#### 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

December 3, 2020

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#### \*\*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, 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 December 3, 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): 132 018 7308 Meeting password: wnAMivdA233

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 5, 2020 MINUTES

#### **CONTINUED APPLICATION**

#### 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 in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing modification of an existing gasoline service station, the removal of a motor vehicle repair facility, and the expansion of an existing convenience store.

#### **NEW APPLICATIONS**

#### 1554-1560 ROUTE 9, 1562-1566 ROUTE 9, & 1564 ROUTE 9

1554-1560 Route 9 (Grid #6158-19-590154), 1562-1566 Route 9 (Grid #6158-19-571157), & 1564 Route 9 (Grid #6158-19-593165) – 1554-1564 Route 9 LLC (Owner), David A. Barbuti Architect, PC (Applicant) – Amend Site Plan. This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing to amend the site plan.

#### 2695 W MAIN STREET

2695 W Main Street (Grid #6158-14-277339) – HAJUL LLC (Owner), Richard Hollister (Applicant), Day Stokosa Engineering P.C. (Engineer) – Site Plan. This property is located in the Village Commercial (VC) zoning district. The applicant is proposing to demolish the top 2 floors of the building and reconstruct them to include one 2 bedroom apartment on the third floor, two 1 bedroom apartments on the second floor, and commercial space on the ground floor.

#### **CONTENDER eSPORTS GAMING CENTER**

1557-1571 Route 9 (Grid #6158-19-527150) – Ormater Development Corp. (Owner), Deanna Fino (Applicant), Robert Turner of Tinkelman Architecture PLLC (Architect) – New Business.

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing opening a gaming center.

#### T-MOBILE

## 1557-1571 Route 9 (Grid #6158-19-527150) – Ormater Development Corp. (Owner), James Polinsky of Signs Ink Ltd (Applicant) – New Signs.

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing two wall signs and one space on the monument sign.

#### **DISCUSSION**

The Planning Board will discuss the proposed Popeye's Louisiana Chicken restaurant, 1490 Route 9, Grid #6157-02-653974 (Town of Wappinger).



21 Fox Street Poughkeepsie, NY 12601 P: 845.454.3980 or 888.539.9073 www.chazencompanies.com

November 12, 2020

Mr. Tom Morris, Chairman Village of Wappingers Falls Planning Board 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 Morris:

The Applicant appeared before your board on November 5<sup>th</sup> and was provided comments from your Engineering Consultants. The site plan drawings have been amended in response to these comments. Below is a point-by-point response to the comments received:

#### KC Engineering and Land Surveying, P.C. comments dated November 5, 2020:

#### Sheet G001

1. All required variances from the Zoning Board of Appeals shall be listed in the bulk table, along with if /when they are granted.

Response: The bulk table on sheet G001 has been updated to list all requested variances and will be updated with the dates if/ when they are granted.

#### Sheet C140

1. The Applicant is to consider installing bollards along the east side of the building (where the curb is flush with the pavement) to protect the building from vehicles.

The detail shall specify the bollards are to be yellow in color.

Comment satisfied.

#### Response: No comment required.

2. Comment previously satisfied.

#### Response: No comment required.

3. Comment satisfied.

4. Comment satisfied.

#### Response: No comment required.

#### Sheet C190

1. Comment previously satisfied.

#### Response: No comment required.

2. Comment satisfied.

#### Response: No comment required.

3. Comment previously satisfied.

#### Response: No comment required.

4. Comment previously satisfied.

#### Response: No comment required.

5. The color of the light pole is to be specified (Detail 4).

Pole color is specified as "Dark Bronze". Color choice is to be reviewed by the Planning Board.

#### **Response: Comment noted.**

#### Sheet C531

A color sample for the dumpster enclosure is to be provided for Planning Board review.
 Enclosure materials shall be reviewed by the Planning Board.

#### Response: Materials have previously been provided to the Planning Board.

#### <u>Sheet C560</u>

1. Comment previously satisfied.

#### Response: No comment required.

2. Comment previously satisfied.

#### Response: No comment required.

3. Comment previously satisfied.

4. The Applicant has proposed a 750 gallon grease interceptor. The size appears acceptable. We note that this will necessitate review by the Dutchess County Department of Behavioral and Environmental Health.

We await confirmation of approval by the DCDBH.

#### Response: No comment required.

5. The DCHD note below the Grease Trap Sizing Calculations does not apply and should be removed.

Comment satisfied.

#### Response: No comment required.

#### Four Corners Planning comments dated November 5, 2020:

 SEQR. The Planning Board circulated for Lead Agency for this Unlisted action on June 4, 2020 and is now the Lead Agency for the SEQR review of the project. We previously drafted a Negative Declaration for the project for the Planning Board's consideration. Subsequently, the applicant submitted additional information which indicates that areas variances for signage may be required. The need for variances for signage should be determined by the Code Enforcement Officer and should be evaluated by the Planning Board in its SEQR review of the project.

#### Response: The additional variance has been requested to the ZBA.

2. Area Variances. The applicant is seeking area variances from the ZBA for building height, for front yard setbacks from a principal and secondary frontage, and for signage. If the area variances are granted, the Bulk Table on Sheet G001 should be revised to indicate that the ZBA granted the required variances, and the date of their findings.

#### Response: The bulk table will be updated with the variances if/when they are granted.

- 3. Signage:
  - a. The note on Sheet C130 stating that there will be no other proposed signs on- site except the freestanding sign should be deleted since there are a number of other signs proposed.

#### Response: The note has been deleted from sheet C130.

b. The Code Enforcement Officer should determine whether area variances are required for the number and size of signs.

#### Response: Comment noted.

c. The applicant states that they will seek an area variance to allow changeable gas price signs as opposed to manual numbers.

d. The Planning Board Engineer should review the location of the freestanding sign to ensure it will not impair visibility for motorists.

#### **Response: Comment noted.**

- 4. Outdoor Lighting.
  - a. The applicant has submitted information from Hubbell Inc. verifying a color temperature of 2700K for the post-and wall-mounted fixtures.

#### Response: No comment required.

b. The Code Enforcement Officer should determine whether the gas station canopy may be internally illuminated as proposed.

#### Response: Comment noted.

5. Pedestrian Access. NYS DOT approval of the sidewalk connection is still pending.

#### Response: NYSDOT has approved this project.

6. Landscaping. Comments on landscaping have been addressed.

#### Response: No comment required.

7. Refuse Enclosure. The plans should specify which building color the masonry wall will match—Storm Gray or Terracotta.

#### Response: The refuse enclosure detail on sheet C531 has been updated to indicate the color.

- 8. Building Elevations, Materials Samples and Colors.
  - a. Updated building elevations have been provided, which show:
    - *i.* A window on the south side of the building, as recommended by Dutchess County Planning, along with the proposed location of the ice machine and propane tanks. These features do not conflict with the window, nor do they extend beyond the building wall.

#### Response: No comment required.

*ii.* The building canopy is shown with the same color on all three sides, as requested by the Planning Board.

#### Response: No comment required.

*iii.* A rear elevation, as requested by the Planning Board.

b. Canopy Visuals have been provided for the gas pump canopy. See comments above regarding signage.

#### Response: Comments about signage have been addressed.

c. Samples of all proposed materials and colors should be provided for the building, canopy, and refuse enclosure.

Response: Samples have previously been provided to the village.

9. Planning Board Signature Block. The Building Elevations should have a signature block for the Planning Board. The block has been provided on each sheet of the Site Plan.

Response: The signature block has been added to the building elevations.

10. Index of Drawings. In the Index of Drawings on Sheet G001, Page 14 should be listed as Sheet C570 (not C580).

#### Response: The Index of Drawings has been revised.

11. Public Hearing. The Planning Board determined on June 4, 2020 that public hearing on the application was not needed.

#### **Response: Comment noted.**

Attached are twelve (12) copies of the following items:

- Engineering Plan Set dated November 12, 2020
- Architectural Elevations

Please place this item on the agenda of the December 3, 2020 Planning Board meeting. If you have any questions or need further information, please do not hesitate to contact me.

Sincerely,

hustophen Lapine

Christopher Lapine, P.E. Director of Engineering



## PROPOSED EAST (FRONT) ELEVATION







LOCATION MAP SCALE: 1"=2000' SOURCE: NYS QUAL

ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
Building Configuration			
Principal Building Height	72 ft., 6 stories max, 2 stories min	1 story	1 story <sup>4</sup>
Accessory Building Height (Canopy)	N/A	N/A	N/A
Lot Occupation			
Minimum Lot Area	N/A	0.46 acres	0.46 acres
Minimum Lot Width	100 ft.	157 ft.	157 ft.
Maximum Lot Coverage	85%	66%	69%
Minimum Greenspace	5%	34%	31%
Setbacks - Principal Building			
Yards			
Front - Principal (Route 9)	2 ft. min, 12 ft. max	68.8 ft. <sup>3</sup>	68.8 ft. <sup>3,4</sup>
Front - Secondary (N Mesier Ave)	2 ft. min, 12 ft. max	68.2 ft. <sup>3</sup>	68.2 ft. <sup>3,4</sup>
Side	0 ft. min, 24 ft. max	47.2 ft. <sup>3</sup>	27.3 ft. <sup>4</sup>
Rear	0 ft. min	25 ft.	17.5 ft.
Minimum Setback to Fuel Pump <sup>1</sup>	shall not be in any required setback	17.8 ft. to Route 9	17.8 ft. to Route 9
Minimum Frontage Buildout at Setback	80%	0% <sup>3</sup>	<b>0%</b> <sup>3,4</sup>
Setbacks - Automotive Use Structure (Canopy) <sup>2</sup>			
Yards			<u>_</u>
Front - Principal (Route 9)	25 ft.	68.8 ft. bldg/ 4.3 ft. canopy <sup>3</sup>	4.3 ft. <sup>3</sup>
Front - Secondary (N Mesier Ave)	25 ft.	68.2 ft. bldg/ 60.9 ft. canopy	60.9 ft.
Side	25 ft.	47.2 ft. bldg/ 59.5 ft. canopy	59.5 ft.
Rear	25 ft.	25 ft. bldg/ 59.7 ft. canopy	59.7 ft.
<u>Types of Private Frontages</u>			
Common Lawn	not permitted	N/A	N/A
Porch & Fence	not permitted	N/A	N/A
Terrace or Lightwell	permitted	N/A	N/A
Forecourt	permitted	N/A	N/A
Stoop	permitted	N/A	N/A
Shopfront & Awning	permitted	N/A	N/A
Gallery	permitted	N/A	N/A
Arcade	permitted	N/A	N/A
Parking Space Requirements			
Gasoline/Convience Station	Per Planning Board	6 spaces + 8 spaces under	9 spaces + 8 spaces unde

PAG - 4 - 1 1

<sup>2</sup> Per Section 151-20.D, Automotive use structures shall be set back a minimum of 25 feet from all property lines. <sup>3</sup> Existing nonconformance.

<sup>4</sup> Variance required.

#### VARIANCES REQUESTED:

- 1. BUILDING HEIGHT REQUIRE A ONE-STORY VARIANCE.
- PRINCIPAL FRONTAGE (ROUTE 9) REQUIRES A 64 FT VARIANCE. SECONDARY FRONTAGE (NORTH MESIER AVENUE) REQUIRES A 58 FT VARIANCE.
- MINIMUM FRONTAGE BUILDOUT REQUIRES A VARIANCE OF 55 FT. SIDE YARD REQUIRES A 3.3 FT VARIANCE.
- PROPOSED DIGITAL SIGN REQUIRES A VARIANCE.
- 6. PER SECTION 151-25.J(2), 12 SIGNS WHERE ONLY 3 ARE PERMITTED REQUIRES A VARIANCE.

#### **DEVELOPER / APPLICANT:**

GAS LAND PETROLEUM, INC. 3 SOUTH OHIOVILLE RD NEW PALTZ, NY 12561

#### SITE CIVIL ENGINEER:

CHAZEN ENGINEERING & LAND SURVEYING CO., P.C. 21 FOX STREET, POUGHKEEPSIE, NY 12601 PHONE: (845) 454–3980

#### TAX MAP INFORMATION:

VILLAGE OF WAPPINGERS FALLS, DUTCHESS COUNTY, NEW YORK TAX PARCEL #: 135601-6158-14-498418-0000

## AREA:

AREA = 0.46 ACRES**ZONING DISTRICT:** 

"CMU" COMMERCIAL MIXED USE

ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT, APPLICATION AND SITUATION FOR WHICH IT WAS INTENDED. ANY MODIFICATION OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL, THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

## Xref's Attached: XTB\_24X36\_82010-00 Date Printed: Nov 09, 2020, 10:18am

ORIGINAL SCALE IN INCHES

Drawing Name: Z:\projects\82000-82099\82010.00 Gas Land Holdings Village of Wappingers Falls US Route 9\DWG\00\_6001\_82010-00\_TITLE.dwg

# **SITE PLAN** ROUTE 9 HOLDINGS, INC. N.Y.S. ROUTE 9

## VILLAGE OF WAPPINGERS FALLS **DUTCHESS COUNTY, NEW YORK**

## MARCH 12, 2020 LAST REVISED: NOVEMBER 12, 2020

			INDEX OF DRAWINGS
GE NO.	SHEET NO.	DATE	DESCRIPTION
1	G001	11/12/20	TITLE SHEET
2	SV1	04/24/20	MAP OF EXISTING CONDITIONS PREPARED FOR GAS LAND HOLDINGS
3	C120	11/12/20	DEMOLITION PLAN
4	C130	11/12/20	SITE PLAN
5	C131	11/12/20	VEHICLE MOVEMENT PLAN
6	C140	11/12/20	GRADING, UTILITY, AND EROSION & SEDIMENT CONTROL PLAN
7	C180	11/12/20	LANDSCAPE PLAN
8	C190	11/12/20	PHOTOMETRIC PLAN
9	C191	11/12/20	PHOTOMETRIC PLAN WITHOUT ROUTE 9 FLOOD LIGHT
10	C530	11/12/20	SITE DETAILS
11	C531	11/12/20	SITE DETAILS
12	C550	11/12/20	EROSION & SEDIMENT CONTROL DETAILS AND NOTES
13	C560	11/12/20	WATER AND SANITARY SEWER DETAILS
14	C570	11/12/20	LANDSCAPE DETAILS AND NOTES

**DUTCHESS COUNTY DEPARTMENT OF** ENVIRONMENTAL HEALTH APPROVAL FOR SHEETS G001, SV1, C120, C140, AND C560

	CHAZEN ENGINE	ERING, LAND SURVEYING	$\frac{1}{2}$	CHITECTURE, CO., D.P.C.	-) (		
	<u>Chazen</u>	<u>Office</u> :	Capital District Office: 547 River Street Troy, New York 12180	Nashville Tennessee Office: 2416 21st Ave S. (Suite 103) Nashville. Tennessee 37212			
L		Phone: (845) 454-3980	Phone: (518) 273-0055	Phone: (615) 380–1359	4	11/12/20	REVISED PER VILLAGE COMMENTS.
	Civil Engineers	North Country Office	Westahostor NV Office	Chattanooga Tannassaa Offica:	3	10/15/20	REVISED PER VILLAGE COMMENTS.
L	Land Surveyors Planners	20 Elm Street (Suite 110)	1 North Broadway, Suite 803	1426 Williams Street (Suite 12)	2	09/10/20	REVISED PER VILLAGE COMMENTS.
	Environmental & Safety Professionals	Glens Falls, New York 12801	White Plains, New York 10601	Chattanooga, Tennessee 37408	1	05/14/20	THIS SHEET ADDED.
	Transportation Planners & Engineers	Phone: (518) 812–0513	Phone: (914) 997-8510	Phone: (423) 241–6575	rev.	date	descr



