi

Address: 4 beverly Ct.

City: Hopewell Junction State: NY Zip: 12533

Contact Numbers: (H) _____ (C) 716-435-9323

E-mail Address: JBNagi@gmail.com

Lead Design Professional: (If applicable)

(Indicate the primary design professional associated with this application)

Name: N/A

Title: _____

Architect Engineer

Company: _____

Address: _____

Telephone #: _____

E-mail Address: _____



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

Proposed Site:

(Property where improvements are proposed)

Existing Use(s): vacant

Proposed square footage: 1220

Project Description :*(Please print or type)*

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

No construction is needed. Space was delivered in perfect shape. Shelving, counter top and fixtures will be installed by my partner and I

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

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

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


 Signature of Applicant Signed

 Date

Office use only:

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

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

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Gobran Nagi			
Name of Action or Project: Mr. Exotics			
Project Location (describe, and attach a location map): 1560 Rt. 9 Wappingers Falls, NY			
Brief Description of Proposed Action: Retail Convenience Store			
Name of Applicant or Sponsor: Gobran Nagi		Telephone: 716-435-9323	
		E-Mail: jbnagi@gmail.com	
Address: 4 Beverly Ct			
City/PO: Hopewell Junction		State: NY	Zip Code: 12533
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES ✓
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES ✓
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	NIA
		✓	
b. Consistent with the adopted comprehensive plan?		✓	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		✓	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	✓		
8. a. Will the proposed action result in a substantial increase in traffic above present levels? 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	✓		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: Shoreline Forest Agricultural/grassland Early mid-successional Wetland			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	✓		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	✓		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems off and storm drains)? If Yes, briefly describe: _____	NO	YES	
	✓		

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

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

PART "A"
OWNER AFFIDAVIT

State of NEW YORK
County of WESTCHESTER

CHRISTOPHER H. SANTOMERO being duly sworn, deposes and says:

1. That I/we are the Owner(s) of the within property as described in the foregoing application for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief. *(see Preliminary)*
2. That I/we hereby authorize John Conelet Printing Co. Tenant of unit #003 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. *with*
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action.
4. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application, *noting that the obligation is the responsibility of tenant*
5. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Village Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Village of Wappingers Falls, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Town Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Village official(s) entering the property for the purpose of conducting inspections. *the responsibility of tenant per the terms of its lease with Owner.*
6. That I/we understand that the Village of Wappingers Falls Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct. *Unit #003 at*

Applicant/Owner

Applicant/Owner

Sworn to before me this 4 day of October 2023

SAHID A LOYOLA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LO6165629
Qualified in Westchester County
My Commission Expires 05-14-2027

Notary Public

Q - what type of permit are they applying for? let's limit it to that specific permit type

subject to other terms of the lease with tenant and any agreements with third parties

PART "B"
APPLICANT / AGENT AFFIDAVIT

State of New York }
County of Dutchess } ss:

Gobran m Nage being duly sworn, deposes and says:

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

[Signature]
Applicant/Agent

Applicant/Agent

Sworn to before me this 29th day of September, 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



VILLAGE OF WAPPINGERS FALLS

Office of Building, Planning & Zoning

2582 South Avenue

Wappingers Falls, NY 12590

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

www.wappingersfallsny.gov

SIGN PERMIT APPLICATION

Name of Applicant Gobran Nagi
Address 1560 Rte 9

Email JBNagi@gmail.com
Phone 716-435-9373

Owner of Property 1554-1564 Rt 9 LLC
Address ~~1560~~ New King St.
Phone 914-448-8300

Location of Property _____

Linear Frontage of building _____ Zoning District _____

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

Sign Design

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

Sign Location

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

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

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

Sign Specifications

Type Vinyl Placement Above Store front

Landscaping Yes No Size of Sign _____ Height _____ Width _____

Single Faced _____ Double Faced _____ Lighted _____

Material _____ Wood _____ Metal _____ other Durable _____



VILLAGE OF WAPPINGERS FALLS

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

CONSENT FORM

Name of property owner: 1554-1564 Route 9 LLC

Address of property owner: 1 New King St.

City: West Harrison State: NY Zip: 10604

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

(H) 914-448-8300 (C) _____

(W) _____ (Email) _____

Address of site where work is being conducted: 1560 Rt. 9 #03

Wappingers Falls, NY

Description of work: _____

Sign / certificate of occupancy /

change of tenent

pursuant to the attached plans approved by Owner

only

Name of person doing work: Camelot Printing & Signs (John)

Address of person doing work: 822 NY 82

City: Hopewell Junction State: NY Zip: 12533

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

(H) _____ (C) _____

(W) 845-226-4153 (Email) _____

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



Signature of Property Owner

Date Signed



VILLAGE OF WAPPINGERS FALLS

Office of Building, Planning & Zoning

2582 South Avenue

Wappingers Falls, NY 12590

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

www.wappingersfallsny.gov

SIGN PERMIT APPLICATION

Name of Applicant Gobran Nagi
Address 1560 Rte 9

Email JBNagi@gmail.com
Phone 716-435-9373

Owner of Property 1554-1564 Rt 9 LLC
Address ~~King~~ 1 New King St.
Phone 914-448-8300

Location of Property _____

Linear Frontage of building _____ Zoning District _____

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

Sign Design

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

Sign Location

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

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

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

Sign Specifications

Type Vinyl Placement Above Store Front

Landscaping ___ Yes No Size of Sign ___ Height ___ Width

Single Faced ___ Double Faced ___ Lighted

Material ___ Wood ___ Metal ___ other Durable



VILLAGE OF WAPPINGERS FALLS

Office of Building, Planning & Zoning
2582 South Avenue

Wappingers Falls, NY 12590

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

E-mail: bmurphy@wappingersfallsny.gov

www.wappingersfallsny.gov

CONSENT FORM

Name of property owner: 1554-1564 Route 9 LLC

Address of property owner: 1 New King St.

City: West Harrison State: NY Zip: 10604

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

(H) 914-448-9300 (C) _____

(W) _____ (Email) _____

Address of site where work is being conducted: 1560 Rt. 9 #03

Wappingers Falls, NY

Description of work: _____

Sign / certificate of occupancy /

change of tenant

pursuant to the attached plans approved by Owner

only

Name of person doing work: Camelot Printing & Signs (John)

Address of person doing work: 922 NY 82

City: Hopewell Junction State: NY Zip: 12533

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

(H) _____ (C) _____

(W) 845-226-4153 (Email) _____

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

Signature of Property Owner

Date Signed



VILLAGE OF WAPPINGERS FALLS

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

CONSENT FORM

Name of property owner: _____

Address of property owner: _____

City: _____ State: _____ Zip: _____

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

(H) _____ (C) _____

(W) _____ (Email) _____

Address of site where work is being conducted: 1601 US-9

Description of work: Interior & exterior renovation of an existing Wendy's Restaurant & exterior signage replacement/re-facing

Name of person doing work: Hillson Contractors

Address of person doing work: 52 Fitzgerald Dr

City: Jaffrey State: NH Zip: 03452

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

(H) _____ (C) _____

(W) 603-532-1132 (Email) Jon@hillsoncontractors.com

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

K Kas

Signature of Property Owner

9/27/23

Date Signed



VILLAGE OF WAPPINGERS FALLS

Office of Building, Planning & Zoning

2582 South Avenue

Wappingers Falls, NY 12590

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

www.wappingersfallsny.gov

SIGN PERMIT APPLICATION

Name of Applicant Luis Montoya
Address 711 S Dearborn Suite 606
Chicago, IL 60605
Email montoya@wgald.com
Phone 312-427-4702 x 214

Owner of Property CKA Management
Address 1050 Wall St W
Lyndhurst, NJ 07071
Phone _____

Location of Property 1601 US-9
Linear Frontage of building 34'-10" **Zoning District** VC

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

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

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

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

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

Sign Specifications **Type** Wall sign and Refacing of freestanding sign **Placement** wall/site
Landscaping Yes No **Size of Sign** 3'-0" **Height** 12'-10" **Width**
 Single Faced Double Faced Lighted
Material Wood Metal metal other Durable

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

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

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

Applicant Name Luis Montoya

Applicant Signature  Date: 10-04-23

Owner of Property Signature  Date: 10/4/23

THIS SECTION TO BE COMPLETED BY THE CODE ENFORCEMENT OFFICER

Sign Permit Granted: Date _____ Permit # issued _____

Permit Fee \$ _____ Receipt # _____ Date _____

Sign Permit Application referred to Planning Board Date _____

Comments: _____



VILLAGE OF WAPPINGERS FALLS

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



APPLICATION FOR PLANNING BOARD REVIEW

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

Date Submitted: _____ Date of Meeting: _____

Property Identification:

Address: 1529 US 9 Wappingers Falls, NY, 12590

Zoning District: Village Commercial Existing site area: VC

Owner Information:

Name: Frank O. Algier

Address: 1839 South Road

City: Wappingers Falls State: NY Zip: 12590

Contact Numbers: (H) 845-298-2926 (C) 845-

(E-mail) _____

Applicant Information:

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

Name: Daniel Meyer

Address: 26 Oakwood Dr

City: Wappingers Falls State: NY Zip: 12590

Contact Numbers: (H) _____ (C) 845-392-8079

E-mail Address: _____

Lead Design Professional: (If applicable)

(Indicate the primary design professional associated with this application)

Name: _____

Title: _____

Architect Engineer

Company: _____

Address: _____

Telephone #: _____

E-mail Address: _____



VILLAGE OF WAPPINGERS FALLS

APPLICATION FOR PLANNING BOARD REVIEW

(Continued)

Proposed Site:

(Property where improvements are proposed)

Existing Use(s): Empty lot

Proposed square footage: _____

Project Description :*(Please print or type)*

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

The lot will be used to meet customers a few hours
out of the day.

