

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

AGENDA OF THE PLANNING BOARD

July 2, 2020

****THIS MEETING WILL BE HELD ONLINE AND TELEPHONICALLY ONLY****

THERE WILL BE NO IN-PERSON PARTICIPATION
BY THE BOARD OR THE PUBLIC.

VILLAGE HALL WILL NOT BE OPEN.

Until further notice, in accordance with Governor Cuomo's Executive Order 202.1 and subsequent executive orders which prohibit non-essential public gatherings of any size, all Planning Board meetings will be held via videoconference utilizing the WebEx platform. Each Board member will be participating remotely. There will not be an opportunity for the public to participate from the same location as a Board member. However, the public is welcome to view the videoconference contemporaneously by logging in to the WebEx platform using the information below. There is also an option to participate by telephone for audio participation only. The meeting will be recorded and the recording will be posted on the Village website. A written transcript of the meeting also will be made available at a later date.

PLEASE TAKE NOTICE that the Planning Board of the Village of Wappingers Falls will hold a public meeting on July 2, 2020, beginning at 7 p.m. via WebEx. No public hearings are scheduled for this meeting.

The WebEx participation information is as follows:

Meeting number (access code): 132 296 4945
Meeting password: 9PcXH4McE5K

You may also use this link: [Join meeting](#)

To join by phone please call: 1-408-418-9388

The agenda is as follows:

ROLL CALL

STATEMENT OF COMPLIANCE BY THE CHAIR

APPROVAL OF MINUTES

NEW APPLICATION

BLU LILY ESTHETICS

2689 W Main Street, Store 1S (Grid #6158-14-275321) – Joseph Lo Buono (Owner), Janelle Viviano (Applicant) – New Business and New Sign.

This property is located in the VC (Village Commercial) zoning district. The applicant is proposing to operate a beauty shop/retail. The applicant is also proposing a window sign.

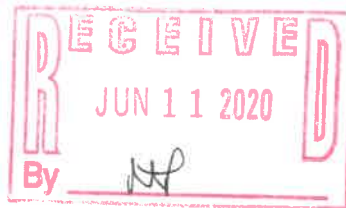
WORK SESSION

The Planning Board will review and discuss aspects of the draft revised zoning code. No public comment will be taken for this portion of the meeting. Public Hearings will be schedule by the Village Board at a future date.



VILLAGE OF WAPPINGERS FALLS

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



APPLICATION FOR PLANNING BOARD REVIEW

Submission Date: 6/11/2020

Date of Meeting: 7/2/2020

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 days before meeting date. For the complete list of Planning Meeting Dates and Deadlines go to "PLANNING BOARD SCHEDULE" on the village web site <http://wappingersfallsny.gov/planning-board>

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)



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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: _____

Property Identification:

Address: 2689 West Main St. Stone #15

Zoning District: Village of Wappingers Falls Existing site area: _____

Owner Information:

Name: Joseph Lo Buono (Premjack man)

Address: 332 North High St. 15

City: Hightstown Mt. Vernon State: NY Zip: 10550

Contact Numbers: (H) (914) 661-1083 (C) (914) 804-1470

(E-mail) premjackllc@aol.com

Applicant Information:

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

Name: Janelle Viviano

Address: 90 Baker Rd

City: Hopewell Jct State: New York Zip: 12533

Contact Numbers: (H) _____ (C) (845) 392-1722

E-mail Address: janelle.m.viviano@gmail.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: _____

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)

- | | |
|--|--|
| <input type="checkbox"/> Ten (10) sets of plans. | Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.) |
| <input type="checkbox"/> Consent Form | Application for proposed sign |
| <input type="checkbox"/> 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

6/10/2020
Date

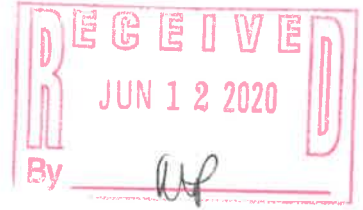
Office use only:

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

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



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



Proposed Site:

(Property where improvements are proposed)

Existing Use(s): Photography Studio (was)

Proposed square footage: 600 sq ft.

Project Description : (Please print or type)

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

Space usage is to be used as follows:
Area for services such as facials, lashes, makeup application
full body waxing, spray tanning. Some area will be
for retail of products. An area for waiting and front desk.