#### **OWNER / APPLICANT SIGNATURE** THE UNDERSIGNED APPLICANT FOR THE PROPERTY AND THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON. STATE THAT THEY ARE FAMILIAR WITH THIS MAP. ITS NOTES AND ITS CONTENTS. AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON. THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN TO KEEP THIS SITE AS PER SITE PLAN APPROVAL BY THE TOWN PLANNING BOARD UNTIL A NEW OR REVISED SITE PLAN IS APPROVED FOR THE SITE. THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN NOT TO OCCUPY THE PREMISES BEFORE A CO IS ISSUED BY THE TOWN BUILDING DEPARTMENT. DATE APPLICANT DATE OWNER

## PLANNING BOARD APPROVAL VILLAGE OF WAPPINGERS FALLS, NEW YORK

\_\_\_\_\_ SIGNED BY

PLANNING BOARD, VILLAGE OF WAPPINGERS FALLS

PLAN OF APPROVED AT THE PLANNING BOARD MEETING

HELD ON \_\_\_\_\_ CONDITIONS:





	Office Locations:		JIII EOTORE, 00., D.I.C	╘╹			
COMPANIES Proud to be Employee Owned	<ul> <li>Hudson Valley Office:</li> <li>21 Fox Street</li> <li>Poughkeepsie, New York 12601</li> <li>Phone: (845) 454-3980</li> </ul>	Capital District Office: 547 River Street Troy, New York 12180 Phone: (518) 273-0055	☐ Nashville Tennessee Office: 2416 21st Ave S. (Suite 103) Nashville, Tennessee 37212 Phone: (615) 380−1359				
Civil Engineers Land Surveyors Planners Environmental & Safety Professionals	<ul> <li>North Country Office:</li> <li>20 Elm Street (Suite 110)</li> <li>Glens Falls, New York 12801</li> </ul>	<ul> <li>Westchester NY Office:</li> <li>1 North Broadway, Suite 803</li> <li>White Plains, New York 10601</li> </ul>	Chattanooga Tennessee Office: 1426 Williams Street (Suite 12) Chattanooga, Tennessee 37408	╞	1	4/24/20	REVISED SANITARY SEWER INFORMA
Transportation Planners & Engineers	Phone: (518) 812–0513	Phone: (914) 997–8510	Phone: (423) 241–6575	ノト	rev.	date	des



Drawing Name: Z:\projects\82000-82099\82010.00 Gas Land Holdings Village of Wappingers Falls US Route 9\DWG\01\_C120\_82010-00\_DEMO.dwg Xref's Attached: XTB\_24X36\_82010-00; XLAYOUT\_82010-00; XAERIAL\_82010-00; XBASE-SVY-82010-00; XBASE-SVY-41338-00\_RTE-9\_WAPP Date Printed: Nov 09, 2020, 10:18am

ORIGINAL SCALE IN INCHES

	Office Locations:		JIII ECTORE, CO., D.I.O.			
Chazen	Hudson Valley Office:	Capital District Office:	Nashville Tennessee Office:			
	21 Fox Street Poughkeepsie New York 12601	547 River Street Trov New York 12180	2416 21st Ave S. (Suite 103) Nashville, Tennessee 37212	5	11/12/20	NO CHANGES THIS SHEET.
COMPAINIES	Phone: (845) 454–3980	Phone: (518) 273–0055	Phone: (615) 380–1359	4	10/15/20	NO CHANGES THIS SHEET.
Proud to be Employee Owned Civil Engineers				3	09/21/20	INITIAL SUBMISSION TO DOH.
Land Surveyors	20 Flm Street (Suite 110)	1 North Broadway. Suite 803	1426 Williams Street (Suite 12)	2	09/10/20	REVISED PER VILLAGE COMMENTS.
Environmental & Safety Professionals	Glens Falls, New York 12801	White Plains, New York 10601	Chattanooga, Tennessee 37408	1	05/14/20	THIS SHEET ADDED.
Transportation Planners & Engineers	Phone: (518) 812–0513	Phone: (914) 997–8510	Phone: (423) 241–6575	rev.	date	de



## PLANNING BOARD APPROVAL VILLAGE OF WAPPINGERS FALLS, NEW YORK

PLANNING BOARD, VILLAGE OF WAPPINGERS FALLS

APPROVED AT THE PLANNING BOARD MEETING

\_\_\_\_ SIGNED BY

1663 ROUTE 9 - GAS LAND - MESIER MOBIL

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designed	checked
SPL	CPL
date	scale
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project no	
8201	0.00
sheet no. <b>C1</b>	20
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Drawing Name: Z:\projects\82000-82099\82010.00 Gas Land Holdings Village of Wappingers Falls US Route 9\DWG\01\_C130\_82010-00\_SITE.dwg Xref's Attached: XTB\_24X36\_82010-00; XLAYOUT\_82010-00; XAERIAL\_82010-00; XBASE-SVY-82010-00; XBASE-SVY-41338-00\_RTE-9\_WAPP; XCANOPY-LIGHTING\_82010-00 Date Printed: Nov 09, 2020, 10:18am

ORIGINAL SCALE IN INCHES

	Office Locations:					
Chazen	Hudson Valley Office:	Capital District Office:	Nashville Tennessee Office:			
	21 Fox Street Boughkeepsie, New York 12601	547 River Street Trov New York 12180	2416 21st Ave S. (Suite 103)	5	11/12/20	REVISED PER VILLAGE COMMENTS.
COMPAINIES	Phone: (845) 454–3980	Phone: (518) 273–0055	Phone: (615) 380–1359	4	10/15/20	NO CHANGES THIS SHEET.
Proud to be Employee Owned				3	09/10/20	REVISED PER VILLAGE COMMENTS.
Land Surveyors	20 Flm Street (Suite 110)	<ul> <li>Westchester NY Office:</li> <li>1 North Broadway. Suite 803</li> </ul>	☐ Chattanooga Tennessee Office: 1426 Williams Street (Suite 12)	2	08/28/20	REVISED PER VILLAGE COMMENTS.
Environmental & Safety Professionals	Glens Falls, New York 12801	White Plains, New York 10601	Chattanooga, Tennessee 37408	1	05/14/20	REVISED PER VILLAGE COMMENTS.
Transportation Planners & Engineers	Phone: (518) 812–0513	Phone: (914) 997–8510	Phone: (423) 241–6575	rev.	date	desc



#### **GENERAL CONSTRUCTION/ SITE PLAN NOTES:**

- . THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
- 2. ALL PAVEMENT RESTORATION SHALL MEET AND MATCH EXISTING GRADES. 3. ALL SAWCUT LINES SHALL BE PARALLEL AND CURVILINEAR TO EXISTING OR
- PROPOSED CURBING AND SHALL BE A CONSTANT DISTANCE OF 18" MIN AWAY. 4. ALL ARCHITECTURE IS SUBJECT TO PLANNING BOARD REVIEW. 5. NOTIFY ENGINEER 48 HOURS PRIOR TO INITIALIZATION OF ANY WORK ON SITE. 6. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT
- VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT PRIOR REVIEW FROM THE ENGINEER. 7. CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC
- CONTROL AND SAFETY MEASURES DURING CONSTRUCTION. 8. CONTRACTOR IS RESPONSIBLE FOR PROPERLY & SAFELY MAINTAINING AREA
- BETWEEN ALL ADJOINING PROPERTIES. 9. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE SITE PROPERTY LINES OR PUBLIC RIGHT-OF-WAY.
- 10. ALL EXISTING LAWN AREA, CURBING, PAVING, SIDEWALKS, CULVERTS OR OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED BY TRENCHING OR EXCAVATION OPERATIONS SHALL BE REPLACED OR REPAIRED TO A CONDITION EQUAL TO EXISTING, AS DESCRIBED IN CONTRACT DOCUMENTS OR AS ORDERED BY ENGINEER (AOBE). MAILBOXES, SIGN POSTS, ETC SHALL BE PROTECTED OR REMOVED AND REPLACED EXACTLY AS THEY WERE BEFORE BEING DISTURBED. REMOVE AND REPLACE AFFECTED CURBING AND SIDEWALK TO NEAREST JOINT. REMOVE PAVEMENT AND REPLACE TO SAW CUT LINE, SAW CUT IN STRAIGHT LINE TO POINT NEEDED TO BLEND GRADE, REMOVE LAWN AND REPLACE TO MINIMUM LIMIT OF EXCAVATION.
- 11. NO MATERIALS ARE TO BE STORED ON SIDEWALK AROUND THE BUILDING, AS THIS WOULD HINDER ACCESS FROM THE PARKING SPACES TO THE STORE.

#### LAYOUT NOTES:

BUILDING DIMENSIONS TO BE TAKEN FROM ARCHITECTURAL BUILDING PLANS. NOTIFY THE ENGINEER OF ANY DEVIATION FROM CONDITIONS

SHOWN ON THIS PLAN. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND THE ENGINEER AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADDITIONS TO THE SATISFACTION OF THE OWNER AND THE ENGINEER BEFORE UTILITIES WILL BE ACCEPTED.

#### **PAVING NOTES:**

- . NO VEHICULAR TRAFFIC OF ANY SORT SHALL BE PERMITTED ON THE SURFACE OF SUBBASE COURSE MATERIAL ONCE IT HAS BEEN FINE GRADED, COMPACTED, AND IS READY FOR PAVING. SUBBASE MATERIAL SO PREPARED FOR PAVING SHALL BE PAVED WITHIN THREE DAYS OF PREPARATION. 2. SUBBASE MATERIAL AND THE VARIOUS ASPHALT CONCRETE MATERIALS
- CALLED FOR IN THESE DRAWINGS SHALL CONFORM WITH THE REFERENCED SECTION OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED "LATEST EDITIONS". CONSTRUCTION SHALL BE AS FURTHER SET FORTH IN THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
- 3. PLACE ASPHALT CONCRETE MIXTURE ON PREPARED SURFACE, SPREAD AND STRIKE-OFF USING A SELF-PROPELLED PAVING MACHINE, WITH VIBRATING SCREED. PLACEMENT IN INACCESSIBLE AND SMALL AREAS MAY BE BY HAND.
- 4. PROVIDE JOINTS BETWEEN OLD AND NEW PAVEMENTS OR BETWEEN SUCCESSIVE DAY'S WORK. 5. TACK COAT WHEN SPECIFIED OR CALLED OUT ON THE DRAWINGS OR REQUIRED
- BY THE REFERENCED SPECIFICATION SHALL CONFORM WITH THE FOLLOWING: A. TACK COAT SHALL MEET THE MATERIAL REQUIREMENTS OF 702-90 ASPHALT EMULSION FOR TACK COAT OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED "LATEST EDITION", SHALL BE APPLIED IN ACCORDANCE WITH SECTION 407 - TACK COAT SHALL BE IN ACCORDANCE WITH THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
- B. REMOVE LOOSE AND FOREIGN MATERIAL FROM ASPHALT SURFACE BEFORE PAVING NEXT COURSE. USE POWER BROOMS, BLOWERS OR HAND BROOM.
- C. APPLY TACK COAT TO ASPHALT PAVEMENT SURFACES & AND SURFACES OF CURBS, GUTTERS, MANHOLES, AND OTHER STRUCTURES PROJECTING INTO OR ABUTTING PAVEMENT. DRY TO A "TACKY" CONSISTENCY BEFORE PAVING. D. TACK COAT ENTIRE VERTICAL SURFACE OF ABUTTING EXISTING PAVEMENT.
- 6. AFTER COMPLETION OF PAVING AND SURFACING OPERATIONS, CLEAN SURFACES OF EXCESS OR SPILLED ASPHALT, GRAVEL OR STONE MATERIALS TO THE SATISFACTION OF THE ENGINEER.

#### PLANNING BOARD APPROVAL VILLAGE OF WAPPINGERS FALLS, NEW YORK

PLANNING BOARD, VILLAGE OF WAPPINGERS FALLS

PLAN OF APPROVED AT THE PLANNING BOARD MEETING

HELD ON \_ \_SIGNED BY CONDITIONS:





VILLAGE OF WAPPINGERS FALLS, DUTCHESS COUNTY, NEW YORK

SITE PLAN



Drawing Name: Z:\projects\82000-82099\82010.00 Gas Land Holdings Village of Wappingers Falls US Route 9\DWG\01\_C131\_82010-00\_VEH.dwg Xref's Attached: XTB\_24X36\_82010-00; XLAYOUT\_82010-00; XAERIAL\_82010-00; XBASE-SVY-82010-00; XBASE-SVY-41338-00\_RTE-9\_WAPP; XCANOPY-LIGHTING\_82010-00 Date Printed: Nov 09, 2020, 10:18am

Max 56° Horiz Max 10° Vert 4.2 23.75 4.1 2.4 ruck ngth dth ody Height Ground Clearance Width lock time ing Angle (Virtual)	45.750ft 8.500ft 12.052ft 1.334ft 8.500ft 6.00s 17.90°		
CUSTOM TRUCK SCALE: 1"=10" 35 35 35 30 30 30 30 30 30 30 30 30 30	35.000ft 8.375ft 10.546ft 1.000ft 8.375ft 6.00s 29.300ft	PLANNING BOARD AF         VILLAGE OF WAPPINGERS FJ         PLANNING BOARD, VILLAGE OF WAPPINGER         PLAN OFAT         APPROVED AT THE PLANNING BOARD MEE         HELD ONSIGNED BY         CONDITIONS:	PROVAL ALLS, NEW YORK
NTS.	1663 ROUTE 9 - GAS I VEHICLE MO /ILLAGE OF WAPPINGERS FALLS	LAND - MESIER MOBIL /EMENT PLAN	designed checked SPL CPL date scale 03/12/20 1"=10' project no. 82010.00 sheet no. <b>C131</b>
description	/ILLAGE OF WAPPINGERS FALLS	, DUTCHESS COUNTY, NEW YORK	

<u>LEGEND:</u>	LOT LINE
<u>SETBACK_LINE</u>	SETBACK LINE
	BUILDING
	PAVED ROAD / DRIVEWAY / PARKING AREA
	ROAD CENTER LINE
an an an an aig an an an an Araba (an an an an	SIDEWALK
	WORKLIMITS
<u>~ ~ ~ ~ ~ ~ ~</u>	GUIDERAIL
x	CHAIN LINK FENCE
0	STOCKADE FENCE
	CONCRETE
	ROAD LINING & STRIPING



Drawing Name: Z:\projects\82000-82099\82010.00 Gas Land Holdings Village of Wappingers Falls US Route 9\DWG\01\_C140\_82010-00\_GRAD-ESC.dwg Xref's Attached: XTB\_24X36\_82010-00; XLAYOUT\_82010-00; XAERIAL\_82010-00; XBASE-SVY-82010-00; XBASE-SVY-41338-00\_RTE-9\_WAPP; XCANOPY-LIGHTING\_82010-00; XENG\_82010-00 Date Printed: Nov 09, 2020, 10:18am