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

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

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

Signature of Applicant Signed

9.

Date

Office use only:

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

Revised by : _____
Zoning Administrator/Code Enforcement Officer

Revision date : _____



VILLAGE OF WAPPINGERS FALLS

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

CONSENT FORM

Name of property owner: Frank O. Alger

Address of property owner: 1839 South Rd

City: Wappingers Falls State: NY Zip: 12590

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

(H) _____ (C) 845-298-2926

(W) 845-298-2926 (Email) _____

Address of site where work is being conducted: Parcel # 135601-6158-19-572074

Description of work: parking locksmith truck on property

Name of person doing work: Daniel Meyer

Address of person doing work: 26 Oakwood Dr

City: Wappingers Falls State: NY Zip: 12590

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

(H) _____ (C) 845 392 8079

(W) 845 475 0400 (Email) zoes.locksmith@gmail.com

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

Frank O. Alger
Signature of Property Owner

9/11/2023
Date Signed

PART "A"
OWNER AFFIDAVIT

State of New York }
County of Dutchess } ss:

Frank G. Alger being duly sworn, deposes and says:

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

Frank G. Alger
Applicant/Owner

Applicant/Owner

Sworn to before me this 11th day of

September, 2023.

[Signature]
Notary Public

KIM ASHCRAFT
NOTARY PUBLIC-STATE OF NEW YORK
No. 01AS6286080
Qualified in Dutchess County
My Commission Expires 07-22-2025

PART "B"
APPLICANT / AGENT AFFIDAVIT

State of New York }
County of Dutchess } ss:

Zs Locksmith (Daniel Meyer) being duly sworn, deposes and says:

1. That I/we are the Applicant named in the foregoing application for Planning Board for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at or conducts business at 26 Oakwood Dr in the County of Dutchess and the State of New York.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application.
4. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Village Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Village of Wappingers Falls, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Village Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Village official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Village of Wappingers Falls Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

[Signature]
Applicant/Agent

Applicant/Agent

Sworn to before me this 12th day of September, 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

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information	
ZsLocksmith	
Name of Action or Project: Meet up spot for customers	
Project Location (describe, and attach a location map): Empty lot corner of US 9 and Old Route 9	
Brief Description of Proposed Action: My work van will be parked on the lot to meet with customers for a few hours a day. Then after 5:30pm my work van will be moved.	
Name of Applicant or Sponsor: Daniel Meyer	Telephone: 845-392-8079 E-Mail: zoeslocksmith@gmail.com
Address: 26 Oakwood Dr	
City/PO: Wappinger Falls	State: NY Zip Code: 12590
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?	0.35 acres
b. Total acreage to be physically disturbed?	0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	0.35 acres
4. Check all land uses that occur on, adjoining and near the proposed action.	
Urban	Rural (non-agriculture)
Industrial	<u>Commercial</u>
Residential (suburban)	
Forest Agriculture Parkland	Aquatic
Other (specify): _____	

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <i>Daniel Meyer</i> Date: <i>9-12-2023</i> Signature: <i>[Signature]</i>		

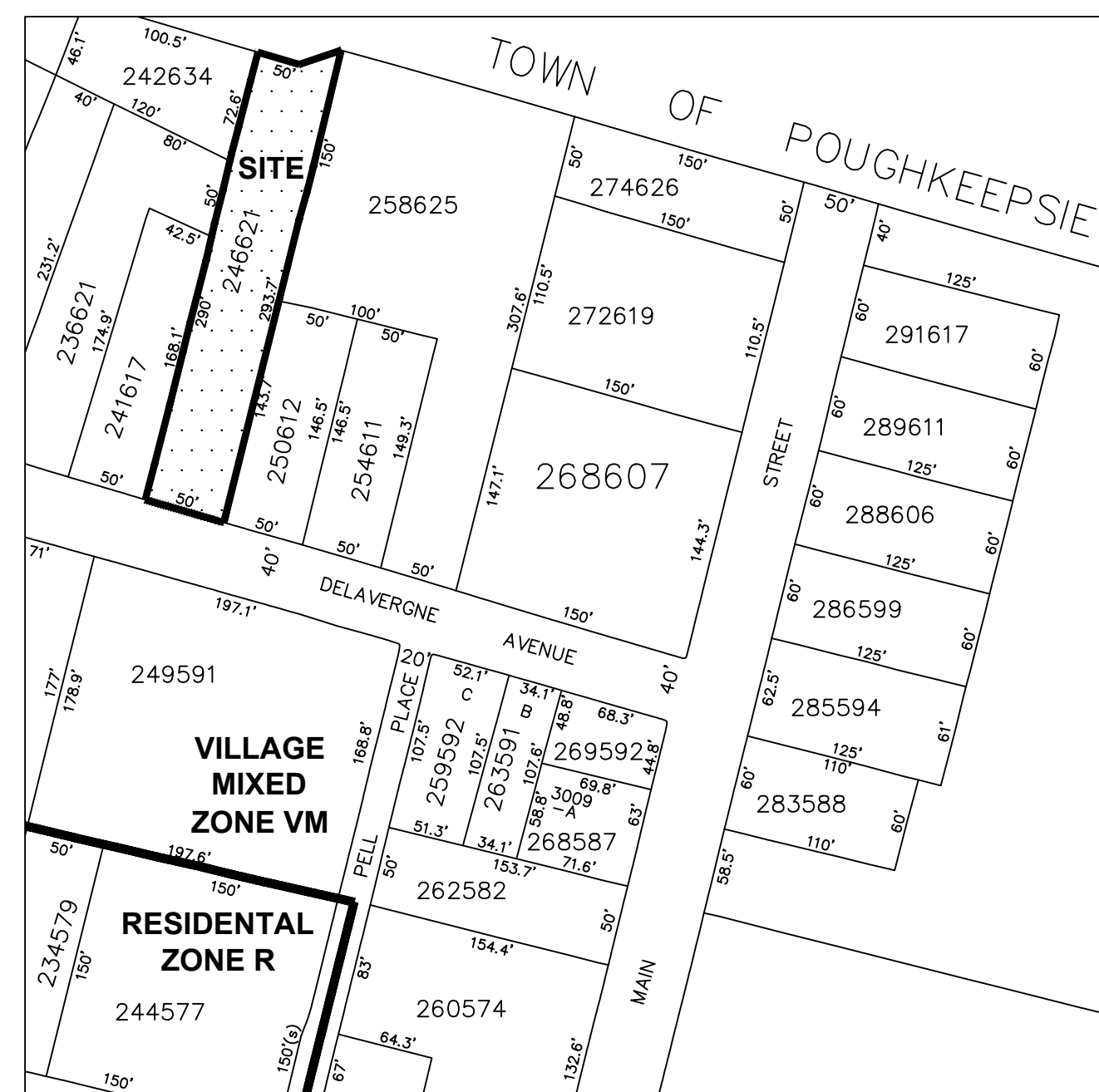
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions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

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

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

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

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



AREA MAP
SCALE: 1" = 100'

OWNERS CERTIFICATION

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

SIGMA-TREMBLAY LLC. DATE

SITE DATA:

OWNER: TOJE DELAVERGNE LLC.
ADDRESS: DELAVERGNE AVE WAPPINGERS FALLS NY, 12590
TAX ID No.: 134601-6158-09-246621
AREA: 14611.5 SF / 0.335 AC
ZONE: VM-VILLAGE MIXED

