

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

AGENDA OF THE ZONING BOARD OF APPEALS

October 6, 2020

****THIS MEETING WILL BE HELD ONLINE AND TELEPHONICALLY ONLY
PROVIDED THAT THE GOVERNOR'S EXECUTIVE ORDER 202.1 IS EXTENDED
THROUGH THIS DATE – PLEASE CHECK THE WEBSITE FOR CONFIRMATION ****

**IF THIS MEETING IS HELD ONLINE AND TELEPHONICALLY
THERE WILL BE NO IN-PERSON PARTICIPATION
BY THE BOARD OR THE PUBLIC.**

Until further notice, in accordance with Governor Cuomo's Executive Order 202.1, all Zoning Board of Appeals 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.

In the event that the Governor's Executive Order 202.1 is not extended through the date of this meeting, the meeting will be held in person at the Village Hall courtroom: 2582 South Avenue, Wappingers Falls, NY. Due to social distancing requirements, space will be limited.

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village of Wappingers Falls will hold a public meeting on October 6, 2020, beginning at 7:30 p.m. via Webex.

The Webex participation information is as follows:

Meeting number (access code): 132 437 0663
Meeting password: hvG3AwutF57

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

CONTINUED PUBLIC HEARINGS

GAS LAND - 1663 Route 9

1663 Route 9 (Grid #6158-14-498418) – Gas Land Holdings Corp. (Zeidan Nesheiwat) (Owner and Applicant); Chazen Companies (Consultant) – Site Plan. TO BE ADJOURNED

This property is located Commercial Mixed Use (CMU) zoning district. The applicant is seeking to construct an addition and related site improvements to an existing gas station. The required variances include the following:

1. §151 Table 2F – required minimum building height is 2 stories – existing structure and proposed addition are only 1 story. Therefore, a one-story variance is required.
2. §151 Table 2F – required front setback – the maximum permitted setback for a principal building from a principal and secondary frontage is 12 feet. The building addition is set back 76 ft. ± from Route 9 (the principal frontage) and will require a 64 ft. ± variance. The building addition is set back 70 ft. ± from the secondary frontage on North Mesier Avenue and will require a 58 ft. ± variance.
3. §151 Table 2F requires a minimum frontage buildout at setback for the principal building of 80%. The total frontage of the lot is 149 feet ±, 80% of which is 119 ft. ±. The structure, inclusive of the proposed addition, is 64 ft. ± wide, requiring a variance of 55 feet ±.
4. §151-25(C)(7) prohibits signs with flashing, blinking, intermittent, or moving lights, or any artificial light which does not maintain stationery and constant intensity and color at all times, except signs displaying time and/or temperature. The proposed sign with digital pricing violates this section of the Code.
5. §151 Table 2F requires a side yard setback of a maximum of 24 ft. Proposed is 27.3 ft., requiring a 3.3 ft. variance.

13 HILLSIDE AVENUE

13 Hillside Avenue (Grid #6158-13-207344) – Adam T. Lauricella and Keely Sheehan (Owners and Applicants); Alfred A. Cappelli, Jr. (Architect) – Area Variance Application.

This property is located in the Residential (R) zoning district. The applicant is seeking to install a 15 ft. diameter above ground swimming pool in the yard. The required variance includes the following:

1. §151 Table 2A – allowed maximum lot coverage of 35%. The installation of a 15 ft. diameter above ground swimming pool would exceed the allowed maximum lot coverage.

September 16, 2020

Mr. Allan Firstenberg, Chairman
Village of Wappingers Falls ZBA
2582 South Avenue
Wappingers Falls, NY 12590

*Re: 1663 Route 9 - GasLand, Proposed Site Plan
(Tax Parcel 135601-6158-14-498418)
Village of Wappingers Falls, Dutchess County, NY
Chazen Project #82010.00*

Dear Chairman Firstenberg:

As requested by the board, the dimensions of the existing Mobile sign for the gas station at 1663 Route 9 was acquired. The sign is approximately 8'-0" in height and 6'-2" in width, totally about 49.3 square feet. The distance from the existing ground level to the bottom of the sign is 6'-8", which makes the overall height of the sign approximately 14'-8". A visual representation of the existing sign dimensions is attached.