	Office Locations:					
<u>Chizen</u>	Hudson Valley Office:	Capital District Office:	Nashville Tennessee Office:			
	Poughkeepsie, New York 12601	Trov. New York 12180	2416 21st Ave S. (Suite 103) Nashville Tennessee 37212			
COMPAINIES	Phone: (845) 454–3980	Phone: (518) 273–0055	Phone: (615) 380–1359	4	11/12/20	NO CHANGES THIS SHEET.
Proud to be Employee Owned				3	10/15/20	REVISED PER VILLAGE COMMENTS.
Land Surveyors	20 Flm Street (Suite 110)	Westchester NY Office: 1 North Broadway, Suite 803	☐ Chattanooga Tennessee Office: 1426 Williams Street (Suite 12)	2	09/10/20	REVISED PER VILLAGE COMMENTS.
Environmental & Safety Professionals	Glens Falls, New York 12801	White Plains, New York 10601	Chattanooga, Tennessee 37408		05/14/20	REVISED PER VILLAGE COMMENTS.
Transportation Planners & Engineers	Phone: (518) 812–0513	Phone: (914) 997–8510	Phone: (423) 241–6575	rev.	date	descr

#### LANDSCAPE LEGEND:



	COMMON NAME	SIZE	COND	SPACING	REMARKS
			<u>.</u>		
ncheir grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	7'-8' Ht.	B&B	As Shown	Single-Stem
Rubrum	Red Maple	2.5"-3" Cal.	B&B	As Shown	
s kousa	Kousa Dogwood	7'-8' Ht.	B&B	As Shown	
sia triacanthos inermis	Thornless Honeylocust	2.5"-3" Cal.	B&B	As Shown	
Pungens alguca	Colorado Blue Spruce	7'-8' Ht.	B&B	As Shown	
		•			
					·
					•
microphylla sinica 'Franklins Gem'	Boxwood	24"-30" Ht.	CONT.	As Shown	
<b>š</b> microphylla sinica 'Franklins Gem' anula glomerata	Boxwood Clustered Bellflower	24"-30" Ht. 12"-24" Ht.	CONT.	As Shown As Shown	
microphylla sinica 'Franklins Gem' anula glomerata rus scopulorum 'Bailigh'	Boxwood Clustered Bellflower 'Sky High'Juniper	24"-30" Ht. 12"-24" Ht. 5'-6' Ht.	CONT. CONT. B&B	As Shown As Shown As Shown	
microphylla sinica 'Franklins Gem' anula glomerata rus scopulorum 'Bailigh' pensylvanica	Boxwood Clustered Bellflower 'Sky High'Juniper Northern Bayberry	24"-30" Ht. 12"-24" Ht. 5'-6' Ht. 30"-36" Ht.	CONT. CONT. B&B CONT.	As Shown As Shown As Shown As Shown	
<b>S</b> microphylla sinica 'Franklins Gem' anula glomerata rus scopulorum 'Bailigh' pensylvanica a japonica 'SMNSJMFR' PP# 26,993	Boxwood Clustered Bellflower 'Sky High'Juniper Northern Bayberry Spirea Double Play Red	24"-30" Ht. 12"-24" Ht. 5'-6' Ht. 30"-36" Ht. 24"-30" Ht.	CONT. CONT. B&B CONT. CONT.	As Shown As Shown As Shown As Shown As Shown As Shown	

1. ALL DISTURBED AREAS NOT RECEIVING IMPERVIOUS COVER OR IDENTIFIED WITHIN THE PLANT SCHEDULE TABLE, SHALL BE TOPSOILED, SEEDED WITH LAWN SEED MIX, & MULCHED (TYP). 2. SEE SHEET C570 FOR LANDSCAPING DETAILS AND NOTES.

### PLANNING BOARD APPROVAL VILLAGE OF WAPPINGERS FALLS, NEW YORK

PLANNING BOARD, VILLAGE OF WAPPINGERS FALLS

PLAN OF\_\_\_\_\_AT APPROVED AT THE PLANNING BOARD MEETING

HELD ON \_\_\_\_ \_\_\_\_ SIGNED BY CONDITIONS:

1663 ROUTE 9 - GAS LAND - MESIER MOBIL

## LANDSCAPE PLAN

$\boldsymbol{\mathcal{C}}$	
designed	checked
TCC	CPL
date	scale
03/12/20	1"=10'
project no	
8201	0.00
sheet no.	
L C1	80
<b>١</b>	

Lands Nor WAPPINGERS K HOLDING Deed Book 22014 Page Deed Book 22014 Page Tax Parcel: 135601–6158–14–4 Lot P/O 2 Filed Map# Lands Num PRIVATE DRIVEWAY BUMP (TYP.) 0.1~0.1 0.1 <u>, 0.1</u> ∖ 0.1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.1 0.1 0.1 <del>0</del>.1 0.0 0.1\_\_0.1-0.1-0.1 0.1 Ø.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 **9**.1 0.1 🖉 0.1 🛛 🐳 1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 <sup>←</sup>0.0/ ₩ 0.0 0.0 爻 0.1 ), QO \*0.1 \*0.1 \*0.1 0.1 0.1 20.1 0.1, 10.1 0.1 0.1 0.2 5/0.2 0.2 01 0.1 0.1 0.0 0.0 0.0 0.0 <u>گ 0.1</u> 10.1 1.0/ /0.1 0.2 0.2 \* 0.1 0.1 0.0 / 0.0 0.2  $\sqrt{10} 4$ 0.6 10.2 0.1 0.1 0.9 0⁄.3 0.0 FF:142.3 0.1 0.1 **q**.H 、0.0 0/5 2.0 24 8.01 3.4 Ø.1 0.1 0.6 0.1 0.0 4.2⁄ 0.1 0.2 2.4 5.3 \_0.1 K 1.4 FF:142.3-KII WA-72@10^ 0.1 0.1 0.1 W-T2 @ 10' 2.5 4.3 ₩. <sup>★</sup>5.1 <u>↓</u>5.4 <u>5.6 ► 5.4</u> 0.1 ≥ 0.1 3.1/ 2.2 • 3.4 3.7 • 3.5 0.1 5.7 0/2 APRON 0.1 0.1 3.0 5.4 4.7 4.7 6.6 0.2 1.8 人 3.8 5.0 2.4 6.5 6.3 0.5 1.5 0.`9 / 0.4 \ 0.6 1.8 2.6 2.4 2.9 3.9 5.3 6.2 2.3 4.2 3.5/11 6.7  $\mathbf{D}$ C-T4 @ 0.1 \sol 2 0.3 2.7 3.9 2.42.8 4.8 6.6 7.2 ₱₩ > 1.6 2.9 | 1.8 | 0.7 0.3 0.3 0.4 0.5 0.7  $\ddagger$  1.1 1.8 3.0 5.0 6.9 7.3 0.1 0.1 C-T4 @ 0.46P-**†**2/@ 1**2**' ARE + } 2"M#PU 2.2 3.1 1.6 0.5 0.2 0.3 0.4 0.5 0.8 RE1.2 1.9 3.1 5.2 7.3 7.80.1 0.2 þ.3 C-T4 @ 15' × × 0 1.6 2.4 1.8 9.6 1.0 0.2 0.3 0.4 0.6 0.8 1.3 1.9 2.9 5.1 7.1 8.2 0.1 0.1 C-T4 \*0.5 0.3 0.3 0.4 0.6 0.9 1.3 1.8 2.6 4.5 6.2 7.5 0.1 1.0 0.1 0.1 0.6 0.7 0.5 0.3 0.3 0.3 0.3 0.4 0.5 0.8 1.2 1.8 2.5 4.2 5.8 7.0 0.1 0.4 0.5 0.4 0.3 0.2 0.3 0.4 0.5 0.8 1.1 1.7 2.5 3.9 5.0 6.0 \_ \_ <mark>\_ ← C-T4@15'</mark>  $\begin{bmatrix} * 0.2 \\ 0.3 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.2 \\ 0.3 \\ 0.5 \\ 0.7 \\ 0.7 \\ 0.9 \\ -1.6 \\ 2.3 \\ 3.4 \\ 3.8 \\ 4.1 \\ 3.8 \\$ 0.1 /0.4 \* C-T4 @ 15' (WIT (1) (0.2) (0.2) (0.2) (0.2) (0.2) (0.2) (0.3) (0.3) (0.4) (0.5) (0.6) (0.6) (0.9)0.1 0.1 02 02 -0.2 0.4 0.4 /0.5 0.5 0.6 0.7 0.8 XGUT ON NE BOLT  $0.1 \quad 0.1 \quad 0.1 \quad 0.3 \quad 0.3 \quad 0.4 \quad 0.4 \quad 0.4 \quad 0.5 \quad 0.6 \quad 0.7 \quad 0.8 \quad 0.8 \quad 0.1 \quad 0.1 \quad 0.4 \quad 0.4 \quad 0.4 \quad 0.5 \quad 0.6 \quad 0.7 \quad 0.8 \quad 0.8$ · 0.1 0.1 01 01 01 02 102 0.2 0.2 0.2 0.3 0.3 harden SEE NOTE 5 US ROUTE 9 ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT, APPLICATION AND SITUATION FOR WHICH IT WAS INTENDED. ANY MODIFICATION OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY PROJECT, APPLICATION OR SITUATION OTHER THAN THE SPECIFIC PROJECT, DRAVING OR DOCUMENT, OR ANY PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL, THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. ORIGINAL SCALE IN INCHES

Drawing Name: Z:\projects\82000-82099\82010.00 Gas Land Holdings Village of Wappingers Falls US Route 9\DWG\01\_C190\_82010-00\_PHOTOMETRIC.dwg Xref's Attached: XTB\_24X36\_82010-00; XLAYOUT\_82010-00; XAERIAL\_82010-00; XBASE-SVY-82010-00; XBASE-SVY-41338-00\_RTE-9\_WAPP; XCANOPY-LIGHTING\_82010-00; XPHOTOMETRIC\_82010-00; XLANDSCP\_82010-00 Date Printed: Nov 09, 2020, 10:19am

NG3, 52- ge 721 -493399-0000 # 9903	SPEED BUMP (TYP.)	5	MHO R: 135		LIGHTING NOT 1. GRID NUMBERS SF GROUND PLANE. 2. THE LIGHTING FIXT ASSOCIATED PHOT CHAZEN COMPANI
$\begin{array}{c} & & & & & \\ & & & & & \\ & & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & &$	$\begin{array}{c} + \\ + \\ - \\ 0.1 \\ + \\ 0.1 \\ + \\ 0.1 \\ - \\ - \\ - \\ - \\ - \\ - \\ - \\ - \\ - \\ $	$\begin{array}{c} & & & & & & & & & & & & & & & & & & &$	$\begin{array}{c} + & + & + & + & + & + & + & + & + & + $		SPECIFICATIONS, F WIRING, AND CONT 3. IF DISCREPANCIES AND LIGHTING PLA 4. THE EXISTING FLO HALIDE, 1,000W A GROUND. ASSUME 5. THE EXISTING STR NOT BEEN INCLUD
* 0.1 * 0.1 * 0.1 * 0.2 * 0.2 0.2 * 0.2 * 0.2 0.2 * 0.2 * 0.2 0.3 * 0.4 0.6 * 0.4 0.6	* $0.2$ * $0.2$ * $0.2$ * $0.2$ * $0.2$ * $0.2$ * $0.2$ * $0.2$ * $0.2$ * $0.3$ * $0.3$ * $0.3$ * $0.3$ * $0.3$ * $0.3$ * $0.4$ * $0.4$ * $0.4$ * $0.4$ * $0.4$ * $0.4$ * $0.5$ * $0.6$ * $0.6$ * $0.5$ * $0.6$ * $0.5$ * $0.6$ * $0.5$ * $0.6$ * $0.5$ * $0.6$ * $0.5$ * $0.6$ * $0.5$ * $0.6$ * $0.5$ * $0.6$ * $0.5$ * $0.6$ * $0.5$ * $0.6$ * $0.5$ * $0.6$ * $0.5$ * $0.6$ * $0.5$ * $0.6$ * $0.5$ * $0.6$ * $0.5$ * $0.5$ * $0.6$ * $0.5$ * $0.$	$\begin{array}{c} * & * & * \\ 0.2 & 0.2 & 0.2 \\ \hline 0.3 & 0.3 & 0.3 \\ \hline 0.4 & -0.3 & 0.3 \\ \hline 0.6 & 0.6 & 0.5 \\ \hline & & & & \\ \hline 0.6 & 0.6 & 0.5 \\ \hline & & & & \\ \hline & & & & \\ \hline & & & & \\ \hline & & & &$	$\begin{array}{c} & & & & & & \\ 0.2 & & & & & & \\ 0.2 & & & & & & \\ 0.3 & & & & & & \\ 0.4 &$	MESIER A VENUE	
2.5 4.6 2.5 6.1 4.8 4.6 6.8	*3.2 *2.9 2.8 2.7 *4.5 2.4 2.0 1.8 *4.8 1.3 1.2 *3.8 1.5 1.0 0.8 *4.0 1.6 1.0 0.8	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	APPROXIMATE AREA HAS BEEN IMPACTED BY EXISTING FLOOD LIGHT IN THE RIGHT OF WAY.	LED CANOPY LUMINAIRE LIGMAN LIGHTING USA MODEL NUMBER: PW59 2 C190 SCALE: NTS
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	$\begin{array}{c} * \\ & \\ & \\ & \\ & \\ & \\ & \\ & \\ & \\ & \\$	$\begin{array}{c cccc} & & & & & & & & & & & & & & & & & $	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$		MANUFACTURER: ARCH MODEL: PROVIDENCE
$\begin{array}{c} \begin{array}{c} & & & & & & & \\ & & & & & & & \\ & & & & & & & \\ & & & & & & & \\ & & & & & & & \\ & & & & & & \\ & & & & & & \\ & & & & & & \\ & & & & & & \\ \end{array}$	$ \begin{array}{c} * \\ 3.7 \\ * \\ 3.9 \\ * \\ 3.8 \\ * \\ - \\ 4.0 \\ - \\ 2.7 \\ - \\ 2.7 \\ - \\ 2.7 \\ - \\ 2.1 \\ - \\ 1.8 \\ + \\ - \\ 3.9 \\ 2.7 \\ 2.1 \\ - \\ - \\ 2.7 \\ - \\ 2.1 \\ - \\ 1.8 \\ + \\ 3.9 \\ 2.7 \\ 2.1 \\ - \\ 1.7 \\ + $	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	S R: 140.9	C190 SCALE: NTS
$\begin{array}{c} * 6.7 & 6.7 & 5.8 \\ \hline (WITH HSS) & & \\ + 4.5 & 4.5 & 4.3 \\ \hline HHSS) & & & \\ \hline 2.6 & 2.7 & 2.8 \\ \hline \\ $	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	$ \begin{array}{c}  & & & & & & & & & & & & & \\  & & & & &$	* 3.6 4.0 4.9 5.6 $+ 6.2 + 7.3$ * 3.9 4.9 5.9 6.6 $+ 7.9 + 14.9 + 9.4$ * 4.5 5.6 6.7 7.6 8.9 * 4.9 5.6 6.7 7.6 8.9 * 4.9 5.6 6.7 7.6 8.9 * 5.6 6.1 7.2 8.5 * 6.4 8.2 * 0.4 *	@ 31.25' OHWOHW	
0.9 $+$ $1.0$ $1.2$ $+$ $1.2$ $+$ $1.2$	1.4 $1.7$ $1.9$ $2.3+ + + + + + + + + + + + + + + + + + +$	LIGHTING SCHEDU	<i>R: 142.2 TS</i> + 6.2 7.3 <i>PS</i> • • • • • • • • • • • • • • • • • • •	LIC STAT ENTIF UNDE	GHTING STATISTICSISTICAL ZONEAVERAGEMAXIMUMRE SITE TO PL1.8 fc8.4 fcER CANOPY PLUS 5 FT (ONLY)5.1 fc8.4 fc
IOTOMETRIC PLA LE: 1"=10'	<u>N</u>	QTY.       DESIGNATION         10       C-T4         (CEILING MOUNTED)         3       W-T2         (WALL MOUNTED)         2       P-T2 AND P-T3         (POST TOP)         *       MEASURED TO UNDERSIDE CONTERNATION	MANUFACTURER MODEL NUMBER LIGMAN LIGHTING USA PW59 POWERVISION 5 RECESSED LOWBAY ARCHITECTURAL AREA LIGHTING PROVIDENCE WALL SCONCE – LED ARCHITECTURAL AREA LIGHTING PROVIDENCE MEDIUM – LED	MOUNT HEIGHT       LIGHTING TYPE       CATALOG NUM         15 FT.*       24 LED'S       PW59-GP028         10 FT.       36 LED'S       PR0V2-36L-         12 FT.       36 LED'S       PR0V2-36L-         PR0V2-36L-       PR0V2-36L-	MBER       WATTS       LUMENS       COLOR TEMPERATU         -T4-27 **       27       3484       2700K         295-27K7-2-CL-HS       34.1       1,683.5       2700K         295-27K7-2-CL-HS       34.1       1,683.5       2700K         295-27K7-3-CL-HS       34.1       1,677.1       2700K
CHAZEN EN THE Charace Company Proud to be Employee Civit E Land S Environmental & Safety Prof Landscape Transportation Planners &	GINEERING, LAND S Office Locations: Mudson Valle 21 Fox Stree Poughkeepsie Phone: (84 Planners essionals Worklocts Phone: (51	SURVEYING LANI av Office: at by Office: cy Office:	DSCAPE ARCHITECTURE, CO., D.         trict Office:         Street         York 12180         York 12180         Nashville Tennessee Office:         2416 21st Ave S. (Suite 103)         Nashville, Tennessee 37212         Phone: (615) 380–1359         r NY Office:         Chattanooga Tennessee Office:         1426 Williams Street (Suite 12         Chattanooga, Tennessee 37408         Phone: (423) 241–6575	P.C.	GES THIS SHEET. GES THIS SHEET. GES THIS SHEET. PER VILLAGE COMMENTS. ET ADDED. description