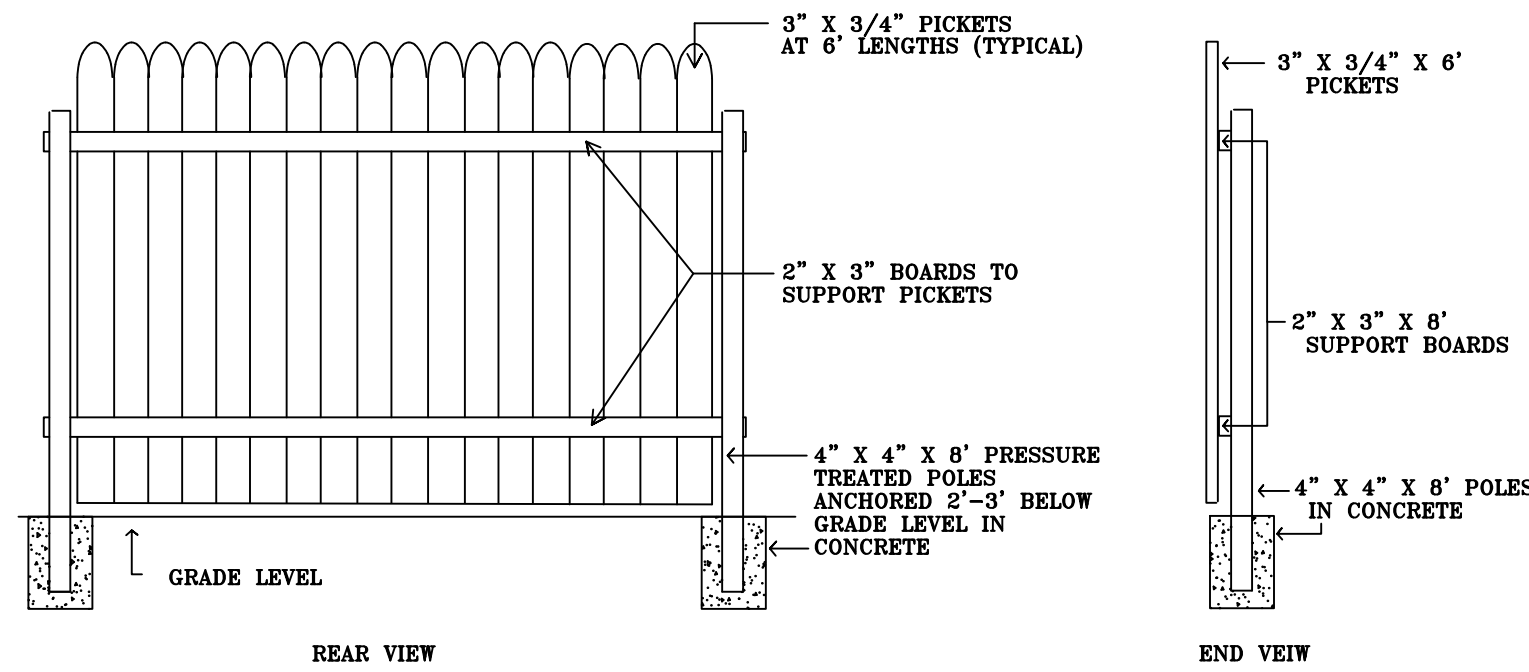
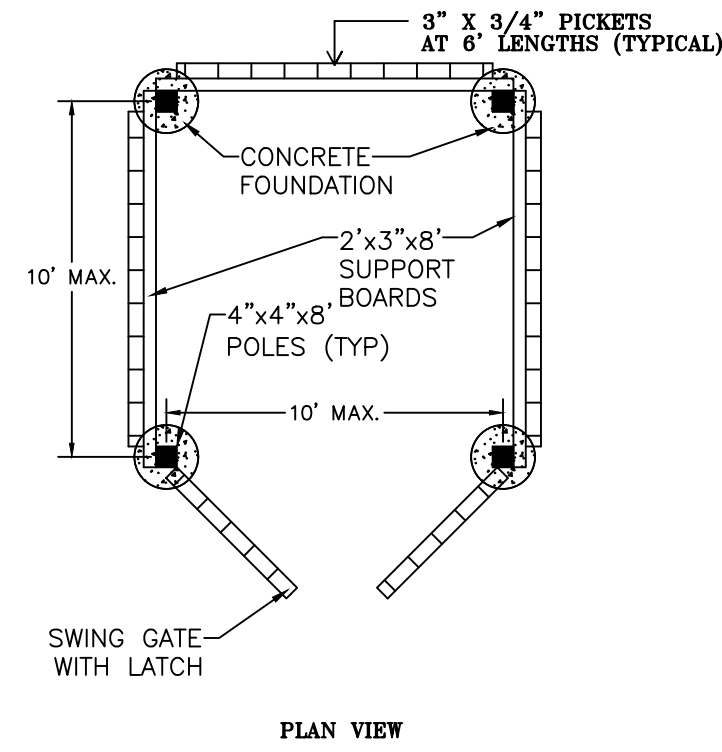
SITE AREA BREAKDOWN:	AREA (SF/AC)	PERCENTAGE
BUILDING:	0	0%
GREENSPACE:	3976.5/0.091	27.2%
IMPERVIOUS:	10635.0/0.244	72.8%

SITE DIMENSIONS:	REQUIRED	PROPOSED
MIN LOT AREA:	N/A	0.335 AC
MAX BUILDING HT.:	3 STORY	N/A
MIN LOT WIDTH:	25 FT	N/A
MIN FRONT SETBACK:	10 FT	N/A
MIN SIDE SETBACK:	0 FT	N/A
MIN REAR SETBACK:	10 FT	N/A
MAX LOT COVERAGE:	75%	72.8%
MIN GREENSPACE:	10%	27.2%

BOUNDARY AND EXISTING CONDITIONS INFORMATION SHOWN HEREON TAKEN FROM A PLAN ENTITLED "SURVEY OF PROPERTY AND TOPOGRAPHIC MAP PREPARED FOR TOJE DELAVERGNE LLC OF THE PREMISES DESIGNATED AS TAX GRID NO. 6158-09-246621 LOCATED ON THE NORTH SIDE OF DELAVERGNE AVENUE IN THE VILLAGE OF WAPPINGERS FALLS TOWN OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK.", PREPARED BY KENNETH B. SALZMANN LAND SURVEYOR, NY LICENCE NO. 49712 DATED 9/23/22

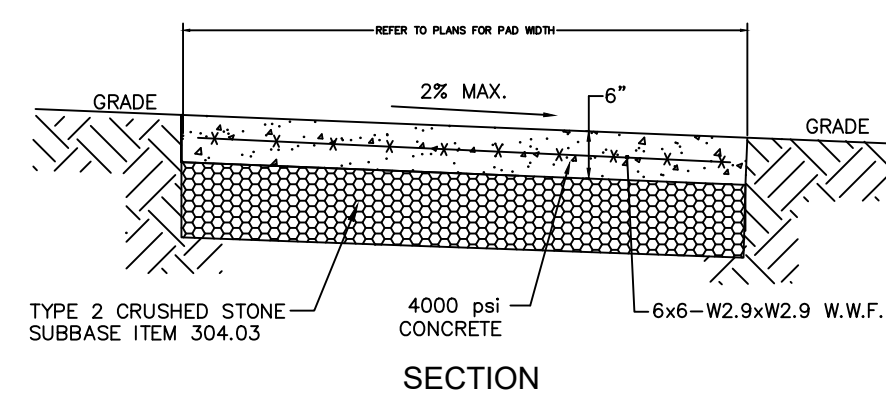
CONTRACTOR SHALL CONTACT "DIG SAFELY NEW YORK" PRIOR TO COMMENCING CONSTRUCTION. 1-800-962-7962. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MARK OUT OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION.

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW



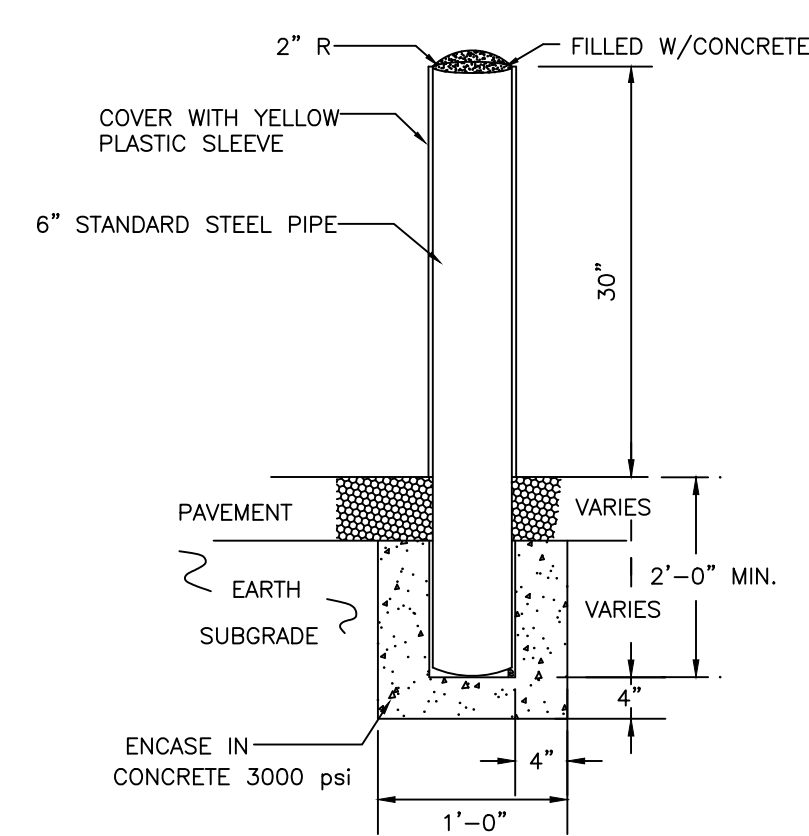
- NOTES:
- EACH POLE SHALL BE SET IN A CONCRETE FOUNDATION A MINIMUM OF 12" IN DIAMETER AND 3'-6" DEEP.
 - ALL CONCRETE FOR POLES SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH AFTER 28 DAYS OF 4,000 PSI.

DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

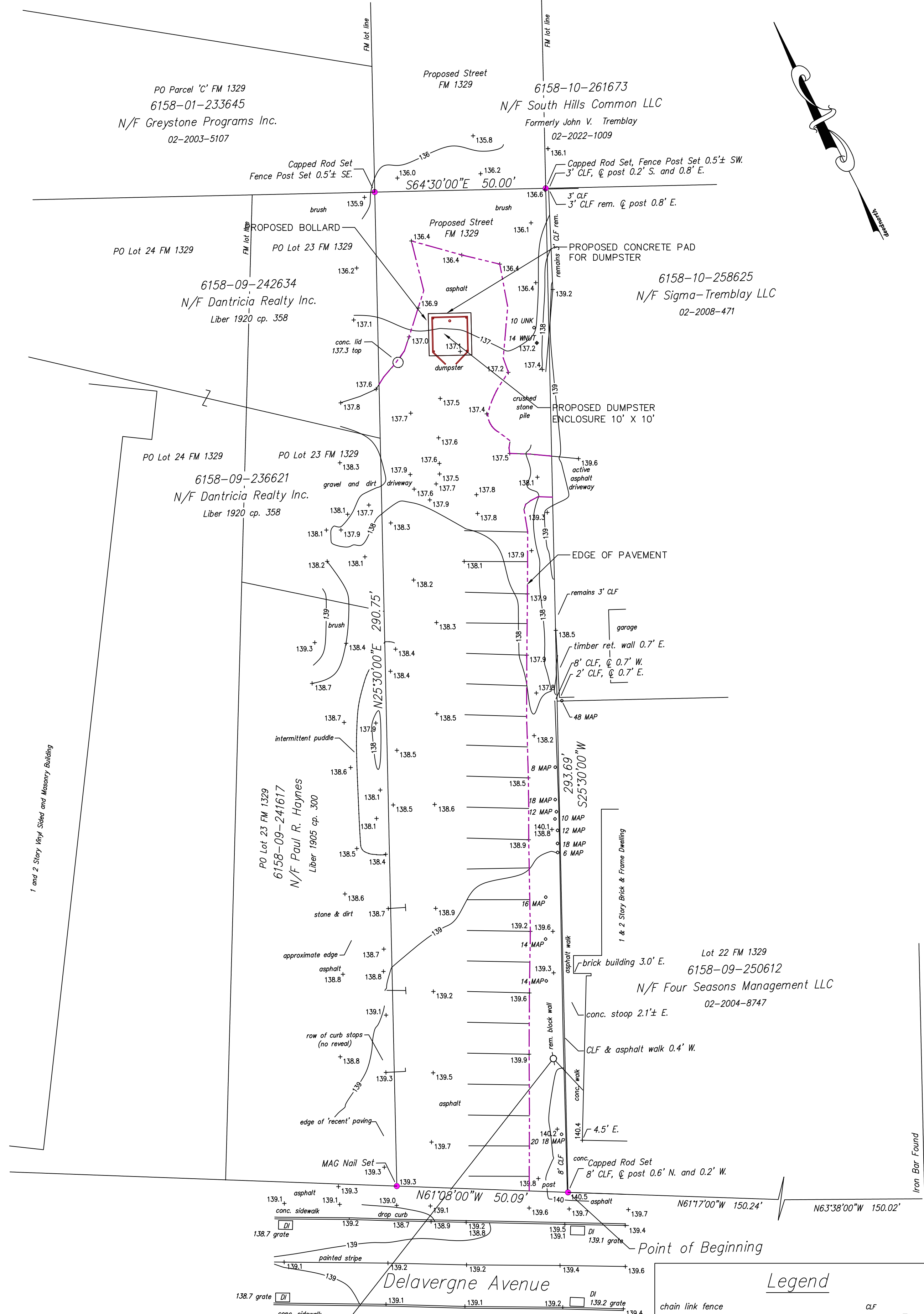


- NOTES:
- SLAB TO BE MONOLITHIC POUR WITH MINIMUM 6" THICKNESS OF 4,000 PSI CONCRETE.
 - REINFORCE WITH 6"x6"/W2.9xW2.9 WELDED WIRE FABRIC.
 - SOIL TO HAVE BEARING CAPACITY MINIMUM 2,500 PSF
 - SLOPE IN ANY DIRECTION TO NOT EXCEED 2% SIZE

CONCRETE PAD DETAIL
NOT TO SCALE



BOLLARD DETAIL
NOT TO SCALE



Legend

- chain link fence
- common ownership
- concrete
- contour
- curb
- dead
- fence
- now or formerly
- overhead wires
- part of
- property line
- remains
- shortened line
- sign
- spot grade
- top curb / bottom of curb
- tree and size
- utility pole

LAWRENCE J. PAGGI, PE, PC
CONSULTING ENGINEERING
43 BROAD STREET
FISHKILL, NEW YORK 12524
TELEPHONE: (845) 897-2375

DATE	BY	REVISIONS
PRELIMINARY		
CHECKED BY	CRP	
DRAWN BY	JML	

TOJE DELAVERGNE LLC.
DELAVERGNE AVE, WAPPINGERS FALLS, NY 12590
VILLAGE OF WAPPINGERS FALLS
COUNTY OF DUTCHESS, STATE OF NEW YORK
AMENDED SITE PLAN

DATE: **OCTOBER 04, 2023**
SCALE: **1" = 20'**
JOB NUMBER:
SHEET NUMBER:

C100
1 OF 1



VILLAGE OF WAPPINGERS FALLS

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

APPLICATION FOR PLANNING BOARD REVIEW

Submission Date: _____

Date of Meeting: _____

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

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

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

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

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

- PDF Emailed to Building Dept. and ~~Ten (10)~~ ^{Five (5)} hard copy sets of construction/site/elevation/plans - Engineer drawings showing all areas to be affected. Or a sketch of the proposed floor plan layout (*All sets of plans must be folded*)
- Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.)
- Consent Form (*The applicant must provide consent form, from homeowner authorizing him/her to file for Planning Review*)
- Application fee
- Application for proposed sign - Including Renderings/sketch of proposed sign/ Elevation/size/ exact color samples.

(Separate Application)



VILLAGE OF WAPPINGERS FALLS

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

APPLICATION FOR PLANNING BOARD REVIEW

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

Date Submitted: _____ Date of Meeting : _____

Property Identification:

Address: _____

Zoning District: _____ Existing site area: _____

Owner Information:

Name : _____

Address : _____

City: _____ State: _____ Zip: _____

Contact Numbers: (H) _____ (C) _____

(E-mail) _____

Applicant Information:

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

Name : _____

Address: _____

City: _____ State: _____ Zip: _____

Contact Numbers: (H) _____ (C) _____

E-mail Address: _____

Lead Design Professional: (If applicable)

(Indicate the primary design professional associated with this application)

Name: _____

Title: _____

Architect Engineer

Company: _____

Address: _____

Telephone # : _____

E-mail Address: _____



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

Proposed Site:

(Property where improvements are proposed)

Existing Use(s): _____

Proposed square footage: _____

Project Description :*(Please print or type)*

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

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

Five (5)

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

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

Signature of Applicant Signed

Date

Office use only:

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

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

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

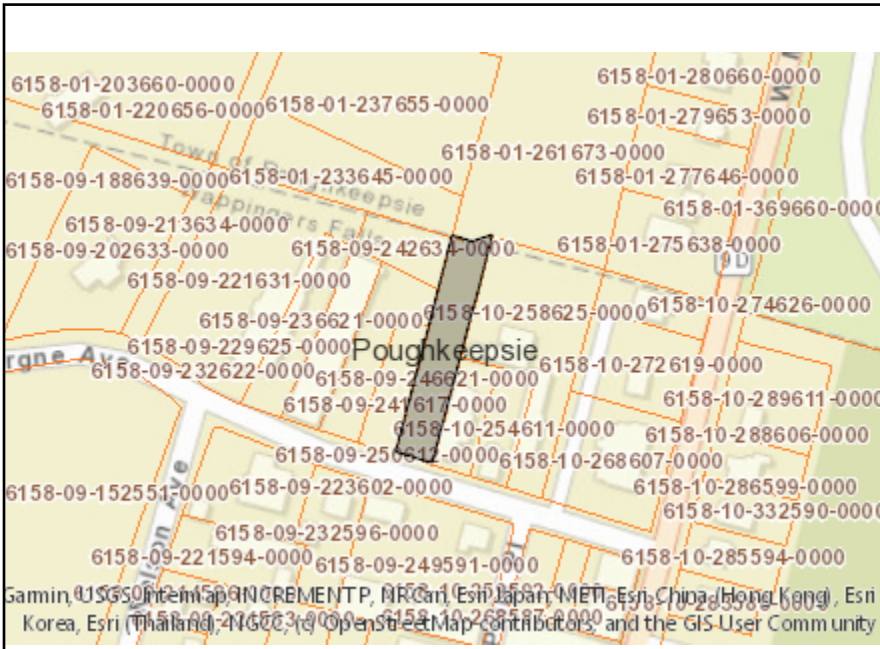
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)			
<input type="checkbox"/> Forest Agriculture Aquatic Other(Specify):			
<input type="checkbox"/> Parkland			

<p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</p> <p>If Yes, identify: _____</p>	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation services available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p>_____</p> <p>_____</p>	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If No, describe method for providing potable water: _____</p> <p>_____</p>	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If No, describe method for providing wastewater treatment: _____</p> <p>_____</p>	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
<p>12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?</p> <p>b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?</p>	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
<p>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?</p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p> <p>_____</p> <p>_____</p>	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: _____ Title: _____		



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]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Wappinger Lake, Reason:Protection of natural resource, Agency:Wappinger Falls, Village of, Date:6-29-98
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]	No

LAWRENCE J. PAGGI, PE, PC

Consulting Engineering

43 Broad Street
Fishkill, New York 12524

Phone 845 897 2375

Fax 845 897 2239

E-mail admin@paggiengineers.com

October 4, 2023

Tom Morris, Chairperson
Village of Wappingers Falls
7 Spring Street
Wappingers Falls, New York 12590

Re: Delavergne Avenue
Proposed Site Plan
Tax Grid No.: 134601-6158-09-246621

Dear Chairman Morris and Members of the Board:

Please find enclosed five (5) copies of the proposed Site Plan, Site Plan Application, and Short EAF for the above reference property. This information is submitted for review by the Planning Board Members and its consultants, and the Applicant respectfully requests that this matter be placed on the November 2nd Agenda for the Board's consideration. It is noted that the required fee and escrow payment shall be made immediately upon receipt of the required amounts from the Village Building Inspector.