Ten (10) copies of the existing sign dimensions are enclosed. Also, per request, enclosed are ten (10) copies of the Traffic Response Letter, which was emailed to the Village on September 4th, and the last email conversation between the NYSDOT and Chazen.

Please place this item on the agenda of the October 6th, 2020 Planning Board meeting. If you have any questions or need further information, please do not hesitate to contact me at (845)-485-1572.

Sincerely,



Samantha LoVerme
Assistant Project Engineer



Mobil

Regular CASH 2.19 $\frac{9}{10}$

Regular Credit 2.29 $\frac{9}{10}$



Approximate dimensions of existing site sign. Not to scale.

September 4, 2020

Mr. Allan Firstenberg, Chairman
Village of Wappingers Falls ZBA
2582 South Avenue
Wappingers Falls, NY 12590

Re: *1663 Route 9 - GasLand, Proposed Site Plan
(Tax Parcel 135601-6158-14-498418)
Village of Wappingers Falls, Dutchess County, NY
Chazen Project #82010.00*

Dear Chairman Firstenberg:

Chazen is aware of the concern that some of the local residents have with this project increasing the existing traffic conditions. In response, we asked one of our Transportation Engineers to further look into this. This summary was overseen by Christopher Lapine, P.E. (license #079470).

The trip generation rates for the existing 1,200 sf Auto Body repair/Convenience Store with Gasoline fueling facility and the proposed 2,100 sf Convenience store with gasoline pumps are calculated based on the ITE Trip Generation Manual 10th edition. The existing auto body/convenience store with gasoline facility trips were calculated using the Land Use Code 944 (Gasoline/Service station). The trips expected to be generated by the proposed gasoline station with 2,100 sf of convenience store are calculated using the Land Use Code 945 (Gasoline/Service Station with Convenience Market).

It is expected that the gasoline station generates trips that are already passing the site on NY Route 9. These pass-by trips are the vehicles that stop at the site before continuing on their primary destination. The pass-by trip percentage were obtained from ITE Trip Generation Handbook, 3rd Edition. The pass-by trip percentages are applied to the trips generated by the site for the existing and proposed condition. The peak hour trips generated by the existing and the proposed facility are summarized in the Table 1.

Table 1- Trip Generation Summary

Land Use	LUC	Size (sf)	AM Peak Hour			PM Peak hour		
			Enter	Exit	Total	Enter	Exit	Total
Existing Gasoline/Service Station	944	1,200	50	50	100	65	66	131
Pass-By trips (58% AM Peak & 42% PM Peak)			-29	-29	-58	-27	-28	-55
Exiting Primary Purpose Trips			21	21	42	38	38	76
Proposed Gasoline/Service station with Convenience Market	945	2,100	81	79	160	95	91	186
Pass-By trips (62% AM Peak & 56% PM Peak)			-50	-49	-99	-53	-51	-104
Proposed Primary Purpose Trips			31	30	61	42	40	82
Net New Trips			10	9	19	4	2	6

In conclusion, the proposed redevelopment of the site would result in a net increase in traffic of 19 trips during the AM Peak Hour and six (6) trips during the PM Peak Hour. The amount of traffic expected to be added to the roadway system is not significant when compared to the traffic volumes already using NY Route 9.

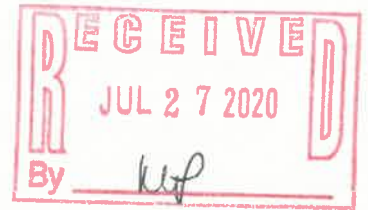
Sincerely,

Samantha LaVerme

Samantha LoVerme
 Assistant Project Engineer

ALFRED A. CAPPELLI, JR.
ARCHITECT
1136 ROUTE 9
WAPPINGERS FALLS, NY 12590

Telephone: 845-632-6500
Fax: 845-632-6499
Email: acappe2102@aol.com



July 27, 2020

Village of Wappingers Falls
Zoning Board of Appeals
2582 South Ave.
Wappingers Falls, NY 12590

Re: Lauricella Residence, 13 Hillside Ave.
Area Variance, TM # 6158-13-207344

To All Board Members,

Attached please find an application for an area variance for lot coverage as a result of a notice sent to the owner of the property regarding the installation of a 15 ft. dia. above ground swimming pool in his yard.