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

- | | |
|--|--|
| <input type="checkbox"/> Ten (10) sets of plans. | Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.) |
| <input type="checkbox"/> Consent Form | Application for proposed sign |
| <input type="checkbox"/> 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

6/12/2020
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			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone: (845) 392-1722	
Janelle Viriano		E-Mail: janellem.viriano@gmail.com	
Address:			
90 Baker Rd			
City/PO:		State:	Zip Code:
Hopewell Jet		NY	0533
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			X
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO
If Yes, list agency(s) name and permit or approval:			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 Residential (suburban) Forest			
Agriculture Aquatic Other (specify): _____			
Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	X		
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?	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	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	✓		
	✓		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: Shoreline Forest Agricultural/grassland Early mid-successional Wetland			
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: _____ Date: 6/10/2020

Signature: *Jacelle Green*

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?	<u>X</u>	
2. Will the proposed action result in a change in the use or intensity of use of land?	<u>X</u>	
3. Will the proposed action impair the character or quality of the existing community?	<u>X</u>	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<u>X</u>	
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?	<u>X</u>	
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?	<u>X</u>	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<u>X</u>	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<u>X</u>	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<u>X</u>	

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

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

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

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PHONE: (845) 297-5277 FAX: (845) 296-0379
E-mail: bmurphy@wappingersfallsny.gov
www.wappingersfallsny.gov

CONSENT FORM

of property owner: Premjack Management LLC
Address of property owner: 332 North High Street
Mount Vernon State: NY Zip: 10550
Phone number of property owner: (Include home, work, mobile number and e-mail address):
114-699 (C) - 1083 (E-mail) premjackllc@aol.com
Address of site where work is being conducted: 2689 West Main Street
Description of work: n/a
Name of person doing work: n/a
Address of person doing work: _____

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

(C) _____
(E-mail) _____

I, the 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.

Joseph D. Romano
Signature of Property Owner

6/11/20

Date Signed

Back wall.

Chillix
Dodge
workshop
Hydraulic
repair
DIPLOMA

retail
makeup
area

windows

Slope Sink
Storage/Closet

Bathroom

First Desk

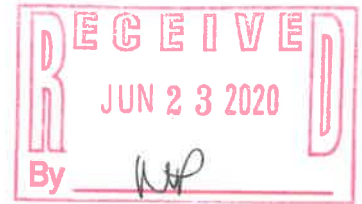
Waiting
Area

Front Door

windows



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BUILDING DEPARTMENT
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WAPPINGERS FALLS, NY 12590
PHONE: (845) 297-5277
FAX: (845)296-0379



SIGN PERMIT APPLICATION

Name of Applicant Janelle Viviano
Address 2689 W. Main St Business Address
Wappingers Falls NY 12590

Owner of Property Prem Jack Man.
Address 332 North High Street
Mid. Hingham, NY 10550-1013

Home Address 80 Baker Rd Haverhill MA NY 12532
Location of Property 80 Baker Rd Haverhill MA NY 12532
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 Window
Landscaping _____ Yes _____ No Size of Sign 46 Height 46 Width _____
_____ Single Faced _____ Double Faced _____ Lighted
Material _____ Wood _____ Metal _____ other Durable

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

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

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

Applicant Name Janelle Viviano

Applicant Signature Janelle Viviano Date 6/12/2020

Owner of Property Signature Joseph B. Bue Date 6/15/20

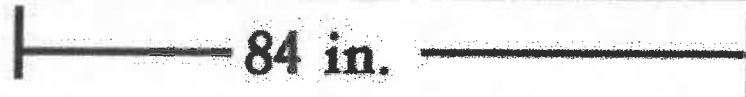
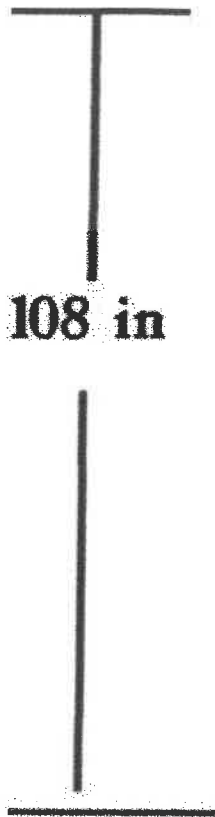
THIS SECTION TO BE COMPLETED BY THE CODE ENFORCEMENT OFFICER