With the submitted information, the Applicant is proposing to provide a refuse enclosure to adequately shield and protect an existing refuse container on the subject property, which is currently utilized as a parking lot. It is noted that there is an existing blanket easement over the property which grants ingress/egress and utility rights to adjacent properties. Based on our understanding of the easement, the proposed enclosure does not appear to impact any rights afforded by the easement. The Applicant is in the process of investigating the details of the easement further, and any information that is obtained can be provided to the Village if needed.

If you require any further information or have any questions relative to the above, please do not hesitate to contact our office.

Sincerely,



Christian R. Paggi, PE
Principal

Enclosures



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

Proposed Site:

(Property where improvements are proposed)

Existing Use(s): Parking

Proposed square footage: 14611.5- sf

Project Description : *(Please print or type)*

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

Addition of a dumpster enclosure to existing parking lot. Enclosure to sit on a new concrete pad at the north end of the existing asphalt area

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

- Five (5) ~~Ten (10)~~ sets of plans.
- Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.)
- Consent Form
- Application for proposed sign
- Application Fee
- Proof that the taxes, utility bills and fines for the property are paid in full.

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



 Signature of Applicant Signed

10/16/2023

 Date

Office use only:

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

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

PART "A"
OWNER AFFIDAVIT

State of New York)
County of Dutchess) ss:

Toje Delavergne LLC being duly sworn, deposes and says:

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

[Signature]
Applicant/Owner

Applicant/Owner

Sworn to before me this 16th day of October, 2023.

Jacqueline A. Plumer
Notary Public

JACQUELINE A PLUMER
Notary Public - State of New York
No. 01PL6367823
Qualified in Dutchess County
My Commission Expires 11/27/2025

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
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? Pied-billed Grebe, Indiana Bat	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>MARK SOTTINI</u>		Date: <u>10/16/2025</u>
Signature: <u>[Signature]</u>		Title: <u>Manager member</u>

LAWRENCE J. PAGGI, PE, PC

Consulting Engineering

43 Broad Street
Fishkill, New York 12524

Phone 845 897 2375

Fax 845 897 2239

E-mail admin@paggiengineers.com

October 4, 2023

Tom Morris, Chairperson
Village of Wappingers Falls
7 Spring Street
Wappingers Falls, New York 12590

Re: 2781 & 2785 West Main Street
Lot Line Realignment
Tax Grid No.: 134601-6158-10-255570 & 260574

Dear Chairman Morris and Members of the Board:

Please find enclosed five (5) copies of the Lot Line Realignment Plan for the above reference property. This information is submitted for review by the Planning Board Members and its consultants, and the Applicant respectfully requests that this matter be placed on the November 2nd Agenda for discussion.

This information is submitted as a continuation of an open application, which is intended to alter existing lot lines for the properties located at 2781 and 2785 West Main Street so that each building will be located on a separate lot. Currently, portions of the two buildings are bisected by existing property lines. As previously submitted, no action is proposed with this application other than "correcting" a parcel boundary to reflect actual existing conditions.

It is acknowledged that the mentioned application has been open for an extended period of time, with the Applicant last appearing before the Planning Board on December 6th, 2018, where it was determined that two additional area variances were required to accomplish the proposed lot line alteration. Those area variances were subsequently obtained from the Village Zoning Board of Appeals on May 7, 2019. Relative to SEQRA, and as indicated in the December 4, 2018 comment letter from the Village Planner, Michele Robinson Greig (attached), the Planning Board adopted a lead agency intent resolution for the project on December 7, 2017 and circulated to the ZBA, which was identified as the only other involved agency.

If the Board is inclined to consider action on the previously submitted/open application, it appears that the Board may be in a position to make a SEQR determination since Lead Agency intent has already been circulated. It is also mentioned in the aforementioned letter from the Village Planner that a public hearing appears to be required.

We thank you for your consideration and look forward to reconnecting on this project with you at your November meeting.

Sincerely,



Christian R. Paggi, PE
Senior Engineer

Enclosures



FOUR CORNERS
PLANNING

45 Montgomery Street
Tivoli, NY 12583
845.757.1017
greig@hvc.rr.com

Innovative Planning
for Traditional Towns

To: Tom Morris, Chairman
Village of Wappingers Falls Planning Board

From: Michèle Robinson Greig, AICP

Date: December 4, 2018

Subject: 2781 and 2785 West Main Street Lot Line Alteration

For the captioned project we have reviewed a Sketch Plan prepared by Lawrence J. Paggi, PE, PC dated November 21, 2018, and correspondence from Lawrence J. Paggi dated November 21, 2018. We offer the following comments for the Planning Board's consideration. These comments should not be considered all inclusive. We may have additional comments as further information is provided for our review.

1. **Proposed Project.** The applicant proposes a lot line alteration between two parcels located at 2781 and 2785 West Main Street. The current parcel boundary bisects a portion of the 1 story building on the larger parcel (Lot No. 2) and a portion of the 2 story building on the smaller lot (Lot 1). The intent of the lot line alteration is to locate each building on a separate lot. Proposed lots would be ± 0.53 acres and ± 0.04 acres in size. The parcels are located in the Village Mixed (VM) District. The project requires Subdivision approval from the Planning Board.
2. **SEQR.** The proposed project is an Unlisted action under SEQR. Involved agencies include the Village of Wappingers Falls Zoning Board of Appeals (ZBA). The Planning Board adopted a lead agency intent resolution for the project on December 7, 2017, and circulated to the ZBA.
3. **Area Variances.**
 - (a) The project has already received a number of area variances from the ZBA. It requires the following additional area variances:
 - An area variance to allow 100% lot coverage for Lot 1, where a maximum of 75% is allowed. (Note that the existing Lot 1 appears to include a landscaped area along North Street, so lot coverage on this lot is being reduced by the proposed lot line alteration, and therefore an area variance is required.)
 - An area variance to allow 0% greenspace on Lot 2, where a minimum of 10% is required.

- (b) We have discussed the project with the Village's Zoning Enforcement Officer and conclude that the remaining area variances listed by the applicant are not required for the following reasons:
- The applicant identifies the need for an area variance to allow 97% lot coverage for Lot 2, where a maximum of 75% is allowed, and to allow 2.8% greenspace for Lot 2, where a minimum of 10% is required. However, the existing Lot 2 appears to be entirely covered in impervious surfaces (i.e., 100% lot coverage and 0% greenspace). The proposed lot line alteration will add the landscaped area along North Street to Lot 2, and lot coverage will therefore be reduced from 100% to 97%, while greenspace will be increased from 0% to 2.8%. Since the proposed lot line alteration will bring the lot into greater conformities with the Zoning Law (i.e., it will reduce the amount of the non-conformity), area variances for lot coverage and greenspace are not required for this lot.
 - The applicant identifies the need for area variances for the secondary front yard setbacks for both Lots 1 and 2. However, these setbacks are preexisting non-conformities that will not be increased as a result of the proposed lot line alteration, and therefore area variances for these conditions are not required.
4. **Subdivision Plat Revisions.** The names and addresses of the owners of record should be included on the Plat.
 5. **Outdoor Lighting.** Section 151-12D(10)(a) of the Zoning Law requires that "All outdoor lighting fixtures that do not conform to the provisions herein shall be deemed nonconforming and shall be brought into compliance with the provisions of this section within three years from the effective date of this code, and such lapse of time shall be deemed sufficient to amortize the cost thereof." The code was adopted in July 2018, so it appears that all existing outdoor lighting on the parcels must be brought into compliance with the current standards.
 6. **Signage.** Section 151-25M requires that all signs that do not conform to the provisions of the Zoning Law are required to be brought into compliance within three years from the effective date of the Zoning Law (this amendment was adopted September 30, 2015). It appears that nonconforming signs on the parcels must be brought into compliance with the current standards.
 7. **Public Hearing.** A public hearing on the subdivision application is required.

cc: Nancy Clark, P.E., and Christian T. Moore, P.E., KC Engineering & Land Surveying, P.C.



VILLAGE OF WAPPINGERS FALLS

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

APPLICATION FOR PLANNING BOARD REVIEW

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

Date Submitted: _____ Date of Meeting: _____

Property Identification:

Address: 2781-2785 W MAIN ST WAPPINGERS FALLS NY

Zoning District: VM Existing site area: .57

Owner Information:

Name: 2781 WEST MAIN LLC + TOJE REALTY

Address: 18 CLINTON ST

City: WAPPINGERS FALLS State: NY Zip: 12590

Contact Numbers: (H) 914-475-7020 (C) 914-475-7020

(E-mail) PJSASS@AOL.COM

Applicant Information:

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

Name: JOEL SASSER

Address: 18 CLINTON ST

City: WAPPINGERS FALLS State: NY Zip: 12590

Contact Numbers: (H) 914-475-7020 (C) 914-475-7020

E-mail Address: PJSASS@AOL.COM

Lead Design Professional: (If applicable)

(Indicate the primary design professional associated with this application)

Name: ROBERT V. OSWALD

Title: LAND SURVEYOR

Architect Engineer

Company: _____

Address: 175 WALSH RD Lagrangeville NY 12540

Telephone #: 845-226-6436

E-mail Address: _____

VILLAGE OF WAPPINGERS FALLS

APPLICATION FOR PLANNING BOARD REVIEW

(Continued)



Proposed Site:

(Property where improvements are proposed)

Existing Use(s): BOTTINI Fuel GARAGE / OFFICE SPACE / RESIDENTIAL

Proposed square footage: NO CHANGE

Project Description : *(Please print or type)*

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

NO PHYSICAL CHANGE. LOT LINE RE-ALIGNMENT TO CLEAN UP EXISTING LOT LINES.