Westchester NY Office:					
North Broc	idway, Suite 803				
Vhite Plains,	New York 10601				
hone: (914	4) 997–8510				

Chattanooga, Tennessee 37408 Phone: (423) 241-6575

## LIGHTING NOTES:

- 1. GRID NUMBERS SHOWN REPRESENT FOOT CANDLE VALUES AT GROUND PLANE.
- 2. THE LIGHTING FIXTURES, SURFACE LOCATIONS AND ASSOCIATED PHOTOMETRIC VALUES ARE IDENTIFIED BY THE CHAZEN COMPANIES. DETAILED DESIGN OF THE LIGHTING SPECIFICATIONS, FOUNDATION DESIGN, LIGHTING CONDUIT,
- WIRING, AND CONTROL CIRCUITRY SHALL BE BY OTHERS. 3. IF DISCREPANCIES EXIST BETWEEN THE LIGHTING SCHEDULE
- AND LIGHTING PLAN, THE PLAN SHALL DICTATE. 4. THE EXISTING FLOODLIGHT FACING PROJECT SITE IS A METAL HALIDE, 1,000W AND 110,000 LUMENS. LEN IS 31'-3" ABOVE
- GROUND. ASSUMED LIGHT LOSS FACTOR IS 0.7. 5. THE EXISTING STREET LIGHT THAT IS FACING ROUTE 9 HAVE NOT BEEN INCLUDED IN THIS PHOTOMETRIC ANALYSIS.





## LED CANOPY LUMINAIRE:











## CANOPY LIGHT FIXTURE DETAIL

MODEL NUMBER: PW59 POWERVISION 5 RECESSED LOWBAY











AVERAGE MAXIMUM AVE/MAX

TEMPERATURE

0.2 :1

0.6 :1

LLF

0.92

0.92

0.92

0.92

MANUFACTURER: ARCHITECTURAL AREA LIGHTING MODEL: PROVIDENCE WALL SCONCE - LED







PROPOSED BUILDING

PROPOSED POST TOP LIGHT FIXTURE

LIGHTING LEGEND:

#### PLANNING BOARD APPROVAL VILLAGE OF WAPPINGERS FALLS, NEW YORK

 $\sim$  CONCRETE LIGHT BASE  $\begin{pmatrix} 6 \\ C531 \end{pmatrix}$ 

PAVEMENT

PLANNING BOARD, VILLAGE OF WAPPINGERS FALLS

PLAN OF\_\_\_\_\_AT APPROVED AT THE PLANNING BOARD MEETING

HELD ON \_\_\_\_

POST TOP LIGHT FIXTURE DETAIL

\_\_\_\_\_SIGNED BY CONDITIONS:



VILLAGE OF WAPPINGERS FALLS, DUTCHESS COUNTY, NEW YORK

4

C190 SCALE: NTS



Drawing Name: Z:\projects\82000-82099\82010.00 Gas Land Holdings Village of Wappingers Falls US Route 9\DWG\01\_C191\_82010-00\_PHOTOMETRIC.dwg Xref's Attached: XTB\_24X36\_82010-00; XLAYOUT\_82010-00; XAERIAL\_82010-00; XBASE-SVY-82010-00; XBASE-SVY-41338-00\_RTE-9\_WAPP; XCANOPY-LIGHTING\_82010-00; XPHOTOMETRIC\_82010-00\_NO\_FLOODLIGHT; XLANDSCP\_82010-00 Date Printed: Nov 09, 2020, 10:19am

	Office Locations:	$\frac{1}{2} \int \frac{\text{LANDSCAPE ARG}}{2}$	CHITECTURE, CO., D.P.O	<u>).</u>				
<u>Chazen</u> <u>COMPANIES</u>	<ul> <li>Hudson Valley Office:</li> <li>21 Fox Street</li> <li>Poughkeepsie, New York 12601</li> <li>Phone: (845) 454-3980</li> </ul>	Capital District Office: 547 River Street Troy, New York 12180 Phone: (518) 273-0055	<ul> <li>Nashville Tennessee Office:</li> <li>2416 21st Ave S. (Suite 103)</li> <li>Nashville, Tennessee 37212</li> <li>Phone: (615) 380-1359</li> </ul>					
Civil Engineers	North Country Office:	Westsheater NV Office:	Chattanage Tennages Office:		3	11/12/20	NO CHANGES THIS SHEET.	
Land Surveyors Planners	20 Flm Street (Suite 110)	1 North Broadway, Suite 803	1426 Williams Street (Suite 12)		2	10/15/20	NO CHANGES THIS SHEET.	
Environmental & Safety Professionals	Glens Falls, New York 12801	White Plains, New York 10601	Chattanooga, Tennessee 37408		1	09/10/20	THIS SHEET ADDED.	
Transportation Planners & Engineers	Phone: (518) 812–0513	Phone: (914) 997–8510	Phone: (423) 241–6575		rev.	date		desc

## LIGHTING NOTES:

- 1. GRID NUMBERS SHOWN REPRESENT FOOT CANDLE VALUES AT GROUND PLANE.
- 2. THE LIGHTING FIXTURES, SURFACE LOCATIONS AND ASSOCIATED PHOTOMETRIC VALUES ARE IDENTIFIED BY THE CHAZEN COMPANIES. DETAILED DESIGN OF THE LIGHTING SPECIFICATIONS, FOUNDATION DESIGN, LIGHTING CONDUIT, WIRING, AND CONTROL CIRCUITRY SHALL BE BY OTHERS.
- 3. IF DISCREPANCIES EXIST BETWEEN THE LIGHTING SCHEDULE AND LIGHTING PLAN, THE PLAN SHALL DICTATE.
- 4. THE EXISTING FLOODLIGHT LOCATED IN THE R.O.W. HAS NOT BEEN INCLUDED IN THIS PHOTOMETRIC ANALYSIS.
- 5. THE EXISTING STREET LIGHT THAT IS FACING ROUTE 9 HAVE NOT BEEN INCLUDED IN THIS PHOTOMETRIC ANALYSIS.
- 6. SEE SHEET C190 FOR ALL PROPOSED LIGHT FIXTURE INFORMATION.

LIGH	TING	LEGE	ND:



PROPOSED BUILDING

- PROPOSED POST TOP LIGHT FIXTURE PROPOSED WALL MOUNTED LIGHT FIXTURE PROPOSED CANOPY LIGHT FIXTURE FOOT CANDLE SPOT VALUES
- PHOTOMETRIC CONTOUR
- EXISTING UTILITY POLE EXISTING UTILITY POLE WITH

EXISTING LIGHT FIXTURE

## PLANNING BOARD APPROVAL VILLAGE OF WAPPINGERS FALLS, NEW YORK

PLANNING BOARD, VILLAGE OF WAPPINGERS FALLS

PLAN OF\_\_\_\_\_AT APPROVED AT THE PLANNING BOARD MEETING

\_\_\_\_\_SIGNED BY HELD ON \_\_\_\_\_ CONDITIONS:





VILLAGE OF WAPPINGERS FALLS, DUTCHESS COUNTY, NEW YORK

PHOTOMETRIC PLAN

WITHOUT ROUTE 9 FLOOD LIGHT



Drawing Name: Z: \projects\82000-82099\82010.00 Gas Land Holdings Village of Wappingers Falls US Route 9\DWG\01\_C530-C531\_82010-00\_SITED.dwg Xref's Attached: XTB\_24X36\_82010-00 Date Printed: Nov 09, 2020, 10:19am

ORIGINAL SCALE IN INCHES

![](_page_19_Figure_0.jpeg)

![](_page_19_Figure_2.jpeg)

- 1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A MINIMUM CEMENT CONTENT OF 600 POUNDS
- PER CUBIC YARD FOR ALL FOOTINGS. 2. ALL CONCRETE SHALL HAVE A SLUMP OF NO GREATER THAN 3"-5" TO
- WITHIN A TOLERANCE OF 0'-1". 3. ALL EXPOSED CONCRETE SHALL BE 5% AIR-ENTRAINED (WITHIN 1%
- TOLERANCES) CONFORMING TO ASTM C260. 4. ALL FORMWORK AND PLACEMENT OF CONCRETE SHALL COMPLY WITH GOOD CONSTRUCTION PRACTICES AND BE IN ACCORDANCE WITH GOVERNING CODES, AND REGULATIONS.

![](_page_19_Picture_7.jpeg)

CHAZEN ENGINE	ERING, LAND SURVEYING	$\frac{1}{2}$	CHITECTURE, CO., D.P.	<u>C.</u>			
Classes	Office Locations:	$\bigcirc$					
	Hudson Valley Office:	Capital District Office:	□ Nashville Tennessee Office:				
	21 Fox Street	547 River Street	2416 21st Ave S. (Suite 103)				
<u>COMPANIES</u>	Poughkeepsie, New Fork 12601 Phone: (845) 454–3980	Phone: (518) 273-0055	Nashville, Tennessee 37212 Phone: (615) 380-1359		4	11/12/20	REVISED PER VILLAGE COMMENTS.
Proud to be Employee Owned					3	10/15/20	NO CHANGES THIS SHEET.
Land Surveyors	20 Flm Street (Suite 110)	1 North Broadway, Suite 803	1426 Williams Street (Suite 12)		2	09/10/20	REVISED PER VILLAGE COMMENTS.
Environmental & Safety Professionals	Glens Falls, New York 12801	White Plains, New York 10601	Chattanooga, Tennessee 37408		1	05/14/20	THIS SHEET ADDED.
Transportation Planners & Engineers	Phone: (518) 812–0513	Phone: (914) 997-8510	Phone: (423) 241–6575		rev.	date	descri
Lands The Construction of Construction Construction Construction Planners & Engineers	Phone: (518) 812–0513	Phone: (914) 997–8510	Phone: (423) 241–6575		rev.	date	de:

![](_page_19_Figure_11.jpeg)

#### PLANNING BOARD APPROVAL VILLAGE OF WAPPINGERS FALLS, NEW YORK

PLANNING BOARD, VILLAGE OF WAPPINGERS FALLS

PLAN OF\_\_\_\_\_AT APPROVED AT THE PLANNING BOARD MEETING

\_\_\_\_\_SIGNED BY HELD ON \_\_\_\_ CONDITIONS:

1663 ROUTE 9 - GAS LAND - MESIER MOBIL

## SITE DETAILS

$\frown$	
designed	checked
SPL	CPL
date	scale
03/12/20	AS NOTED
project no	
8201	10.00
sheet no. C5	531

![](_page_20_Figure_0.jpeg)

- . WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL "T" OR "U" TYPE OR HARDWOOD.
- 2. FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAX MESH OPENING.
- 3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
- 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- 5. MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE.
- 6. SILT FENCE SHALL BE USED WHERE EROSION COULD OCCUR IN THE FORM OF SHEET EROSION.
- 7. SILT FENCE SHALL NOT BE USED WHEN A CONCENTRATION OF WATER IS FLOWING TO THE BARRIER.
- 8. MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUN-OFF TO A SILT FENCE ARE: SLOPE STEEPNESS MAXIMUM SLOPE LENGTH(FT)

![](_page_20_Picture_9.jpeg)

![](_page_20_Picture_10.jpeg)

SILT FENCE INSTALLATION DETAIL SCALE: NOT TO SCALE

100

![](_page_20_Figure_12.jpeg)

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ORIGINAL SCALE IN INCHES

SPDES GENERAL PERMIT GP-0-20-001 COMPLIANCE NOTES:

1. THE TOTAL AREA OF DISTURBANCE PLANNED FOR THIS PROJECT IS LESS THAN 1 ACRE THEREFORE A SPDES GENERAL PERMIT (GP-0-20-001) IS NOT REQUIRED.