We have attached a site plan and other accompanying documentation to complete application.

We would very much like to be placed on the next available ZBA agenda to discuss this matter with your Board.

Thank you for your consideration.

Very truly yours,

A handwritten signature in blue ink, appearing to be "Alfred A. Cappelli, Jr.", written in a cursive style.

Alfred A. Cappelli, Jr.
Architect

AAC/dc
Enc.



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

APPLICATION FOR AN AREA VARIANCE

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

APPLICANT:

Name: Adam Lauricella, Keely Sheehan

Address: 13 Hillside Ave
Wappingers Falls, N.Y.

Phone Numbers: (H) _____ (C) 914 474-8544

(E-mail) folkart93@gmail.com

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

PROPERTY OWNER:

Name: Adam Lauricella, Keely Sheehan

Address: 13 Hillside Ave.
Wappingers Falls N.Y.

Contact Phone Numbers: (H) _____ (C) 914 474-8544

(E-mail) folkart93@gmail.com

PROPERTY INFORMATION

Property Address (subject of appeal): 13 Hillside Ave

Tax Parcel #: 6158-13.207344

Date property acquired: April 2019

Present use of property: single family dwelling

Zoning District: Residential

Dimensions: Lot Area 7,500 (sq. ft. Width 50 ft. Depth 150 ft.

Setback: Front 15.6 ft. Rear 37.3 ft.

Sides 9.1 ft. and 17.0 ft.

REQUEST FOR AREA VARIANCE

Deed Restrictions: —

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

SECTION	REQUIRING	REQUESTED VARIANCE
151 TABLE 2A	MAX LOT COVER 35%	ACTUAL LOT COVER - 46.9 - Requiring 11.9% variance



VILLAGE OF WAPPINGERS FALLS
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APPLICATION FOR AN AREA VARIANCE (Continued)

Description of appeal Requested: Requesting a variance for impervious area of 46.9% when only 35% is allowed (11.9% variance) due to patio, driveway walks & swimming pool

Dates and Descriptions of prior appeals, variances or special permit for property: NONE

Planning Board review date(s): N/A

Environmental review: _____

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

1. How will this variance affect nearby properties?

Will not affect nearby properties

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

All of the driveway, patio & site improvements are in place. Would be a hardship to ask owner to remove & meet 35% impervious

3. What is the minimum relief needed? Relief of entire request,

46.9%

4. Why are alternative methods for compliance NOT FEASIBLE?

It would be an economical hardship to remove any of the hardscape elements (driveway, patio, stairs to rear yard, etc)

5. Did you do something to your property to cause the need for the variance? (i.e., previous activities such as grading, excavations, additions, improvements) ? The variance request comes

after the site improvements were installed without knowing the implications of the max, 35% coverage



VILLAGE OF WAPPINGERS FALLS
OFFICE OF PLANNING AND ZONING
(845) 297-5277 Fax: (845) 296-0379
APPLICATION FOR AN AREA VARIANCE (Continued)

6. How will this variance affect the general character of the community with respect to noise, vibration, odors, vehicular and pedestrian traffic, visual aesthetics, public services (such as schools, police, fire, water, sewer, and roads)?

It will not impact the character of the community re: noise, odor, traffic, etc.

The patio, driveway & landscaping is attractively installed & is an asset to the community

7. How will the proposed variance affect the health, safety, security morals or general welfare of residents, visitors or workers in the area?