Sign Permit Granted: Date _____ Permit # issued _____

Permit Fee \$ _____ Receipt # _____ Date _____

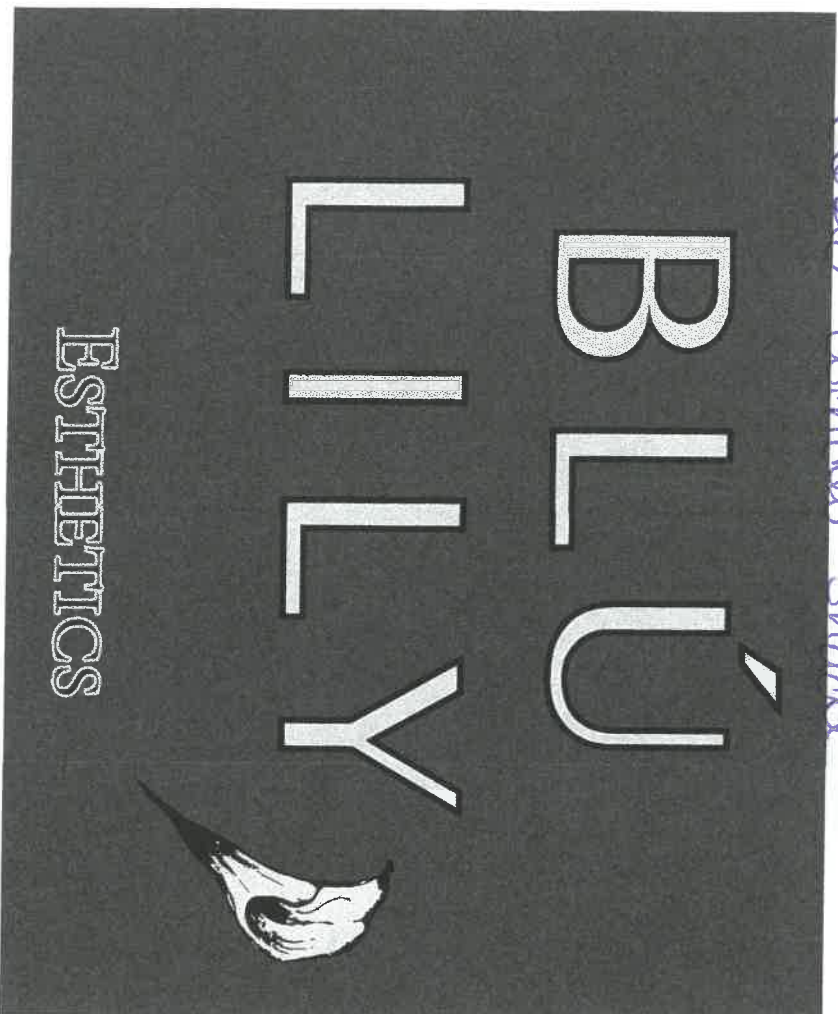
Sign Permit Application referred to Planning Board Date _____

Comments: _____

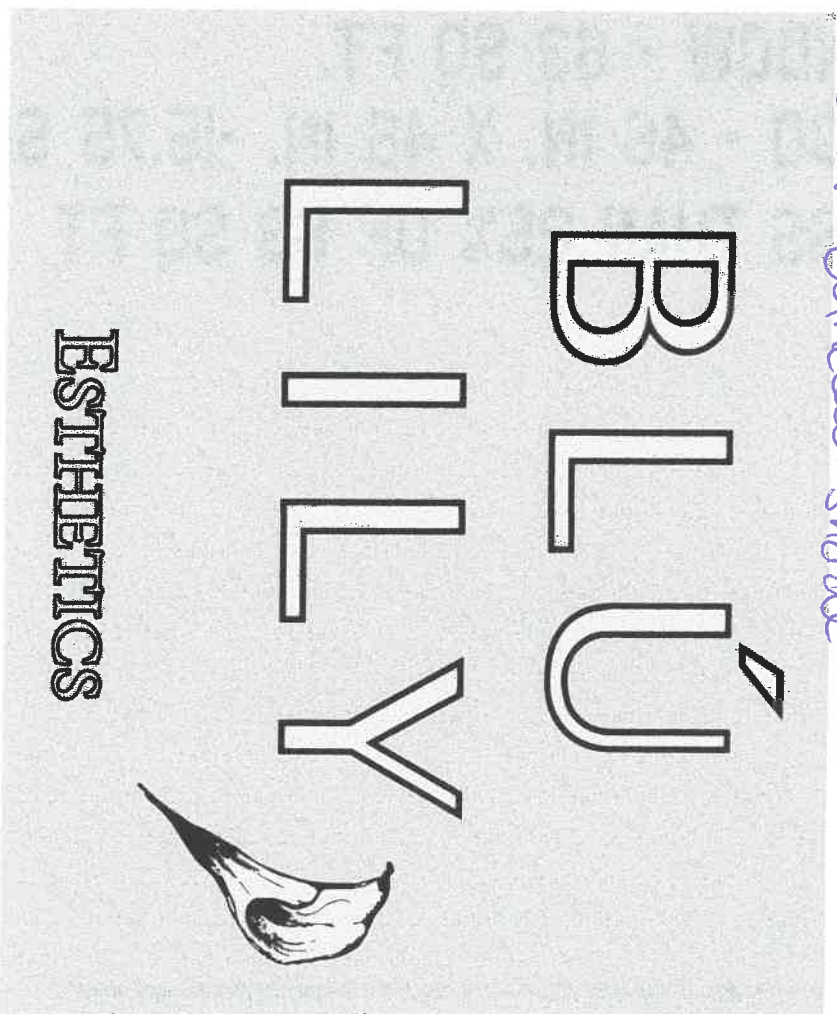


WINDOW - 63 SQ FT.
LOGO - 46 IN. X 46 IN. -15.75 SQ FT
LESS THAN 25% OF 63 SQ FT

Closed (windows) Shade



Open (windows) Shade





FACIALS



WAXING



LASHES



SPRAY TANS