- CONSTRUCTION SEQUENCING NOTES: PRIOR TO COMMENCING ANY CLEARING, GRUBBING, EARTHWORK ACTIVITIES, ETC.AT THE SITE, THE CONTRACTOR SHALL FLAG THE WORK LIMITS AND SHALL INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (I.E. SILT FENCES, TREE PROTECTION/BARRIER FENCES, STABILIZED CONSTRUCTION ENTRANCES, STORM DRAIN SEDIMENT FILTERS, DRAINAGE DITCH SEDIMENT FILTERS, ETC.) INDICATED ON THE PROJECT DRAWINGS. TEMPORARY EROSION AND SEDIMENT CONTROL MÉASURES MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THEIR TRIBUTARY AREAS.
- 2. THE CONTRACTOR SHALL CLEAR AND GRUB THE AREA OF THE STORMWATER MANAGEMENT FACILITIES. THIS AREA SHALL NOT EXCEED FIVE (5) ACRES IN EXTENT WITHOUT TEMPORARY STABILIZATION. 3. THE STORMWATER DETENTION BASIN SHALL BE UTILIZED AS A TEMPORARY SEDIMENT TRAP
- DURING CONSTRUCTION. THE CONTRACTOR SHALL INSTALL THE OUTLET CONTROL STRUCTURES AND THE EARTHEN BERM. THE BASIN SHALL BE GRADED TO THE TOP OF THE AQUATIC BENCH AS INDICATED IN THE TYPICAL STORMWATER MANAGEMENT BASIN SECTION PRESENTED IN THE PROJECT DRAWINGS. 4. PRIOR TO COMMENCING CLEARING, GRUBBING AND/OR EARTHWORK ACTIVITIES IN ANY OTHER
- AREA OF THE SITE, THE CONTRACTOR SHALL INSTALL INLET AND OUTLET PROTECTION MEASURES (RIPRAP OVERFLOW WEIR(S), CULVERT INLET/OUTLET PROTECTION, ETC.) AND SHALL STABILIZE THE AREAS DISTURBED DURING THE CONSTRUCTION OF THE SEDIMENT
- 5. THE CONTRACTOR SHALL INSTALL TEMPORARY DIVERSION MEASURES WITH ASSOCIATED STABILIZATION MEASURES (I.E., VEGETATIVE COVER, DRAINAGE DITCH SEDIMENT FILTERS, STORM DRAIN SEDIMENT FILTERS, ETC.)TO ASSURE THAT STORMWATER RUNOFF IS CONVEYED TO THE TEMPORARY SEDIMENT BASIN. 6. TEMPORARY DIVERSION MEASURES SHALL BE LOCATED IN A MANNER THAT WILL ASSURE
- THAT THE AREA TRIBUTARY TO EACH DIVERSION DOES NOT EXCEED FIVE (5) ACRES. THESE TEMPORARY DIVERSION MEASURES SHALL BE INSPECTED DAILY AND REPAIRED/STABILIZED AS NFCESSARY TO MINIMIZE EROSION. 7. THE CONTRACTOR SHALL COMMENCE SITE CONSTRUCTION ACTIVITIES INCLUDING CLEARING &
- GRADING OF THE PROPOSED AREA OF DISTURBANCE AS REQUIRED. 8. INSTALL PROTECTIVE MEASURES AT THE LOCATIONS OF ALL GRATE INLETS, CURB INLETS, AND AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES.
- 9. CONSTRUCT ALL UTILITIES, CURB AND GUTTER, GUTTER INLETS, AREA INLETS, AND STORM SEWER MANHOLES, AS SHOWN ON THE PLANS. INLET PROTECTION MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION. PLACE REQUIRED RIP-RAP AT LOCATIONS SHOWN ON THE PLANS.
- 10. FINALIZE PAVEMENT SUB-GRADE PREPARATION. 11. REMOVE PROTECTIVE MEASURES AROUND INLETS AND MANHOLES NO MORE THAN 24 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
- 12. INSTALL SUB-BASE MATERIAL AS REQUIRED FOR PAVEMENT. 13. PRIOR TO FINALIZING CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY, ALL CATCH
- BASINS AND DRAINAGE LINES SHALL BE CLEANED OF ALL SILT AND SEDIMENT. 14. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND IMMEDIATELY ESTABLISH PERMANENT VEGETATION ON THE AREAS DISTURBED DURING THEIR REMOVAL.

## EROSION AND SEDIMENT CONTROL MEASURES:

- DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES. 2. AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT
- VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS. 3. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
- 4. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.

## MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:

PERMANENT AND TEMPORARY VEGETATION: INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE: INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. CHECK FOR MUD. SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE.

INSPECT FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

SOIL STOCKPILE: INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE OR HAY BALE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEÁRS, BEGINS TO DECOMPOSE, OR IN ANYWAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCK PILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

DUST CONTROL: SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

STORM DRAIN INLET PROTECTION: INSPECT ALL STORM DRAIN INLET PROTECTION DEVICES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE REPAIRS AS NEEDED, REMOVE SEDIMENT FROM THE POOL AREA AS NECESSARY.

DEWATERING PITS: (IF REQUIRED) – INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW. CLEAR INLET AND DÍSCHARGE PIPES OF OBSTRUCTIONS. IF A FILTER MATERIAL BECOMES CLOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND CONSTRUCT NEW PITS AS NEEDED.

SNOW AND ICE CONTROL: PARKING LOTS, ROADWAYS, AND DRIVEWAYS ADJACENT TO WATER QUALITY FILTERS SHALL NOT BE SANDED DURING SNOW EVENTS DUE TO HIGH POTENTIAL FOR CLOGGING FROM SAND IN SURFACE WATER RUNOFF. USE SALT ONLY FOR SNOW AND ICE CONTROL.

## GENERAL EROSION AND SEDIMENT CONTROL NOTES:

- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", NOVEMBER 2016. EXCESS SOIL TO BE STOCKPILED WITHIN THE LIMITS OF SITE DISTURBANCE IF NOT USED
- IMMEDIATELY FOR GRADING PURPOSES. INSTALL SILT FENCE AROUND SOIL STOCKPILES. APPLY SURFACE STABILIZATION AND RESTORATION MEASURES. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS DELAYED, SUSPENDED, OR INCOMPLETE AND WILL NOT BE REDISTURBED FOR 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED. (SEE SPECIFICATIONS FOR TEMPORARY VEGETATIVE COVER). AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS COMPLETE AND WILL NOT BE REDISTURBED SHALL BE STABILIZED AND RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. (SEE SPECIFICATIONS FOR PERMANENT VEGETATIVE COVER). SEEDING FOR PERMANENT VEGETATIVE COVER SHALL BE WITHIN THE SEASONAL LIMITÁTIONS. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
- 4. SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS. 5. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION
- AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION. 6. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.
- WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

CHAZEN ENGINE	ERING, LAND SURVEYING	LANDSCAPE ARG	CHITECTURE, CO., D.P.C	C.	$\square$		
THE	Office Locations:	$\mathcal{C}$					
Chuzen	Hudson Valley Office	Capital District Office:	Nashville Tennessee Office:				
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Regul to be Employee Owned	Phone: (845) 454-3980	Phone: (518) 273–0055	Phone: (615) 380-1359		4	11/12/20	NO CHANGES THIS SHEET.
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Land Surveyors Planners	20 Elm Street (Suite 110)	1 North Broadway, Suite 803	1426 Willigms Street (Suite 12)		2	09/10/20	REVISED PER VILLAGE COMMENTS.
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### TOPSOIL SPECIFICATIONS:

EXISTING EXCESS TOPSOIL SHALL BE REMOVED AND STORED IN TOPSOIL STOCKPILES SUFFICIENTLY REMOVED FROM OTHER EXCAVATION OR DISTURBANCE TO AVOID MIXING. SILT FENCE SHALL BE INSTALLED AROUND TOPSOIL STOCKPILE AREAS.

SITE PREPARATION

ADDFD.

LITTER.

3. SEEDING

100%

3. SEEDING

COMPLETE ROUGH GRADING AND FINAL GRADE, ALLOWING FOR DEPTH OF TOPSOIL TO BE 2. SCARIFY ALL COMPACT, SLOWLY PERMEABLE, MEDIUM AND FINE TEXTURED SUBSOIL AREAS. SCARIFY AT APPROXIMATELY RIGHT ANGLES TO THE SLOPE DIRECTION IN SOIL AREAS THAT ARE STEEPER THAN 5%. 3. REMOVE REFUSE, WOODY PLANT PARTS, STONES OVER 3 INCHES IN DIAMETER, AND OTHER

NEW TOPSOIL SHALL BE BETTER THAN OR EQUAL TO THE QUALITY OF THE EXISTING ADJACENT TOPSOIL. IT SHALL MEET THE FOLLOWING CRITERIA: A. ORIGINAL LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL. B. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C C. CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE. D. CONTAINING THE FOLLOWING WASHED GRADATIONS:

% PASSING
100
97-100
20-60

APPLICATION AND GRADING

1. TOPSOIL SHALL BE DISTRIBUTED TO A UNIFORM DEPTH OF 4" OVER THE AREA. IT SHALL NOT BE PLACED WHEN IT IS PARTLY FROZEN, MUDDY, OR ON FROZEN SLOPES OR OVER ICE, SNOW, OR STANDING WATER. 2. TOPSOIL PLACED AND GRADED ON SLOPES STEEPER THAN 5% SHALL BE PROMPTLY FERTILIZED, SEEDED, MULCHED AND STABILIZED BY "TRACKING" WITH SUITABLE EQUIPMENT.

#### **VEGETATIVE COVER SPECIFICATIONS:** TEMPORARY VEGETATIVE COVER (DURING CONSTRUCTION):

SITE PREPARATION (SAME AS PERMANENT VEGETATIVE COVER)

2. <u>SEED MIX:</u> (APPLY AT RATE OF 3 TO 4 LBS PER 1000 SF) AMOUNT BY: MINIMUM % WEIGHT SPECIES OR VARIETY PURITY GERMINATION

100% ANNUAL RYEGRASS 98% 90% (SAME AS PERMANENT VEGETATIVE COVER)

PERMANENT VEGETATIVE COVER (AFTER CONSTRUCTION):

. SITE PREPARATION A. BRING AREA TO BE SEEDED TO REQUIRED GRADE. A MINIMUM OF 4" OF TOPSOIL IS REQUIRED.

B. PREPARE SEEDBED BY LOOSENING SOIL TO A DEPTH OF 4 INCHES. C. REMOVE ALL STONES OVER 1 INCH IN DIAMETER, STICKS AND FOREIGN MATTER FROM THE SURFACE. D. LIME TO PH OF 6.5.

. FERTILIZER: USE 5-10-5 (NPK) OR EQUIVALENT. APPLY AT RATE OF 4 LBS/1000 SF. . INCORPORATE LIME AND FERTILIZER IN THE TOP 4 INCHES OF TOPSOIL. G. SMOOTH AND FIRM THE SEEDBED.

2. SEED MIXTURE FOR USE ON LAWN AREAS:

PROVIDE FRESH, CLEAN, NEW-CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS LAWN SEED MIX: (APPLY AT RATE OF 5 TO 6 LBS PER 1000 SF)

SUN AND PARTIAL SHADE:

AMOUN	IT BY:	MINIMUM	%
WEIGH <sup>-</sup>	SPECIES OR VARIETY	PURITY	GERMINATION
50%	KENTUCKY BLUE GRASS*	95%	80%
20%	PERENNIAL RYE	98%	90%
<u>30%</u>	CREEPING RED FESCUE	97%	85%
100%			

\*MINIMUM 2 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURFGRASS.

SHADE:			
AMOUN	T BY:	MINIMUM	%
WEIGHT	SPECIES OR VARIETY	PURITY	GERMINATION
25%	KENTUCKY BLUE GRASS**	95%	80%
20%	PERENNIAL RYE	98%	90%
35%	CREEPING RED FESCUE	97%	85%
20%	CHEWINGS RED FESCUE	97%	85%
10097			

**\*\*SHADE TOLERANT VARIETY** 

A. APPLY SEED UNIFORMLY BY CYCLONE SEEDER CULTI-PACKER OR HYDRO-SEEDER AT RATE INDICATED. B. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS: i. A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS /ACRE MIN., TO BE APPLIED ONCE SEEDING IS COMPLETE. ii. WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY HYDROSEEDER AT RATE OF 2.000 LBS/ACRE. C. ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL. IRRIGATE TO FULLY SATURATE SOIL LAYER, BUT NOT TO DISLODGE PLANTING SOIL.

	DOM ALIQUET AFTU TO OCTO		
Г	LOCATION	COMPACTION	TESTING FREQUENCY
	PIPE TRENCH BACKFILL (IN PAVED AREAS)	95% ASTM D1557	1 SERIES OF TESTS FOR EACH 150 FT OR LESS OF TRENCH LENGTH. SERIES INCLUDE 3 COMPACTION TESTS SPREAD EVENLY ALONG TRENCH PROFILE.
	PIPE TRENCH BACKFILL (IN UNPAVED AREAS)	90% ASTM D1557	1 SERIES OF TESTS FOR EACH 150 LF OR LESS OF TRENCH LENGTH. SERIES INCLUDE 3 COMPACTION TESTS SPREAD EVENLY ALONG TRENCH PROFILE.
	PIPE BEDDING AND PIPE ZONE BACKFILL	95% ASTM D1557	1 TEST FOR EACH 150 FT OR LESS OF TRENCH LENGTH.
	PAVEMENT SUBBASE AND LAST LIFT OF SELECT GRANULAR FILL (FILL BETWEEN SHEET PILES)	95% ASTM D1557	1 TEST FOR EVERY 2,000 SQ FT, OF LIFT AREA BUT NO FEWER THAN TWO TESTS PER LIFT

#### PLANNING BOARD APPROVAL VILLAGE OF WAPPINGERS FALLS, NEW YORK

PLANNING BOARD, VILLAGE OF WAPPINGERS FALLS

PLAN OF APPROVED AT THE PLANNING BOARD MEETING

\_\_\_\_ SIGNED BY HELD ON CONDITIONS:

![](_page_20_Picture_81.jpeg)

![](_page_20_Picture_82.jpeg)

![](_page_20_Picture_83.jpeg)

![](_page_21_Figure_0.jpeg)

Xref's Attached: XTB\_24X36\_82010-00 Date Printed: Nov 09, 2020, 10:19am

MODULAR MECHANICAL LINK-SEAL ASSEMBLY OPENINGS TO BE FILLED WITH NON-SHRINK WATERPROOF

Storage Capacity Factor (Minimum = 1.7, Onsite Disposal = 2.5)

Loading Factor (Interstate Freeways = 1.25, Other Freeways and Recreational Areas = 1.0, Min highways = 0.8, Other Highways =

#### SANITARY SEWER NOTES

- 1. FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAIN: ALL DISCHARGES TO THE SANITARY SEWER SHALL COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL SANITARY CODE.
- 2. SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE SEWER DEPARTMENT. ALL SANITARY SEWER SYSTEM COMPONENTS SHALL BE INSTALLED BY OR UNDER THE SUPERVISION OF A LICENSED PLUMBER IN ACCORDANCE WITH THE DULWING CODE
- 3. MAJOR EARTHWORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF ANY SANITARY SEWER MAINS AND APPURTENANCES. ALL CONNECTING SEWER LINES SHALL BE FLUSHED BEFORE TESTED.
- 4. SANITARY SEWER MAINS ARE TO BE POLYVINYL CHLORIDE (PVC) SDR-21. PROJECT SANITARY LATERALS SHALL BE PVC, SDR-35, UNLESS OTHERWISE NOTED.
- 5. FINAL SEWER COLLECTION SYSTEM LAYOUT IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE SEWER DEPARTMENT. 6. ALL SANITARY PIPE AND/OR MANHOLES SHALL BE A MINIMUM OF TEN (10) HORIZONTAL FEET FROM THE WATER MAIN. SANITARY PIPE SHALL HAVE A MINIMUM 18" SEPARATION FROM ANY WATER MAIN OR WATER SERVICE LINE. IF FOR SOME REASON THIS SEPARATION CANNOT BE ACHIEVED, SANITARY SEWER PIPE IN THE AREA SHALL BE SDR-21 PRESSURE RATED PIPE, AND ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER. ALL SANITARY SEWER CONSTRUCTION SHALL BE TO SPECIFICATIONS OF THE SEVER DEPARTMENT. OF THE SEWER DEPARTMENT
- 7. ALL SANITARY TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER, AND, CERTIFICATES OF COMPLIANCE WITH THE INSTALLATION SPECIFICATIONS, TEST STANDARDS, APPROVED PLANS OR APPROVED AMENDMENTS SHALL BE PROVIDED TO THE APPROPRIATE SEWER AUTHORITY AS A CONDITION OF APPROVAL FOR OPERATION.
- 8. ALL SANITARY SEWER CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE SEWER SUPERINTENDENT PRIOR TO BACKFILLING. PIPE BEDDING AND PIPE ZONE MATERIAL SHALL BE IN ACCORDANCE WITH THIS SHEET, DETAIL 1.
- 9. INDICATOR TAPE SHALL BE INSTALLED 12" ABOVE SEWER LATERAL. 10. LOCATION OF SEWER LATERAL CLEAN OUTS ARE TO BE PLACED AS SHOWN ON THE APPROVED SITE PLAN AND NOT TO EXCEED EVERY 75' MEASURED FROM THE SEWER MAIN CONNECTION OR AS DETERMINED BY THE SUPERINTENDENT OF SEWERS WHERE LOCATIONS ARE NOT SPECIFICALLY SHOWN.
- 11. THREE AS-BUILT DRAWINGS PREPARED BY A LICENSED NYS SURVEYOR, WHICH INCLUDE VERIFICATION OF THE SEWER INFRASTRUCTURE INCLUDING RIMS AND INVERTS WILL BE PROVIDED FOR DISSEMINATION TO THE ENGINEERING AND SEWER DEPARTMENTS.