The adjacent properties will not be affected by the improvements, the character of the neighborhood only being enhanced by the improvements

REQUIRED SUBMITTALS:

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

SIGNATURE AND VERIFICATION

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

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

[Handwritten Signature]

SIGNATURE OF APPLICANT

July 27, 2020

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

June 23, 2020

Adam Lauricella
13 Hillside Avenue
Wappingers Falls, NY 12590

Re: Above Ground/In Ground Pool Permit Application

Dear Mr. Lauricella,

Reference is made to your submission to my office for the construction of an above ground pool located at 13 Hillside Avenue, Wappingers Falls, NY 12590 (SBL #6158-13-207344).

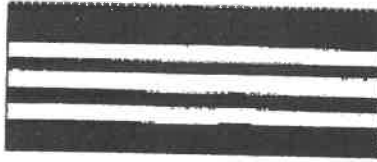
At this time our office must deny your application. Please be advised that your property is located in the Residential Zoning district. Per §151 Table 2A you are allowed a maximum lot coverage of 35%. It appears you will be over your allowable lot coverage per Site Plan dated September 21, 2018, which states you are at 34.88% coverage.

Enclosed is an application for an Area Variance for your convenience. If you have any questions, please contact our office.

Thank you.

Bryan Murphy
Building Inspector/Zoning Administrator
Village of Wappingers Falls

BM/mp
Enclosure



Dutchess County Clerk Recording Page

Record & Return To:

MICHAEL A MARTIN ESQ
2644 EAST MAIN ST
WAPPINGERS FALLS, NY 12590

Date Recorded: 4/29/2019
Time Recorded: 9:39 AM

Document #: 02 2019 2750

Received From: INTEGRITY LAND SERVS LLC

Grantor: AMERITECH LAND DEVELOPMENT INC
Grantee: LAURICELLA ADAM T

Recorded In: Deed
Instrument Type:

Tax District: Town of Poughkeepsie

Examined and Charged As Follows :

Recording Charge: \$190.00
Transfer Tax Amount: \$1,738.00
Includes Mansion Tax: \$0.00
Transfer Tax Number: 6120

Number of Pages: 4

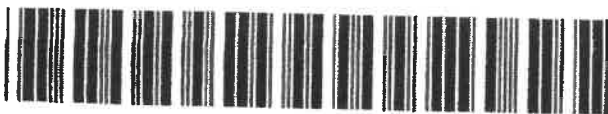
***** Do Not Detach This Page
*** This is Not A Bill**

Red Hook Transfer Tax:

RP5217: Y
TP-584: Y

County Clerk By: jmo
Receipt #: 12446
Batch Record: 88

Bradford Kendall
County Clerk



0220192750

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

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

THIS INDENTURE, made the 22 day of April, in the year 2019

BETWEEN

AMERITECH LAND DEVELOPMENT, INC., with offices at 1136 Route 9, Wappingers Falls, New York 12590 ✓

party of the first part, and

ADAM T. LAURICELLA AND KEELY L. SHEEHAN, husband and wife, with an address of 284 Red Cardinal Court, Poughkeepsie, New York 12603 ✓

party of the second part,

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

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the VILLAGE OF WAPPINGERS FALLS, TOWN OF POUGHKEEPSIE, County of Dutchess and State of New York, more particularly described in Schedule "A" attached hereto.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

AMERITECH LAND DEVELOPMENT, INC.

By:

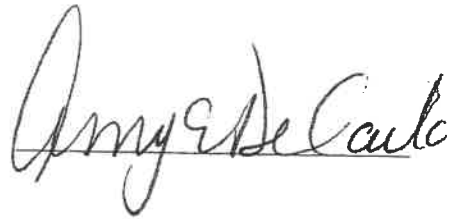

Joseph A. Pettinella, President

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Dutchess, ss:

On the 22 day of April in the year 2019, before me, the undersigned, personally appeared ✓
Joseph A. Pettinella

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument. ✓



AMY E. DECARLO ✓
Notary Public, State of New York
No. 01DE4903123
Qualified in Dutchess County
Commission Expires Aug. 31, 2021

R&R:

Michael Martin, Esq.