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

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

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

[Signature]
Signature of Applicant
Signed

11/7/17
Date

Office use only:

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

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

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Lot 1
Lot 2

Part 1 - Project and Sponsor Information	
2781-2785 W. MAIN LLC	
Name of Action or Project: BOTTINI LOT LINE RE-ALIGNMENT	
Project Location (describe, and attach a location map): - 2781 - 2 STORY OFFICE + RESIDENTIAL CORNER OF NORTH ST + W. MAIN 2785 - 1 STORY MAINTENANCE GARAGE AND PARKING AREA.	
Brief Description of Proposed Action: REALIGN LOT LINES TO MAKE: LOT 1 A SEPARATE PARCEL OF A 2 STORY OFFICE/RESIDENTIAL SEPARATE FROM LOT 2, A MAINTENANCE GARAGE + PARKING LOT. NO PHYSICAL CHANGES	
Name of Applicant or Sponsor: 2781 WEST MAIN LLC	Telephone: 914-425-7020 E-Mail: PJSASS@POL.COM
Address: 18 CLINTON ST	
City/PO: WAPPINGERS FALLS	State: NY Zip Code: 12590
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	NO YES <input checked="" type="checkbox"/> <input type="checkbox"/> D
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: Z.B.A.	NO YES <input checked="" type="checkbox"/> <input type="checkbox"/> D
3.a. Total acreage of the site of the proposed action? _____ .57 acres	
b. Total acreage to be physically disturbed? _____ 0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .75 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland	

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/> D	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> D
b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/> D	<input checked="" type="checkbox"/> (M)	<input checked="" type="checkbox"/> D
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input checked="" type="checkbox"/> D	<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> D
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> D
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/> D	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/> D	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>n/a</u>	<input checked="" type="checkbox"/> D	<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>currently connected</u>	<input checked="" type="checkbox"/> D	<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>currently connected</u>	<input checked="" type="checkbox"/> D	<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> D
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> (M)
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?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> D
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> D
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
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?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> D
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <u>NO</u> DYES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> D
b. Will storm water discharges be directed to established conveyance systems (off and storm drains)? If Yes, briefly describe: _____		<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	NO	YES D
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES D
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES D
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Jeff [unclear]</u> Date: <u>11/21/17</u></p> <p>Signature: _____</p>		

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?	NO	D
2. Will the proposed action result in a change in the use or intensity of use of land?	NO	D
3. Will the proposed action impair the character or quality of the existing community?	NO	D
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	NO	D
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?	NO	D
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?	NO	D
7. Will the proposed action impact existing:	NO	D
a. public / private water supplies?	D	D
b. public / private wastewater treatment utilities?	D	D
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	NO	D
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	NO	D

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

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.

D	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.
D	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)

LAWRENCE J. PAGGI, PE, PC

Consulting Engineering

43 Broad Street
Fishkill, New York 12524

Phone 845 897 2375

Fax 845 897 2239

E-mail admin@paggiengineers.com

October 4, 2023

Tom Morris, Chairperson
Village of Wappingers Falls
7 Spring Street
Wappingers Falls, New York 12590

Re: 2781 & 2785 West Main Street
Lot Line Realignment
Tax Grid No.: 134601-6158-10-255570 & 260574

Dear Chairman Morris and Members of the Board:

Please find enclosed five (5) copies of the Lot Line Realignment Plan for the above reference property. This information is submitted for review by the Planning Board Members and its consultants, and the Applicant respectfully requests that this matter be placed on the November 2nd Agenda for discussion.

This information is submitted as a continuation of an open application, which is intended to alter existing lot lines for the properties located at 2781 and 2785 West Main Street so that each building will be located on a separate lot. Currently, portions of the two buildings are bisected by existing property lines. As previously submitted, no action is proposed with this application other than “correcting” a parcel boundary to reflect actual existing conditions.

It is acknowledged that the mentioned application has been open for an extended period of time, with the Applicant last appearing before the Planning Board on December 6th, 2018, where it was determined that two additional area variances were required to accomplish the proposed lot line alteration. Those area variances were subsequently obtained from the Village Zoning Board of Appeals on May 7, 2019. Relative to SEQRA, and as indicated in the December 4, 2018 comment letter from the Village Planner, Michele Robinson Greig (attached), the Planning Board adopted a lead agency intent resolution for the project on December 7, 2017 and circulated to the ZBA, which was identified as the only other involved agency.

If the Board is inclined to consider action on the previously submitted/open application, it appears that the Board may be in a position to make a SEQR determination since Lead Agency intent has already been circulated. It is also mentioned in the aforementioned letter from the Village Planner that a public hearing appears to be required.

We thank you for your consideration and look forward to reconnecting on this project with you at your November meeting.

Sincerely,



Christian R. Paggi, PE
Senior Engineer

Enclosures



FOUR CORNERS
PLANNING

45 Montgomery Street
Tivoli, NY 12583
845.757.1017
greig@hvc.rr.com

Innovative Planning
for Traditional Towns

To: Tom Morris, Chairman
Village of Wappingers Falls Planning Board

From: Michèle Robinson Greig, AICP

Date: December 4, 2018

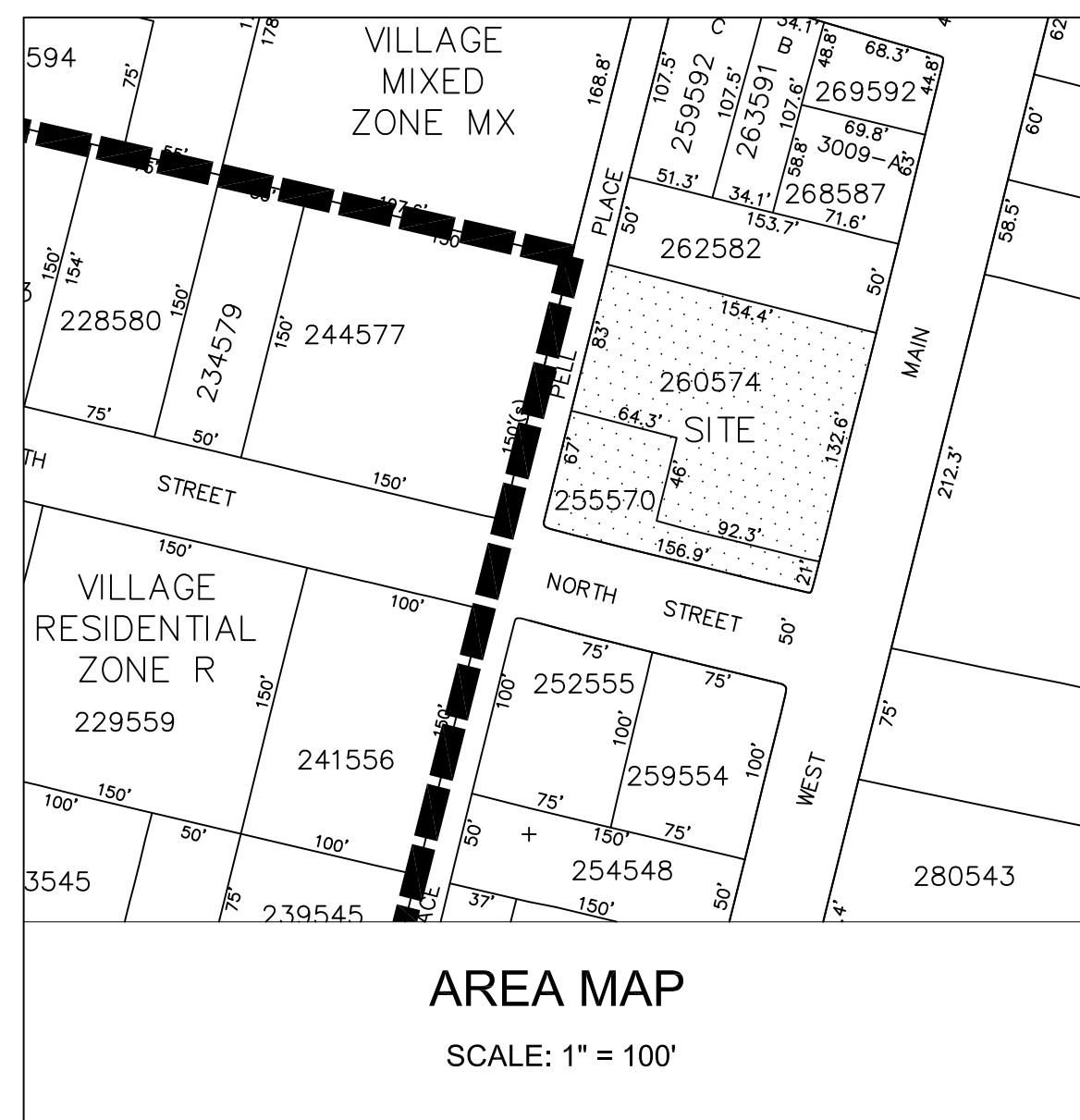
Subject: 2781 and 2785 West Main Street Lot Line Alteration

For the captioned project we have reviewed a Sketch Plan prepared by Lawrence J. Paggi, PE, PC dated November 21, 2018, and correspondence from Lawrence J. Paggi dated November 21, 2018. We offer the following comments for the Planning Board's consideration. These comments should not be considered all inclusive. We may have additional comments as further information is provided for our review.