#### **DUTCHESS COUNTY DEPARTMENT OF HEALTH STANDARD NOTES:**

- THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE: 'NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS", NYSDEC "APPENDIX 75-A, WASTE TREATMENT - INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE SANITARY CODE." "RECOMMENDED STANDARDS FOR SEWAGE TREATMENT WORKS, (TEN STATES)."
- "NEW YORK STATE DEPARTMENT OF HEALTH AND DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION POLICIES, PROCEDURES AND STANDARDS." 'DUTCHESS COUNTY AND NEW YORK STATE SANITARY CODES." "DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION CERTIFICATE OF APPROVAL LETTER."
- THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND TREATMENT.
- UPON COMPLETION OF THE FACILITIES, THE FINISHED WORKS SHALL BE INSPECTED, TESTED, AND CERTIFIED COMPLETE TO THE DC EHSD BY THE NEW YORK STATE REGISTERED DESIGN PROFESSIONAL SUPERVISING CONSTRUCTION. NO PART OF THE FACILITIES SHALL BE PLACED INTO SERVICE UNTIL ACCEPTED BY THE DC
- 4. APPROVAL OF ANY PLAN(S) OR AMENDMENT THERETO SHALL BE VALID FOR A PERIOD OF 5 YEARS FROM THE DATE OF APPROVAL. FOLLOWING THE EXPIRATION OF SAID APPROVAL, THE PLAN(S) SHALL BE RE-SUBMITTED TO THE COMMISSIONER OF HEALTH FOR CONSIDERATION FOR RE-APPROVAL. RE-SUBMISSION OR REVISED SUBMISSION OF PLANS AND/OR ASSOCIATED DOCUMENTS SHALL BE SUBJECT TO COMPLIANCE WITH THE TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES IN EFFECT AT THE TIME OF THE
- IT SHALL BE DEMONSTRATED BY THE CONTRACTOR TO THE DC EHSD FIELD INSPECTOR AND/OR DESIGN PROFESSIONAL THAT THE TANK IS SEALED, WATERTIGHT AND ACCEPTABLE FOR USE. THIS SHALL REQUIRE, AT A MINIMUM, THE FILLING OF THE TANK WITH WATER TO OBSERVE IF IT IS IN FACT SEALED, WATERTIGHT AND ACCEPTABLE FOR USE. THE TANK MUST ALSO MEET ANY LOCAL TESTING REQUIREMENTS, INCLUDING POSSIBLE ELECTRICAL AND SAFETY STANDARDS.
- 6. NO CELLAR, FOOTING, FLOOR, GARAGE, COOLER OR ROOF DRAINS SHALL BE DISCHARGED INTO THE WASTEWATER TREATMENT SYSTEM
- THE DC EHSD SHALL BE NOTIFIED PRIOR TO THE BACKFILLING OF ANY COMPLETED WASTEWATER TREATMENT SYSTEM SO THAT A FINAL INSPECTION MAY BE PERFORMED.
- 8. THE DC EHSD SHALL BE NOTIFIED SIXTY DAYS PRIOR TO ANY CHANGE IN USE; USE CHANGES MAY REQUIRE RE- APPROVAL BY THE DC EHSD.
- 9. ALL REQUIRED EROSION & SEDIMENT CONTROL AND STORMWATER POLLUTION PREVENTION WATER QUALITY & QUANTITY CONTROL STRUCTURES, PERMANENT AND TEMPORARY, ARE SHOWN ON THE PLANS.
- . 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. **TESTING GRAVITY SEWER SYSTEM:**
- 1. CONTRACTOR SHALL INSPECT AND TEST THE INSTALLATIONS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION WHEN WORK IS READY FOR TESTING. AFTER ALL TESTS HAVE BEEN PERFORMED, EVIDENCE OF COMPLIANCE SHALL BE FORWARDED TO OWNER/ENGINEER AND THE AUTHORITY HAVING JURISDICTION PRIOR TO
- 2. THE CONTRACTOR SHALL TEST AND INSPECT FOR ALIGNMENT OF ALL SANITARY SEWERS. 3. EACH MANHOLE-TO-MANHOLE SECTION SHALL BE REJECTED OR ACCEPTED BASED ONLY ON RESULTS OF ITS OWN INDEPENDENT SECTION TEST AND NOT ON RESULTS OF ANY ONE TEST RUN SIMULTANEOUSLY OVER MORE THAN ONE CONSECUTIVE MANHOLE-TO-MANHOLE SECTION. THE ONLY EXCEPTION ALLOWED: ACCEPTING SEVERAL
- CONSECUTIVE MANHOLE-TO-MANHOLE SECTIONS BASED ON ONE COMBINED INFILTRATION TEST INDICATING ZERO INFILTRATION. 4. LOW PRESSURE AIR TESTING SHALL BE PERFORMED UNDER DIRECTION OF ENGINEER ACCORDING TO ASTM F1417. LOW PRESSURE AIR TEST IS A COMPARISON OF THE MEASURED TIME NECESSARY FOR ONE (1) PSIG PRESSURE DROP TO OCCUR, IF AT ALL, WITH MINIMUM ALLOWABLE TIME FOR THAT PRESSURE DROP TO OCCUR DETERMINED BY METHODS INDICATED IN ASTM F1417. IF THE ONE (1) PSIG PRESSURE DROP OCCURS FASTER THAN LLOWABLE TIME, SECTION IS UNACCEPTABLE
- 5. AN AIR TEST SHALL NOT BE RUN UNTIL SECTION OF LINE TO BE TESTED HAS BEEN CLEANED OF ALL FOREIGN MATERIAL BY FLUSHING AND HAS BEEN VISUALLY INSPECTED AND APPROVED BY THE ENGINEER. CERTAIN PIPE MATERIALS PRODUCE MORE CONSISTENT RESULTS WHEN INTERIOR OF PIPE IS WETTED PRIOR TO TESTING.
- 6. SEWERS SHALL BE LAID WITH STRAIGHT ALIGNMENT BETWEEN MANHOLES. STRAIGHT ALIGNMENT SHALL CHECKED EITHER USING A LASER BEAM OR LAMPING. TESTING SHALL COMPLY WITH REQUIREMENTS OF AUTHORITY HAVING JURISDICTION.
- 7. MANHOLES, WHICH CANNOT BE PROPERLY AIR TESTED, SHOULD BE VISUALLY INSPECTED AND LEAKAGE-TESTED SING INTERNAL OR EXTERNAL HYDROSTATIC PRESSURE. LEAKAGE TESTING SHALL COMPLY WITH REQUIREMENTS
- OF THE AUTHORITY HAVING JURISDICTION. 8. IN AREAS WHERE CONVENTIONAL TESTING IS IMPRACTICAL (I.E. AREAS DESIGNATED BY ENGINEER WHERE EXISTING SERVICES ARE TIED INTO NEW LINE IMMEDIATELY AND ANY BLOCKAGE COULD RESULT IN HEALTH ROBLEMS) NO LINES SHALL BE BACKFILLED UNTIL EACH PIPE SECTION AND CONNECTION IS INSPECTED AND APPROVED
- 9. WHERE SEWERS ARE CONSTRUCTED OF PRESSURE-RATED PIPE AND INSTALLED WITH LESS THAN 18 INCHES VERTICAL SEPARATION FROM EXISTING OR PROPOSED WATER MAINS, SEWERS SHALL BE HYDROSTATICALLY TESTED AT 150 PSI TO ASSURE WATER TIGHTNESS. HYDROSTATIC ACCEPTANCE TESTS SHALL BE CONDUCTED AS SPECIFIED FOR TESTING WATER MAINS, EXCEPT THAT TESTING MAY BE PERFORMED WITH THE PIPE SECTION PARTIALLY BACK-FILLED.
- 10. IF THE ALLOWABLE RATE OF AIR LEAKAGE IS EXCEEDED, THE CONTRACTOR SHALL LOCATE POINTS OF EXCESSIVE LEAKAGE AND SHALL PROMPTLY CORRECT, REPAIR, AND BRING SYSTEM UP TO THE STANDARD. COSTS OF ALL SUCH REPAIRS AND CORRECTIVE MEASURES, INCLUDING COSTS OF REPEATED TESTS, SHALL BE BORN BY CONTRACTOR, THE SEWER LINE SECTION (INCLUDING MANHOLES AND BUILDING SERVICES) UNDER TEST SHALL NOT BE ACCEPTED UNTIL THESE TEST CRITERIA ARE MET.
- 11. SANITARY MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C1244. A VACUUM OF 10 INCHES I. SANTIARY MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASIM CT244. A VACUUM OF TO THCHES OF Hg SHOULD BE DRAWN ON THE MANHOLE AFTER ALL HOLES ARE PLUGGED, AND INLETS/OUTLETS ARE TEMPORARILY PLUGGED AND SECURED. THE TIME IS MEASURED FOR THE VACUUM TO DROP TO 9 INCHES Hg. THE MANHOLE IS ACCEPTED IF THE MEASURED TIME MEETS OR EXCEEDS THE VALVES PRESENTED IN TABLE 1 OF ASTM C1244. IF THE MANHOLE FAILS THE INITIAL TEST, IT SHALL BE REPAIRED BY AN APPROVED METHOD UNTIL A SATISFACTORY TEST IS OBTAINED. MANHOLES, WHICH CANNOT BE PROPERLY AIR TESTED, SHOULD BE VISUALLY INSPECTED AND LEAKAGE—TESTED USING INTERNAL OR EXTERNAL HYDROSTATIC PRESSURE. LEAKAGE TESTING SHALL COMPLY WITH REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.

## PLANNING BOARD APPROVAL VILLAGE OF WAPPINGERS FALLS, NEW YORK

PLANNING BOARD, VILLAGE OF WAPPINGERS FALLS

APPROVED AT THE PLANNING BOARD MEETING

HELD ON \_SIGNED BY CONDITIONS:

1663 ROUTE 9 - GAS LAND - MESIER MOBIL

WATER AND SANITARY SEWER DETAILS

![](_page_21_Picture_71.jpeg)

![](_page_22_Figure_0.jpeg)

Xref's Attached: XTB\_24X36\_82010-00 Date Printed: Nov 10, 2020, 1:11pm

FE

#### SEED MIXTURE: PROVIDE FRESH, CLEAN, NEW-CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS. PROVIDE THE FOLLOWING MIXTURES:

i.	LAWN SEED MIX		
	SUN AND PARTIAL SHADE: AMOUNT BY:	MINIMUM	%
	WEIGHT SPECIES OR VARIETY 50% KENTUCKY BLUE GRASS* 20% PERENNIAL RYF	<u>PURITY</u> 95% 98%	<u>GERMINATION</u> 80% 90%
	30% CREEPING RED FESCUE	97%	85%
	*MINIMUM 2 (EQUAL PROPORTIONS) VA CORNELL RECOMMENDATIONS FOR TURF	RIETIES AS FGRASS.	S LISTED IN
	<u>SHADE:</u> AMOUNT BY:	MINIMUM	%
	WEIGHT SPECIES OR VARIETY 25% KENTUCKY BLUE GRASS** 20% PERENNIAL RYF	<u>PURITY</u> 95% 98%	<u>GERMINATION</u> 80% 90%
	35%CREEPING RED FESCUE20%CHEWINGS RED FESCUE	97% 97%	85% 85%
	100% **SHADE TOLERANT VARIETY		
	II TEMPORARY COVER SEED MIX		~
	AMOUNT BY: <u>WEIGHT SPECIES OR VARIETY</u> 100% ANNUAL RYEGRASS	MINIMUM PURITY 98%	% <u>GERMINATION</u> 90%
LIME CAR PAS SIE\	E: NATURAL LIMESTONE CONTAINING AT RONATES, GROUND TO SUCH FINENESS RES A 10-MESH SIEVE AND AT LEAST /E.	LEAST 85 THAT AT 50% PAS	5% OF TOTAL LEAST 90% SES A 100–MESH
FER i.	TILIZER: FOR STARTER FERTILIZING: COMMERCIA	L STARTER	R FERTILIZER,
	GRANULAR, NONBURNING PRODUCT COI AVAILABLE PHOSPHOROUS, AND 5% WA (5-10-5).	NTAINING & ATER SOLU	5% NITROGEN, 10% ABLE POTASH
ii.	FOR FINAL FERTILIZING: IF APPLIED IN A SLOW RELEASE COMMERCIAL FERTILIZ 3–1–2 NPK. IF APPLIED IN FALL SEA SPECIFIED IN (8.D.i) ABOVE.	SPRING SI ZER, GRAN SON, SHAI	EASON, SHALL BE IULAR, WITH LL BE AS
TRE i.	ES, SHRUBS, GROUND COVERS, PERENN PLANTING SOIL MIXTURE: SHALL BE PR CONTAIN THE FOLLOWING BY VOLUME.	NIALS, ANN REMIXED IN	IUALS: BULK, AND
	30 PARTS TOPSOIL 10 PARTS PEAT 1 PART BONE MEAL		
ii.	PEAT: BROWN TO BLACK IN COLOR, WI SPHAGNUM PEAT, CONTAINING NOT MO DRY BASIS AND CONFORMING TO NYSE	EED AND S RE THAN OOT 713—1	SEED FREE. DRIED 9% MINERAL ON A 15.
iii.	BONE MEAL: FINELY GROUND, RAW, MII 20% PHOSPHORIC ACID. IT SHALL BE SHOWING THE MANUFACTURER'S GUARA	NIMUM 4% DELIVERED	NITROGEN AND ) IN SEALED BAGS JALYSIS
STA	KES: 8 FEET LONG, 3 INCH DIA. CEDAI	R OR P.T.	WOOD STAKES.
HOS DIAI	E: NEW, 2—PLY GARDEN HOSE NOT LE METER.	SS THAN	1/2 INCH IN
WEE BYP GEC	D CONTROL FABRIC: SOIL CHECK AS M RODUCTS CO. INC, NEW BRIGHTON, PA; SYNTHETIC PRODUCTS, NORCROSS, PA,	IANUFACTU ; MIRASCA OR APPR	JRED BY BRIGHTON PE OR MIRAFI OVED EQUIVALENT.
MUL i.	CH: <u>LAWN AREAS</u> OAT OR WHEAT STRAW, FREE OF WEED WOOD FIBER CELLULOSE IF HYDROSEED	)S. AN AL <sup>-</sup> DING IS US	TERNATIVE IS ED.
ii.	PLANT BED AREAS GROUND OR SHREDDED HARDWOOD BA PIECES OVER 2 INCHES GREATEST DIMI SAWDUST.	RK, UNCOL ENSION. F	ORED. NO FREE FROM
ECUT LAN ARE	ION: DSCAPE WORK SHALL BE UNDERTAKEN : AVAILABLE.	AS SOON	AS SITE AREAS
TOP MA1 TOP	SOIL SHALL BE SPREAD NO LESS THAN TERIAL. SOIL AMENDMENTS SHALL BE TH 4" OF TOPSOIL. FOLLOWING THE SPEC	N 4" OVER HOROUGHL XIFICATIONS	SUB-GRADE Y MIXED INTO THE S STATED BELOW.
PER PRIC SMC	FORM FINE GRADING TO FINISHED ELEV DR TO PLANTING. PLANTING AREAS SH DOTH, EVEN SURFACE, FREE OF DEPRES FORM LOOSE, FINE TEXTURE	ATION ONL ALL BE G SSIONS OR	LY IMMEDIATELY RADED TO A RIDGES WITH A
FER i.	TILIZING: THE SOIL SHALL BE TESTED FOR PH A	ND LIME A	ADDED AS
	NECESSARY. ALL AMENDMENTS SHALL APPROVED BY LANDSCAPE ARCHITECT MADE.	BE CHEC BEFORE A	KED AND MENDMENTS ARE
ii.	APPLY FERTILIZER AT RATE OF 4 LBS	/1000 SF	FOR LAWN AREAS.
LAN i.	LAWN SEED MIX: SEED AT THE RATE O SF.	OF 5 TO 6	LBS PER 1,000
ii.	TEMPORARY COVER SEED MIX: SEED A PER 1.000 SF	T THE RA	TE OF 3 TO 4 LBS
iii.	TEMPORARY COVER SEED MIX TO BE A FALL OR SUMMER SOIL STABILIZATION	NPPLIED ON OUTSIDE A	NLY FOR LATE ALLOWED SEEDING
ALL THE	SEEDED AREAS SHALL BE PROTECTED FOLLOWING METHODS:	FROM ER	OSION BY ONE OF
ı. ii.	TONS/ACRE MIN, TO BE APPLIED ONCE WOOD FIBER CELLULOSE APPLIED WITH	SEED MIX	IS COMPLETE.
ALL	SEEDED SLOPES 3:1 OR GREATER SHA	BS/ACRE. ALL BE PR	OTECTED FROM
ALL	NEWLY PLANTED AREAS SHALL BE KE	EQUAL. PT MOIST E WELL ES	BY WATERING TABLISHED. THE
LAN NEC	DSCAPE CONTRACTOR MUST WATER PL ESSARY FOR 60 DAYS AFTER INSTALLA	ANT MATE ATION. Y BECOMF	RIAL WHEN
	IL FINAL ACCEPTANCE, AND NOT LESS IPLETION OF ALL WORK. TREES, SHRU ENNIALS SHALL BE WARRANTED AGAINS	THAN 60 BS, GROUN ST DEFECT	DAYS AFTER ND COVERS, AND S INCLUDING POOR
INCI INS <sup>-</sup> FUL	DENTS THAT ARE BEYOND THE CONTRO TALLER AND DAMAGE OR ABUSE BY OT L YEAR AFTER PROJECT COMPLETION.	THERS, FOR	AT LEAST ONE

#### PLANNING BOARD APPROVAL VILLAGE OF WAPPINGERS FALLS, NEW YORK

PLANNING BOARD, VILLAGE OF WAPPINGERS FALLS

PLAN OF APPROVED AT THE PLANNING BOARD MEETING

\_\_\_\_\_ SIGNED BY HELD ON \_ CONDITIONS:

1663 ROUTE 9 - GAS LAND - MESIER MOBIL

esigned | checked CPL date scale 03/12/20 AS NOTE pject no. 82010.00 eet no. C570

LANDSCAPING	DETAILS	AND	NOTE	S

![](_page_23_Picture_0.jpeg)

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			
<b>Owner of Property</b>	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 b	ouilding <u>64 ft</u> Zoning District <u>CMU</u>			
Types of Signs	Post & ArmProjecting Seasonal Multi-Tenant X_Wall _X_Window Awning _X_ Free StandingSidewalk			
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:			
<b>Freestanding signs</b> - 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 XDouble Faced XLighted			
	MaterialWoodMetalXother 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:

X Application form (ten sets)

 $\frac{X}{X}$ Sign design drawings (ten sets)  $\frac{X}{X}$ Color swatch ( if any color other than black/white)

X\_Fee for sign permit of \$75.00 per side (to be paid after Planning Board Approval)

Applicant Name	Zeidan Nesheiwat		
Applicant Signati	ure _ Auto Anton	_ Date _	11/17/20
Owner of Proper	ty Signature Aug Antur	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:				

![](_page_25_Picture_0.jpeg)

## 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: 2.03.2020

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)

X 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 WALLINGERS FALLS				
BUILDING DEPARTMENT				
2582 SOUTH AVENUE WAPPINCEPS FALLS NY 12500				
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 submition date.				
Date Submitted: Date of Meeting :2.03.2076				
Property Identification:				
IEGA-IEEG RTQ				
Address: 534-536 F15				
Zoning District: <u>CMU</u> Existing site area: <u>88,19</u> 35F/2.24 Ad				
Owner Information:				
Name: LORDAE LUC				
Address : _ I NEW KING ST				
City: WEST HAPPISON State: NY Zip: 10 GO4				
Contact Numbers: (JK) W- 914. 448.8300 (C)				
(E-mail) Chris & LORDAE. COM				
Applicant Information:				
(Please provide if someone other than the property owner is the applicant)				
Name: DAVID A. BAZBUTI APUTITECT, PC.				
Address: 150 WHITE PLAINS RO Suite 103				
City: TArrytaun State: NY Zip: 10591				
Contact Numbers: (11/1 14.969.5143 (C) 914.760.1120				
E-mail Address: dave e barbutiarchitects. com				
Lead Design Professional: (If applicable)				
(Indicate the primary design professional associated with this application)				
Name: DAVID A. DARBUTI, RA.				
Title: Archited				
Architect Engineer				
Company: DAVID A DARBUTH, APCHITEGT, PC				
Address: 150 WHITE FLAINS KD Soite 103 TAMY town, NY 10591				
Telephone # : 1 4.760.120				
E-mail Address: dave e barbotiarchitects.com				

#### **VILLAGE OF WAPPINGERS FALLS**

![](_page_27_Picture_1.jpeg)

#### APPLICATION FOR PLANNING BOARD REVIEW (Continued)

#### **Proposed Site:**

(Property where improvements are proposed)

Existing Use(s): RETAIL OFFICE
Proposed square footage: <u>EXISTING</u> .
<b>Project Description :</b> (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.)
In LEIU of REAR building 1st ploop office SPACE,
WILL SERVE AS OFFICE AND ANCILLARY USE FOR TENAN.
AND CONSTRUCT MINOR SITE PLAN MODIFICATIONS.
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
- $\Box$  Application for proposed sign
- Application Fee
- $\Box$  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

11.8.2020

Date

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

![](_page_28_Picture_0.jpeg)

### 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: LOP-DAE GUC.
Address of property owner:   NEW KING ST
City: WEST HACKISON State: NY Zip: 10604
Phone number of property owner: (Include home, work, mobile humber and e-mail address):
(H) (C)
(W) 914.448.3000 (Email) Chrise LORDAE.com
Address of site where work is being conducted: 1554-1556 FT 9
Description of work: MODIFY SITE PHAN APPROVAL FOR REAR OFFICE SPACE (15) FLOOR) to CONTRACTORS FLEX SPACE AND MINOR SITE PLAN MODIFICATIONS.
Name of person doing work: DAUD A. BARBUHI, PA Address of person doing work: 150 WHITE PLAINS PA SUITE 103
City: Avry town State: NY Zip: 10591
Phone number of person doing work (Include home, work, mobile numbers and e-mail address):
(H) (C) 914.7.60-1120
(W) 914.909.5143 (Email) dave c barbutiarchitects.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.

Signature of Property Owner

Date Signed

#### PART "A"

	OWNERAFFIDAVI
St	ate of NEW YORK } ss:
Co	bunty of WBS [ Ches [ Ches ]
M	AR. C. SANTOMERO being duly swom, 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 bellef.
2.	That I/we hereby authorize DAVID A. BAR DUTI, PA
	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.
<b>5.</b>	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 sald 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.
-	Chris Simtowero
Ар	plicant/Owner Applicant/Owner
Sw	orn to before me thisday of
<del>5.3</del>	November, 2020.
No.	- Sept
Not	ary Public
	SAHID A, LOYOLA
	NOTARY PUBLIC-STATE OF NEW YORK
	No. 01LO6165629

Qualified in Westchester County My Commission Expires 05-14-2023

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PART "B"	•
APPLICANT / AGENT ,	AFFIDAVIT

State of SS' being duly sworn, deposes and says: 1. That I/we are the OWNER 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 I NEW KING GT in the County of MESTC and the State of NEN 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. That I/we understand that the Village of Wappingers Falls Planning Board intends to rely on the foregoing 5. 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. to MERO **oplicant/Agent** pplicant/Agent Sworn to before me this dav of Notary Public SAHID A. LOYOLA NOTARY PUBLIC-STATE OF NEW YORK No. 01L06165629

Qualified in Westchester County My Commission Expires 05-14-2023

#### 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:				-
Lordae LLC				
Project Location (describe, and attach a location map):				
1554-1564 Rt. 9 Wappingers Falls NY				
Brief Description of Proposed Action:				
Modify the existing Site Plan approval canging the rear 1st floor occupancy th Contractor Minor Site Plan modifications.	ors Flex S	Space from Office Space a	and	
Name of Applicant or Sponsor:	Telep	hone: 914.909.5143		
David A Barbuti, RA	E-Ma	il: dave@barbutiarchitec	ts.com	
Address:				
150 White Plains Road				
City/PO:		State:	Zip Code	:
Tarrytown NY 1059			10591	
1. Does the proposed action only involve the legislative adoption of a plan, le	ocal lav	v, ordinance,	NO	YES
administrative rule, or regulation?	41. a. a.u.u.	:		
may be affected in the municipality and proceed to Part 2. If no, continue to	questio	n 2.		
2. Does the proposed action require a permit, approval or funding from any	other go	overnmental Agency?	NO	YES
IT Yes, list agency(s) name and permit or approval: Building Department Village Planning Board				
3.a. Total acreage of the site of the proposed action?	2.2	24 acres		
b. Total acreage to be physically disturbed?	0.8	35 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>2.24</u> acres				
4. Check all land uses that occur on, adjoining and near the proposed action.				
Urban Rural (non-agriculture) Industrial I Commercial Residential (suburban)				
Forest Agriculture Aquatic Other (	specify	):		
Parkland				

<ul><li>5. Is the proposed action,</li><li>a. A permitted use under the zoning regulations?</li></ul>	NO	YES	N/A
b. Consistent with the adopted comprehensive plan?			
6 In the proposed action consistent with the weak in the large Cale in the large state			V NO
landscape?			
7 Is the site of the proposed action located in or does it adjain a state listed Oritical Environmental A	0		VDC
If Yes, identify:	rea?	NO	YES
		$\checkmark$	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
h Are public transportation complex(a) and in the standard to site full that is a		$\checkmark$	
b. Are public transportation service(s) available at or near the site of the proposed action?			$\checkmark$
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed ac	tion?		$\checkmark$
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:		·	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No describe method for providing notable water			
			$\checkmark$
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:			$\checkmark$
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic		NO	YES
Places?			
b. Is the proposed action located in an archeological sensitive area?			님
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contai wetlands or other waterbodies regulated by a federal, state or local agency?	n	NO	YES
h Would the memory destion when is 11 the second state of the second section when is 1			
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 a Shoreline	all that a	apply:	
$\Box$ Wetland $\Box$ Urban $\blacksquare$ Suburban	Ullai		
15. Does the site of the proposed action contain any species of animal, or associated habitats listed		NO	YES
by the State or Federal government as threatened or endangered?			
16. Is the project site located in the 100 year flood plain?		NO	VES
		V	
17. Will the proposed action create storm water discharge, either from point or non-point sources?		NO	YES
a. Will storm water discharges flow to adjacent properties?		$\overline{\mathbf{V}}$	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drain If Yes, briefly describe:	ıs)?		