2644 East Main Street

Wappingers Falls, New York 12590

**Integrity Land Services LLC
as Agent for
Stewart Title Insurance Company**

SCHEDULE A - LEGAL DESCRIPTION

Title No.: ILS-D-18657

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Village of Wappinger Falls, Town of Poughkeepsie, County of Dutchess and State of New York, known as and by Lot A as shown on a certain Map entitled, "Map of Subdivision Plat of 2 Lot Subdivision for Sheafe Woods Realty" prepared by Alfred A. Cappelli, jr. and filed in the Office of the Clerk of the County of Dutchess 3/24/2014 as Map No. 12474 and being bounded and described as follows:

BEGINNING at a point on the westerly side of Hillside Avenue at the division line between Lots A and B as shown on the aforesaid map

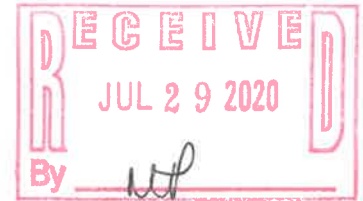
RUNNING THENCE along said division line, South 76 degrees 13 minutes 30 seconds West, 150.00 feet;

THENCE South 13 degrees 25 minutes 00 seconds East, 50.00 feet;

THENCE North 76 degrees 13 minutes 30 seconds East, 150.00 feet to the westerly side of Hillside Avenue;

THENCE along the westerly side of Hillside Avenue, North 13 degrees 25 minutes 00 seconds West, 50.00 feet to the point or place of **BEGINNING**.

Short Environmental Assessment Form
Part 1 - Project Information




Instructions for Completing

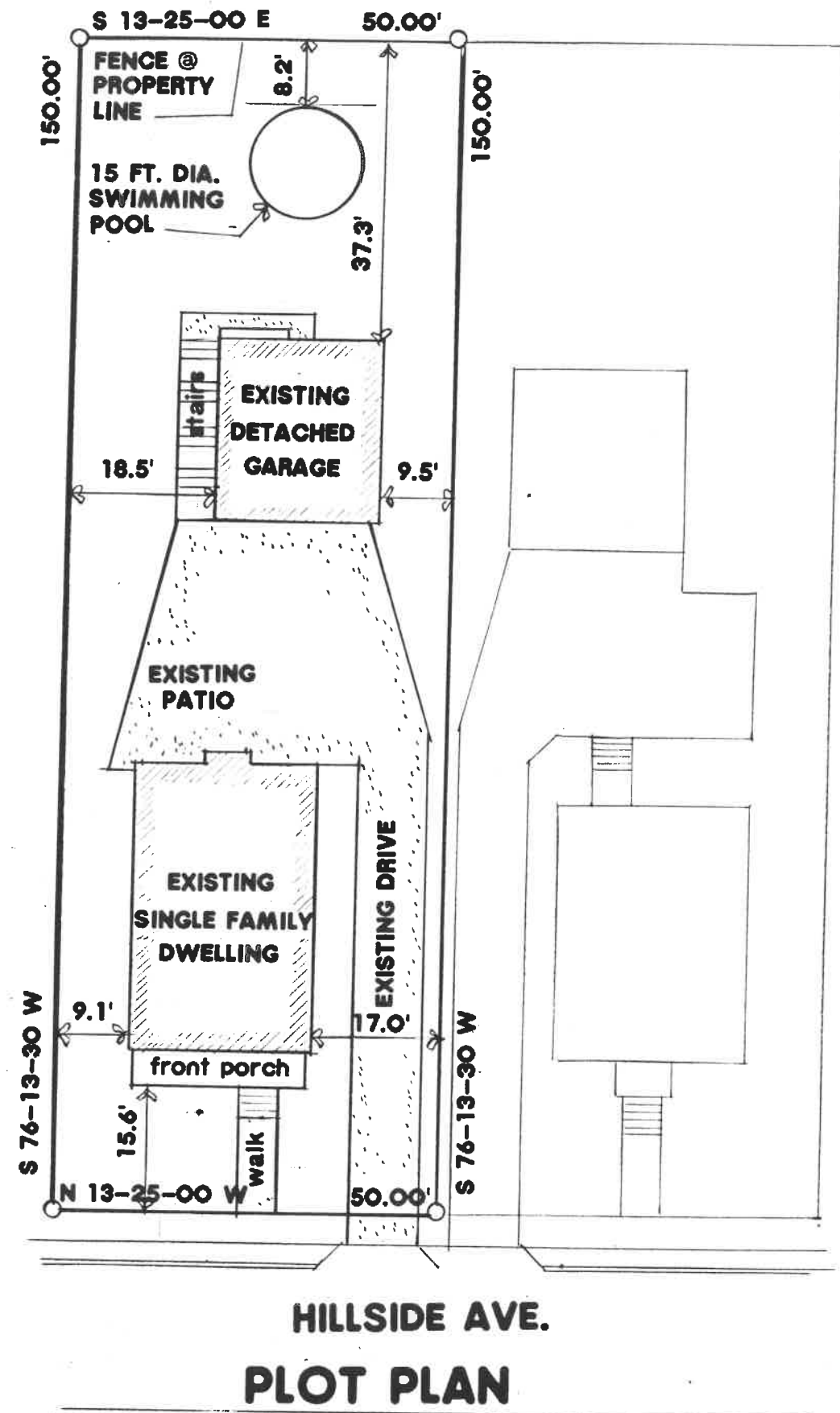
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: ADAM LAURICELLA RESIDENCE			
Project Location (describe, and attach a location map): 13 HILLSIDE AVENUE, VILLAGE OF WAPPINGERS FALLS			
Brief Description of Proposed Action: ZBA APPLICATION TO ALLOW IMPERVIOUS AREA (BUILDINGS AND PAVING) GREATER THAN WHAT IS ALLOWED IN THE VILLAGE CODE			
Name of Applicant or Sponsor: ALFRED CAPPELLI, JR., ARCHITECT		Telephone: 845 632-6500 E-Mail: ACAPPE2102@AOL.COM	
Address: 1136 ROUTE 9			
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"/>
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: ZBA FOR VARIANCE AND BUILDING DEPT. FOR SWIMMING POOL PERMIT		NO	YES
		<input type="checkbox"/>	<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?		0.0 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:			
<input 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>	<input 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
If Yes, identify: _____	<input checked="" type="checkbox"/>		<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>		<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>		<input 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 checked="" type="checkbox"/>		<input 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 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?	<input checked="" type="checkbox"/>	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?	<input checked="" type="checkbox"/>	NO	YES
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: _____ _____ _____			

