

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

December 8, 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 December 8, 2020, beginning at 7:00 p.m. via Webex.

The Webex participation information is as follows:

Meeting number (access code): 132 548 5633
Meeting password: 3iMktBAeH97

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 NOVEMBER 10, 2020 MINUTES

CONTINUED PUBLIC HEARING

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.

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.
6. §151-25(J)(2) – a maximum of three signs is allowed per establishment - 12 signs are being proposed. Therefore, requiring a variance for 9 signs.
7. In reference to the “Gulf Word Mark on canopy”:
 - i. §151-25(J) Size Table - CMU allows 2 sq. ft. per linear ft. of building face up to maximum of 30 sq. ft. The sign is 140.2 sq. ft. (measured at the entire length and width of the internally lit cabinet) and would require a 110.2 sq. ft. variance.
 - ii. §151-25(K)(1)(d) - no internally lit signs except as permitted herein.

- iii. §151-25(K)(2)(a)[2][a] - Wall signs. Channel lit letters are permitted and include: standard lit letters, open face lit letters, front/back lit letters, and reverse channel (or halo) lit letters. The sign is not of the channel lit letters type and would require a variance to be internally lit.
 - iv. §151-25(K)(2)(f)[1] - the visible edge or border of a wall sign may extend up to four inches from the face of the wall to which it is attached, and may not extend any distance beyond or above the building in any direction. The sign extends 7.2" from the canopy/face of wall requiring a variance of 3.2".
8. In reference to the "Gulf Disc on canopy":
- i. §151-25(K)(1)(d) - no internally lit signs except as permitted herein.
 - ii. §151-25(K)(2)(a)[2][a] - Wall signs. Channel lit letters are permitted and include: standard lit letters, open face lit letters, front/back lit letters, and reverse channel (or halo) lit letters. The sign is not of the channel lit letters type and would require a variance to be internally lit.
 - iii. §151-25K(2)(f)[1] - the visible edge or border of a wall sign may extend up to four inches from the face of the wall to which it is attached, and may not extend any distance beyond or above the building in any direction. The sign extends 5.25" from the canopy/face of wall requiring a variance of 1.25".
9. In reference to the "Dispenser Visuals on pumps":
- i. §151-25(K)(2)(f)[1] - the visible edge or border of a wall sign may extend up to four inches from the face of the wall to which it is attached, and may not extend any distance beyond or above the building in any direction. The sign extends 4" above the valance/building requiring a variance of 4".



**VILLAGE OF WAPPINGERS FALLS
BUILDING DEPARTMENT
2582 SOUTH AVENUE
WAPPINGERS FALLS, NY 12590
PHONE: (845) 297-5277
FAX: (845)296-0379**

SIGN PERMIT APPLICATION

Name of Applicant GasLand Holdings Corp. (Zeidan Nesheiwat)
Address 3 South Ohioville Road
New Paltz, NY 12561

Owner of Property GasLand Holdings Corp. (Zeidan Nesheiwat)
Address 3 South Ohioville Road
New Paltz, NY 12561

Location of Property 1663 Route 9, Wappingers Falls NY 12590
Linear Frontage of building 64 ft **Zoning District** CMU

Types of Signs **Post & Arm** **Projecting** **Seasonal** **Multi-Tenant**
 X **Wall** X **Window** **Awning** X **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** Freestanding **Placement** corner of Rt 9 and N Mesier Rd
Landscaping X **Yes** **No** **Size of Sign** **Height** **Width**
 Single Faced X **Double Faced** X **Lighted**
Material **Wood** **Metal** X **other Durable**
See attached for window signs, building signs, and canopy signs

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 Zeidan Nesheiwat

Applicant Signature  Date 11/17/20

Owner of Property Signature  Date 11/17/20

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: _____