1. **Proposed Project.** The applicant proposes a lot line alteration between two parcels located at 2781 and 2785 West Main Street. The current parcel boundary bisects a portion of the 1 story building on the larger parcel (Lot No. 2) and a portion of the 2 story building on the smaller lot (Lot 1). The intent of the lot line alteration is to locate each building on a separate lot. Proposed lots would be ± 0.53 acres and ± 0.04 acres in size. The parcels are located in the Village Mixed (VM) District. The project requires Subdivision approval from the Planning Board.
2. **SEQR.** The proposed project is an Unlisted action under SEQR. Involved agencies include the Village of Wappingers Falls Zoning Board of Appeals (ZBA). The Planning Board adopted a lead agency intent resolution for the project on December 7, 2017, and circulated to the ZBA.
3. **Area Variances.**
 - (a) The project has already received a number of area variances from the ZBA. It requires the following additional area variances:
 - An area variance to allow 100% lot coverage for Lot 1, where a maximum of 75% is allowed. (Note that the existing Lot 1 appears to include a landscaped area along North Street, so lot coverage on this lot is being reduced by the proposed lot line alteration, and therefore an area variance is required.)
 - An area variance to allow 0% greenspace on Lot 2, where a minimum of 10% is required.

- (b) We have discussed the project with the Village's Zoning Enforcement Officer and conclude that the remaining area variances listed by the applicant are not required for the following reasons:
- The applicant identifies the need for an area variance to allow 97% lot coverage for Lot 2, where a maximum of 75% is allowed, and to allow 2.8% greenspace for Lot 2, where a minimum of 10% is required. However, the existing Lot 2 appears to be entirely covered in impervious surfaces (i.e., 100% lot coverage and 0% greenspace). The proposed lot line alteration will add the landscaped area along North Street to Lot 2, and lot coverage will therefore be reduced from 100% to 97%, while greenspace will be increased from 0% to 2.8%. Since the proposed lot line alteration will bring the lot into greater conformities with the Zoning Law (i.e., it will reduce the amount of the non-conformity), area variances for lot coverage and greenspace are not required for this lot.
 - The applicant identifies the need for area variances for the secondary front yard setbacks for both Lots 1 and 2. However, these setbacks are preexisting non-conformities that will not be increased as a result of the proposed lot line alteration, and therefore area variances for these conditions are not required.
4. **Subdivision Plat Revisions.** The names and addresses of the owners of record should be included on the Plat.
 5. **Outdoor Lighting.** Section 151-12D(10)(a) of the Zoning Law requires that "All outdoor lighting fixtures that do not conform to the provisions herein shall be deemed nonconforming and shall be brought into compliance with the provisions of this section within three years from the effective date of this code, and such lapse of time shall be deemed sufficient to amortize the cost thereof." The code was adopted in July 2018, so it appears that all existing outdoor lighting on the parcels must be brought into compliance with the current standards.
 6. **Signage.** Section 151-25M requires that all signs that do not conform to the provisions of the Zoning Law are required to be brought into compliance within three years from the effective date of the Zoning Law (this amendment was adopted September 30, 2015). It appears that nonconforming signs on the parcels must be brought into compliance with the current standards.
 7. **Public Hearing.** A public hearing on the subdivision application is required.

cc: Nancy Clark, P.E., and Christian T. Moore, P.E., KC Engineering & Land Surveying, P.C.



BOUNDARY AND EXISTING CONDITIONS INFORMATION SHOWN HEREON TAKEN FROM A PLAN ENTITLED "PROPOSED LOT LINE REALIGNMENT FOR THE LANDS OF 2781 WEST MAIN LLC", PREPARED BY ROBERT V. OSWALD LAND SURVEYING, DATED 6/21/17

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW

SITE DATA:

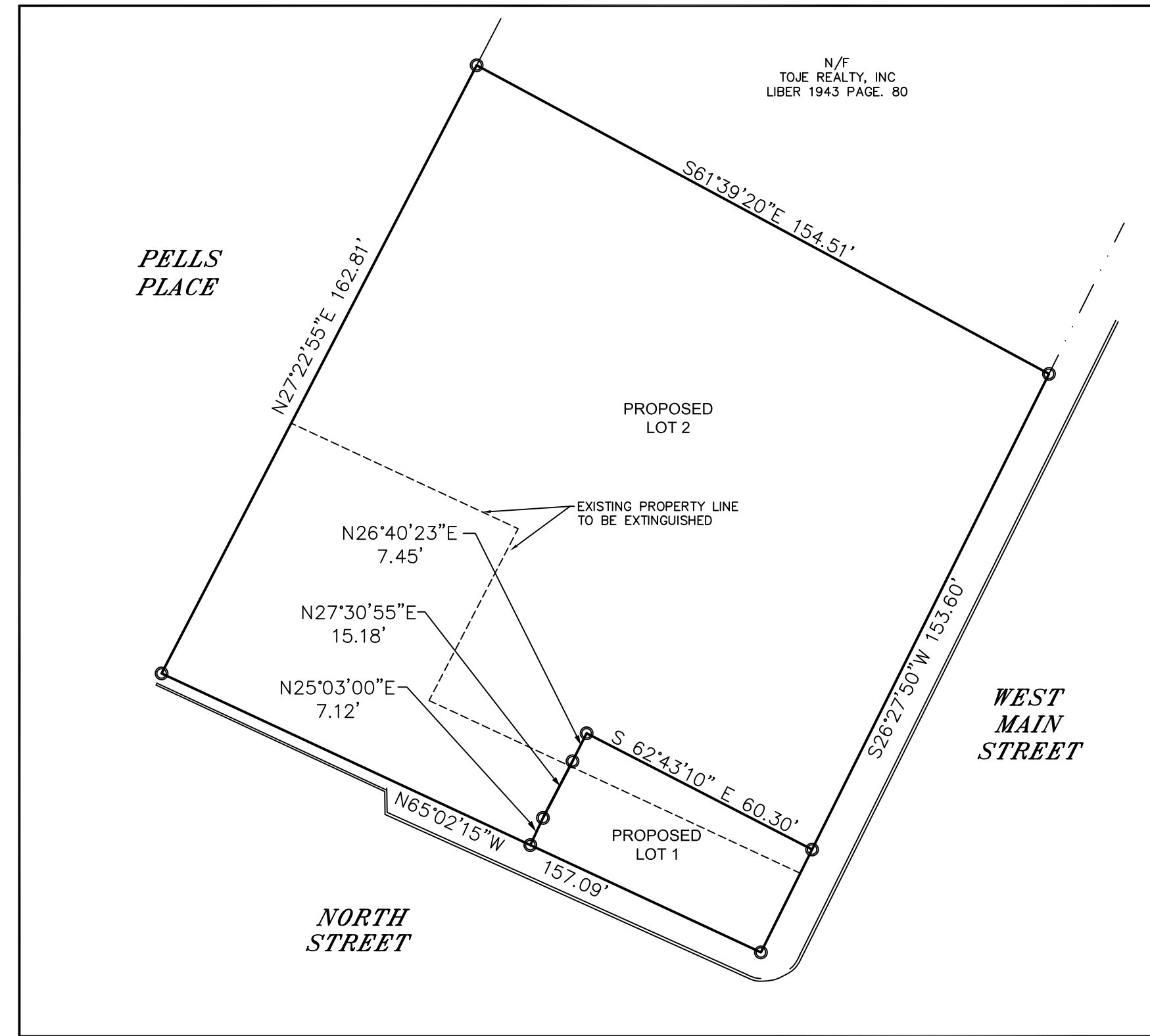
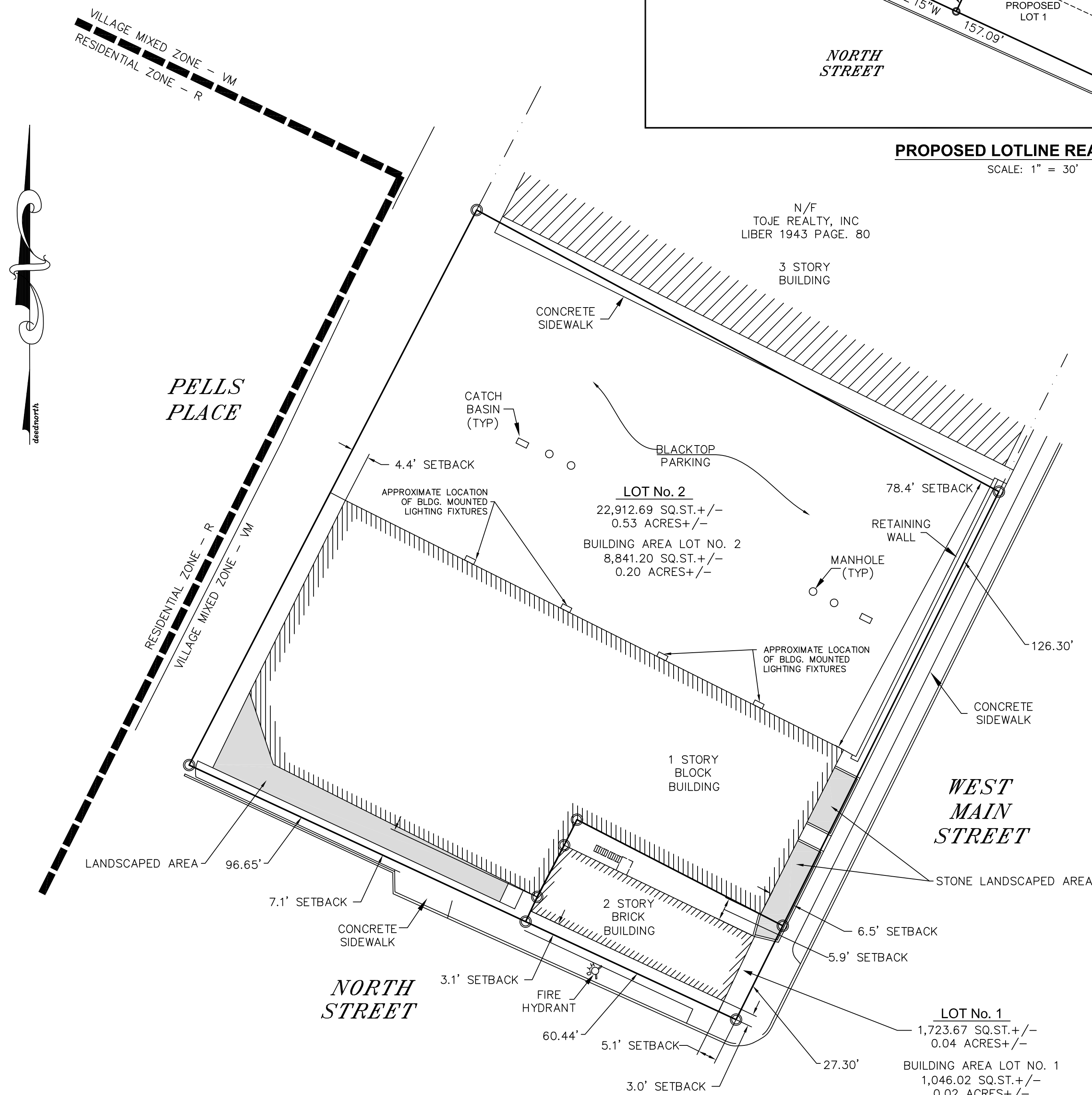
	LOT 1	LOT 2
ADDRESS:	2781 WEST MAIN STREET	2785 WEST MAIN STREET
OWNER:	2781 WEST MAIN STREET, LLC 18 CLINTON STREET WAPPINGERS FALLS, NY 12590	TOJE REALTY, INC. 18 CLINTON STREET WAPPINGERS FALLS, NY 12590
TAX ID No.:	134601-6158-10-255570	134601-6158-10-260574
AREA:		
CURRENT:	0.14 AC	0.43 AC
PROPOSED:	0.04 AC	0.53 AC
ZONE:	VM-VILLAGE MIXED	VM-VILLAGE MIXED