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?	NO	YES
	<input checked="" type="checkbox"/>	<input 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,	NO	YES
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 type="checkbox"/>	<input checked="" type="checkbox"/>
STORM WATER WILL RUN DOWN THE DRIVEWAY ON TO THE STREET AND BE COLLECTED IN THE VILLAGE STORM WATER COLLECTION SYSTEM		
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>ALFRED CAPPELLI, JR.,</u> Date: <u>JULY 28, 2020</u>		
Signature:  Title: <u>PROJECT ARCHITECT</u>		



LAURICELLA & SHEEHAN RESIDENCE

PROJECT DATA

Project Location: 13 Hillside Ave.
Village of Wappingers Falls, NY

TM #: 6158-13-207344

Owner: Adam Lauricella & Keeley Sheehan

Lot Size: 50' x 150', 7,500 sf

Zone: Residential

Scope of Existing Conditions: Single family dwelling, detached garage, deck driveway, patio, above ground pool

Setbacks:	Min.	Actual
Front:	15'	15.6'
Rear:	25'	79' (to deck)
Sides:	8'	9.1' & 17'

Detached garage 9.5' from side yard & 38' from rear yard.
Pool is 8.2' from rear property line

Area of House: 912 sf

Area of Garage: 528 sf

Total Bldg. Cover: 1,440 sf (19.2%)

Paved Driveway, Porches, Steps & Walkway, Above Ground Pool: 2,081 sf (27.7%)

Total Impervious: 3,521 sf (46.9%)

Open Space: 3,999 sf (53.1%)