SITE DIMENSIONS	REQUIRED	PROPOSED	PROPOSED
	VILLAGE MIXED	LOT 1	LOT 2
MIN LOT AREA:	N/A	0.04 AC	0.53 AC
MAX BUILDING HT.:	2 STORIES	2 STORIES	1 STORY
MIN LOT WIDTH:	25 FT.	27.3 FT.	125.3 FT.
MIN FRONT SETBACK:			
PRIMARY:	10 FT.	5.1 FT.*	6.5 FT.*
SECONDARY:	10 FT.	3.0 FT.**	7.1 FT.**
MIN SIDE SETBACK:	0 FT.	5.9 FT.	0 FT.
MIN REAR SETBACK:	10 FT.	0 FT.*	4.4 FT.*
MAX LOT COVERAGE:	75%	100%**	97%**
BUILDING COVERAGE:	N/A	61%	39%
MIN. GREENSPACE:	10%	0%**	2.8%**

* VARIANCES PREVIOUSLY GRANTED BY THE VILLAGE ZONING BOARD:

- VARIANCE TO ALLOW 5.1 FT. PRIMARY FRONT SETBACK FOR LOT 1 GRANTED ON 10/10/17
- VARIANCE TO ALLOW 6.5 FT. PRIMARY FRONT SETBACK FOR LOT 2 GRANTED ON 10/10/17
- VARIANCE TO ALLOW 0 FT. REAR SETBACK FOR LOT 1 GRANTED ON 10/10/17
- VARIANCE TO ALLOW 4.4 FT. REAR SETBACK FOR LOT 2 GRANTED ON 10/10/17
- VARIANCE TO ALLOW 100% LOT COVERAGE FOR LOT 1 GRANTED ON 5/7/19
- VARIANCE TO ALLOW 0% GREENSPACE FOR LOT 1 GRANTED ON 5/7/19

**PREEXISTING NONCONFORMING CONDITION WHERE NONCONFORMITY WILL NOT BE INCREASED AS A RESULT OF PROPOSED LOTLINE ALTERATION. VARIANCE NOT REQUIRED.



PROPOSED LOTLINE REALIGNMENT

SCALE: 1" = 30'

VILLAGE OF WAPPINGERS FALLS PLANNING BOARD
OWNER / APPLICANT SIGNATURES (SUBDIVISION)

The undersigned applicant(s) for the property and the undersigned owner(s) of the property shown herein certify that they are familiar with this map and its notes and its contents as stated herein including all conditions of approval. The applicant and the owner understand their obligation to the Village of Wappingers Falls to comply with all conditions of Subdivision Approval and consent to the filing of this map in the Office of the Dutchess County Clerk.

Owner _____
Date _____
Applicant _____
Date _____

VILLAGE OF WAPPINGERS FALLS PLANNING BOARD
SUBDIVISION APPROVAL

SURVEYOR'S CERTIFICATION

I, ROBERT V. OSWALD, L.S. HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON OR BEFORE THE DATE SHOWN HEREON.

Robert V. Oswald, L.S. _____ Date _____

NO.	REVISION	BY	DATE
1.	RESPONSE TO PLANNING BOARD COMMENTS	CRP	01/25/19
2.	PLANNING BOARD SUBMISSION	LJP	10/04/23
3.			
4.			
5.			
6.			

LAWRENCE J. PAGGI, PE, PC
CONSULTING ENGINEERING
43 BROAD STREET
FISHKILL, NEW YORK 12524
TELEPHONE: (845) 897-2375

2781 & 2785 WEST MAIN ST
2781 & 2785 WEST MAIN STREET, VILLAGE OF WAPPINGERS FALLS
DUTCHESS COUNTY, NEW YORK
LOT LINE REALIGNMENT PLAN

DRAWN: CRP
CHECKED: LJP
DATE: November 21, 2018
SCALE: 1" = 20'
JOB NUMBER: 18-10

SHEET #
C1

3258

LAWRENCE J. PAGGI, P.E., P.C.

43 BROAD ST
FISHKILL, NEW YORK 12524



50-7101/2219

DATE 10/17/23

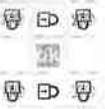
PAY TO THE ORDER OF Village of Wappingers Falls

\$ 200.⁰⁰

Two Hundred Dollars & zero cents



DOLLARS



FOR Delavergne Avenue

[Signature]

⑈003258⑈ ⑆221971015⑆ 7250001679⑈

3259

LAWRENCE J. PAGGI, P.E., P.C.

43 BROAD ST
FISHKILL, NEW YORK 12524



50-7101/2219

DATE 10/17/23

PAY TO THE ORDER OF Village of Wappingers Falls

\$ 2,300.¹⁰

Two Thousand Three Hundred Dollars & ten cents



DOLLARS



FOR Toje Subdivision

[Signature]

⑈003259⑈ ⑆221971015⑆ 7250001679⑈



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

Proposed Site:

(Property where improvements are proposed)

Existing Use(s): Parking

Proposed square footage: 14611.5-sf

Project Description : *(Please print or type)*

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

Addition of a dumpster enclosure to existing parking lot. Enclosure to sit on a new concrete pad at the north end of the existing asphalt area

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

- Five (5) ~~Ten (10)~~ sets of plans.
- Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.)
- Consent Form
- Application for proposed sign
- Application Fee
- Proof that the taxes, utility bills and fines for the property are paid in full.

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



 Signature of Applicant Signed

10/16/2023

 Date

Office use only:			
[] FEE : _____	Receipt No. : _____	Cash / Check # _____	Date: _____
Revised by : _____		Revision date : _____	
Zoning Administrator/Code Enforcement Officer			

PART "A"
OWNER AFFIDAVIT

State of New York)
County of Dutchess) ss:

Toje Delavergne LLC being duly sworn, deposes and says:

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

[Signature]
Applicant/Owner

Applicant/Owner

Sworn to before me this 16th day of
October, 2023.

Jacqueline A. Plumer
Notary Public

JACQUELINE A PLUMER
Notary Public - State of New York
No. 01PL6367823
Qualified in Dutchess County
My Commission Expires 11/27/2025

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/grasslands Early mid-successional

Wetland Urban Suburban

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?

Pied-billed Grebe, Indiana Bat

NO	YES
<input type="checkbox"/>	<input checked="" type="checkbox"/>

16. Is the project site located in the 100-year flood plan?

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

17. Will the proposed action create storm water discharge, either from point or non-point sources?

If Yes,

a. Will storm water discharges flow to adjacent properties?

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

If Yes, briefly describe:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

If Yes, explain the purpose and size of the impoundment:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

If Yes, describe:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

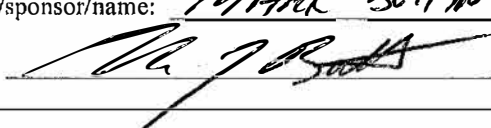
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

If Yes, describe:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Applicant/sponsor/name: MARK BOTTINI Date: 10/16/2025

Signature:  Title: Managing Member