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)?	NO	YES	
If Yes, explain purpose and size:			
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES	
If Yes, describe:	$\checkmark$		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES	
If Yes, describe:			
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name:       David A Barbuti RA       Date: 11.08.2020         Signature:			

а 8<sup>00</sup>

**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.

<ul> <li>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.</li> <li>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 impact.</li> </ul>				
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)			

PRINT

![](_page_35_Figure_0.jpeg)






		PROJECT # 13-0
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WORK UNDER THIS CONTRACT.         L VERIFY ALL SUBSTRUCTURES ENCOUNTERED DURING         SISCLAMMS ANY LIABILITY FOR DAMAGE OR LOSS FTER CONSTRUCTION.         L SECURE & PAY FOR A BUILDERS RISK POLICY OF CONSTRUCTION. THE ENGINEER & OWNER SHALL ALL CONTRACTORS BEPLOYED AT THE DBY WORKMANS COMPLEXATION.         L APPEARS HERCEN LAS NOT BEEN RETIMED DISTRUCTION. SUBSEQUENTLY, HE HIS NOT RESPONSIBLE DIFFERENCE ASSUMES NO RESPONSIBILITY FOR CASES PROCEDURES, AND RESULTS THEREFROM.         SPECT 100 WERT AND CONTROL IN STRUCTURES.         LE TAKEN TO MURIZZE DISTRUCTION IN THE REINFORCED         L PROVIDE PROPER SURFACE DRAINAGE DURING TOOT TO MINIMIZE DISTRUCTION IN THE REINFORCED         L PROVIDE PROPER SURFACE DRAINAGE DURING TOOT TO MINIMIZE DISTRUCTURES.         LE TAKEN TO MORE DISTRUCTION INDEX LESS THAN S AND SHALL HALL BE NON. PLASTIC WITH A PLASTICTY INDEX LESS THAN S AND SHALL HALL BE NON. PLASTIC WITH A PLASTICTY INDEX LESS THAN S AND SHALL HALL BE NON. PLASTIC WITH A PLASTICTY INDEX LESS THAN S AND SHALL HALL BE NON. PLASTIC WITH A PLASTICTY INDEX LESS THAN S AND SHALL HALL BE NON. PLASTIC WITH A PLASTICTY INDEX LESS THAN S AND SHALL HALL BE NON. PLASTIC WITH A PLASTICTY INDEX LESS THAN S AND SHALL HALL BE NON. PLASTIC WITH A PLASTICTY NDEX LESS THAN S AND SHALL HALL BE NON. PLASTIC WITH A PLASTICTY NDEX LESS THAN S AND SHALL HALL BE NON. PLASTIC WITH A PLASTICTY INDEX LESS THAN S AND SHALL HALL B ACCPUL AS USED ATTICK.         TOTO MINIMARGE STUTHE RED AND A PLASTIC WITH A PLASTICTY NDEX LESS THAN S AND SHALL HALL B ACCPUL AS USED ATTICK.         TOTO MINIMARGE STUTHE RED AND TO THE SAME MINIMUM HE.         RECED ZONE SHALL BE PLACED IN LOOSE B' LIFTS. EACH LIFT SHA	IOR TO THE START OF WORK. THE OWNER/ENGINEER JATION AND MODIFY THE PLAN AS NECESSARY. THIS PLAN SHALL BE APPROVED BY THE ENGINEER'S ON THESE DRAWINGS. IS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER S. L SUPERVISE AND DIRECT THE WORK USING HIS BEST E SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION IQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING	Engineer: Joseph C. Riina, P.E. NYS Lic. No. 64431
L PROVIDE PROPER SURFACE DRAINAGE DURING ION TO MINIMIZE WATER INFILTRATION INTO THE REINFORCED L SHALL CONFORM TO THE LINES AND GRADES SHOWN ON GS. L WITHIN THE REINFORCED ZONE AND UNIT DRAINAGE FILL SHALL RABLE PARTICLES TO THE GRADATION SHOWN IN THE TABLES BELOW. E GRANULAR AND FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL. ALL BE NON-PLASTIC WITH A PLASTICUTY INDEX LESS THAN 5 AND SHALL TO SOIL CLASSIFICATION SYSTEM FOR AN "A-1a" SOIL. HOWEVER THE E AS SHOWN. IN GENERAL LIS ELA PPROVED BY THE ENGINEER T MATERIAL OR UNSUITABLE MATERIAL SHOULD NOT BE USED. UNIT DRAINAGE FILL PASSING AX. AX. AX. AX. AX. AX. AX. AX. AX. AX.	ORK UNDER THIS CONTRACT. L VERIFY ALL SUBSTRUCTURES ENCOUNTERED DURING DISCLAIMS ANY LIABILITY FOR DAMAGE OR LOSS FTER CONSTRUCTION. L SECURE & PAY FOR A BUILDERS RISK POLICY DF CONSTRUCTION. THE ENGINEER & OWNER SHALL AL INSURED. ALL CONTRACTORS EMPLOYED AT THE D BY WORKMAN'S COMPENSATION. AL APPEARS HEREON HAS NOT BEEN RETAINED DISTRUCTION, SUBSEQUENTLY, HE HIS NOT RESPONSIBLE D THEREFORE ASSUMES NO RESPONSIBILITY FOR CES, PROCEDURES, AND RESULTS THEREFROM. SPECT 100' WETLAND CONTROL SETBACK, AND SHALL VAL LIMIT OF IMPROVEMENTS WITH PROPOSED STRUCTURES. L BE TAKEN TO MINIMIZE DISTURBANCE WITHIN THE ALLING THE SEDIMENT EROSION CONTROL PRACTICES REQUIRED.	SCALE:       SCALE:         NTS       Revisions:         NO.       Date       Comments:         DRAWN BY:       1       7/11/19       Town Comments:         TK       1       7/11/19       Town Comments:         DATE:       DATE:       DATE:       DATE:         5/13/19       S/13/19       DATE:       DATE:
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	AX.       1"       100         AX.       3/4"       75 - 100         AX.       No. 4       0 - 10         AX.       No. 50       0 - 5         MATERIAL IS USED IT MUST CONFORM TO THE SAME MINIMUM         IED.         RCED ZONE SHALL BE PLACED IN LOOSE 8" LIFTS. EACH LIFT SHALL         NIMUM OF 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY         C.         ERFORMED IN ACCORDANCE WITH THE "CONSTRUCTION SAFETY         IA.) PART 1926 SUB-PART P.         LL BE TREVIRA SPUNBOUND NON-WOVEN #1125 OR APPROVED EQUAL.         BE INSTALLED AS PER THE MANUFACTURER'S RECOMMENDATIONS         . NOT USE LARGE OR HEAVY CONSTRICTION EQUIPMENT WITHIN 5'         LS OR NEW GARAGE FOUNDATION WALL. HAND OPERATED COMPACTING         SED WITHIN 5' OF THE WALL FACE.         ATIONS, THE CONTRACTOR SHALL BE CAREFUL NOT TO CREATE UNBALANCED IN THE WALL. BACKFILL SHOULD BE PLACED AND COMPACTED ON BOTH SIDES EQUSLY.         SYSTEM SHALL BE THE KEYSTONE RETAINING WALL SYSTEM OR UNILOCK         ETAINING WALL SYSTEM SHALL BE INSTALLED ACCORDING TO THE TICATION AND THE DESIGN AND CONSTRUCTION MANUAL.	SITE PLAN         PREPARED FOR         PREPARED FOR         LORDAE - ROUTE 9         1562-1554 ROUTE 9         Town of Wappingers       Dutchess County, New York

# **General Notes**

- 1. ALL WORK ON THE PROJ MANNER AND SHALL BE INDUSTRY. THE OWNER \ OF THE WORK. MATERIAL REMOVED AND REDONE CONTRACTOR.
- 2. THE CONTRACTOR SHAL WILL BE HELD RESPONSI ACTIVITIES. THE CONTRA FOR THE ACTS AND OMIS AND THEIR AGENTS AND PERFORMING ANY THE W CONTRACTOR.
- 3. IT IS THE CONTRACTOR'S **EXISTING UTILITIES & DEC**
- 4. IT SHALL BE THE CONTRA **BUILDING INSPECTOR IN** DEEMS APPROPRIATE.
- 5. ALL CONDITIONS, LOCAT BY THE CONTRACTOR AN ANY DISCREPANCIES PR WILL EVALUATE THE SITU
- 6. ALL CHANGES MADE TO WHOSE SEAL APPEARS O
- 7. ALL WRITTEN DIMENSION ANY SCALED DIMENSIONS
- 8. THE CONTRACTOR SHAL SKILL AND ATTENTION. H MEANS, METHODS, TECHN ALL PORTIONS OF THE W
- 9. THE CONTRACTOR SHALL CONSTRUCTION.
- 10. THE DESIGN ENGINEER D INCURRED DURING OR AF
- 11. THE CONTRACTOR SHAL TO COVER THE PERIOD ( BE NAMED AS ADDITION SITE SHALL BE COVERED
- 12. ENGINEER'S WHOSE SEA FOR SUPERVISION OF CO FOR CONSTRUCTION ANI CONSTRUCTION PRACTIO
- 13. CONTRACTOR SHALL RE STAY WITHIN THE ORIGIN ALL PRECAUTIONS SHALL CONTROL AREA BY INST

# Wall Notes:

- 1. THE CONTRACTOR SHALL AND AFTER CONSTRUCT SOIL ZONE.
- 2. EXCAVATION IN GENERAL THE CONTRACT DRAWING
- 3. SOILS USED AS BACKFIL CONSIST OF SOUND DUI THE MATERIAL SHALL BE IN GENERAL THE SOIL S CONFORM TO THE AASH MAXIMUM SIZE SHALL BI PRIOR TO IT'S USE. WE

REINFORCED ZONE FILL

	SIEVE SIZE	PERCENT PASSING BY WEIGHT	SIEVE SIZE	PERCENT PASSING BY WEIGHT
l	2"	100	1"	100
l	No. 10	50 MAX.	3/4"	75 - 100
	No. 40	30 MAX.	No. 4	0 -10
l	No. 200	15 MAX.	No. 50	0 - 5

4. IF ON-SITE EXCAVATED M REQUIREMENTS SPECIF

- 5. SOIL WITHIN THE REINFOR BE COMPACTED TO A MI A.S.T.M. D1557 METHOD
- 6. EXCAVATION SHALL BE PI AND HEALTH ACT" (O.S.H
- 7. GEOTEXTILE FABRIC SHAI THE GEOTEXTILE SHALL AND GUIDELINES.
- 8. THE CONTRACTOR SHALL OF THE RETAINING WAL EQUIPMENT SHALL BE U
- 9. DURING BACKFILL OPERA LOADING CONDITIONS C OF THE WALL SIMULTAN
- 10. THE SEGMENTAL WALL S 11. THE MODULAR BLOCK RI MANUFACTURES SPECIF
- 12. THE ENGINEER SHALL BE OF THE GEOGRID REINF
- 13. ALTERNATE WALL DESIG THE MINIMUM FACTORS





# PROPOSED REAR ELEVATION

SCALE: 1/8"= 1'-0"

EXIT AND EMERGENCY						
KEY		FIXTURE TYPE				
	EXISTING	3 2 HEAD EMERGENCY LIGHT TO REMAIN				
	EXISTING					
	EXISTING	G ILLUMINATED EXIT SIGN TO REMAIN				
 <↑+>	EXISTING	3 2 HEAD EMERGENCY LIGHT TO BE REMOVED				
	EXISTING	COMBINATION 2 HEAD EMERGENCY LUMINATED EXIT SIGN TO BE REMOVED				
<u> </u>	EXISTING	G ILLUMINATED EXIT SIGN TO BE REMOVED				
	NEW 2 H	EAD EMERGENCY LIGHT WITH BATTERY PACK BACKUP				
EXIT	NEW COT SIGN WIT	MBINATION 2 HEAD EMERGENCY LIGHT/ILLUMINATED EXI' H BATTERY PACK BACKUP				
EXIT		IMINATED EXIT SIGN WITH BATTERY PACK BACKUP				
EXIT	NEW CEI DIRECTI	LING OR WALL MTD. ILLUMINATED EXIT SIGN WITH ONAL ARROW (ONE SIDE) BATTERY PACK BACKUP				
	NEW CEI DIRECTI BACKUF	LING OR WALL MTD. ILLUMINATED EXIT SIGN WITH ONAL ARROW (TWO SIDED) AND BATTERY PACK				
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SHEET No.		
	REV BY DATE: DESCRIPTION	REVISIONS
1     11-09-20     RELEASED TO SUBMIT TO PLANNING BOARD FOR APPROVAL	No. DATE: DESCRIPTION	D W G S I S S U E D
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF DAVID A. BARBUTI, ARCHITECT, PC. ANY REPRODUCTION OR USE, IN WHOLE OR IN PART, WITHOUT THE WRITTEN AUTHORIZATION OF DAVID A. BARBUTI, ARCHITECT, PC. IS PROHIBITED. THIS DOCUMENT IS INTENDED SOLELY FOR THE CONSTRUCTION OF THE PROJECT NAMED HEREIN AND SHALL NOT BE USED BY ANY OTHER DAVID ANY OTHER	CONSTRUCTION WITHOUT THE	WRITTEN CONSENT OF DAVID A. BARBUTI, ARCHITECT, PC.
PROJECT NAME : PROPOSED BUILDING ALTERATION FOR: 1554-1564 ROUTE 9 L.L.C. 1554-1564 ROUTE 9 WAPPINGERS FALLS, NEW YORK DWG. TTLE : DWG. TTTLE : DWG. TTLE : DWG. TTTLE : DWG. TTTLE : DWG. TTTLE : DWG . DWG . D		AND REAR ELEVATION
David A. Bark Architect,PC 150 White Plains Road Suite 103 Tarrytown, NY 10591 Tel : 914-909-5143 Fax : 914-909-5144	50	ıti
Archite	И КЕ Е: NO ЕСТ № 201 Г DA 1-0	R.P. <u>FED</u> NO: 102 TE: 9-20



3,500± S.F. GROSS FLOOR AREA (FRONT BUILDING) 3,942± S.F. GROSS FLOOR AREA (REAR BUILDING) 7,442± S.F. GROSS FLOOR AREA (TOTAL FLOOR)

SHEET No.	2	
	REV BY DATE: DESCRIPTION	REVISIONS
1     11-09-20     RELEASED TO SUBMIT TO PLANNING BOARD FOR APPROVAL	No. DATE: DESCRIPTION	DWGS ISSUED
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David A. Bark Architect, PC 150 White Plains Road Suite 103 Tarrytown, NY 10591 Tel : 914-909-5143 Fax : 914-909-5144	50	ıti
DRAW BY: CHEC BY: SCALE Archuterent Archuterent 1	/N KED E NO E CT N 201 T DA' 1 0	$\frac{\Gamma ED}{NO:}$ $102$ $TE:$ $20$

EXIT AND EMERGENCY LIGHT LEGEND

EXISTING 2 HEAD EMERGENCY LIGHT TO REMAIN

EXISTING COMBINATION 2 HEAD EMERGENCY LIGHT/ILLUMINATED EXIT SIGN TO REMAIN

EXISTING ILLUMINATED EXIT SIGN TO REMAIN

EXISTING COMBINATION 2 HEAD EMERGENCY

SIGN WITH BATTERY PACK BACKUP

LIGHT/ILLUMINATED EXIT SIGN TO BE REMOVED

EXISTING ILLUMINATED EXIT SIGN TO BE REMOVED

NEW 2 HEAD EMERGENCY LIGHT WITH BATTERY PACK BACKUP

NEW COMBINATION 2 HEAD EMERGENCY LIGHT/ILLUMINATED EX

NEW ILLUMINATED EXIT SIGN WITH BATTERY PACK BACKUP

NEW CEILING OR WALL MTD. ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROW (ONE SIDE) BATTERY PACK BACKUP

NEW CEILING OR WALL MTD. ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROW (TWO SIDED) AND BATTERY PACK

CEILING MTD. ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROW (TWO SIDED-BOTH WAYS) AND BATTERY PACK

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AND/OR ROUGH FRAMING TO ROUGH FRAMING - STEEL STUD THICKNESS TO BE 35% UNLESS NOTED OTHERWISE ON DRAWINGS, WOOD STUD THICKNESS (IF

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FINISHED CABINETRY WORK, APPLIANCE CLEARANCE REQUIREMENTS AND

LEGEND

TO REMAIN

NEW I HOUR FIRE RATED STEEL STUD

TO BE REMOVED

DESCRIPTION

EXISTING PARTITION/WALL

EXISTING PARTITION/WALL

NEW NON-RATED STEEL STUD PARTITION

3 5/8' OR 6' -20 GAUGE STEEL STUDS AT 16' O.C. WITH 1/2' GYPSUM BOARD EACH SIDE -SEE PLANS FOR STUD SIZES AND LOCATIONS

PARTITION 3 5/8' OR 6' -20 GAUGE STEEL STUDS AT 16'

O.C. WITH ONE LAYER OF 5/8' FIRECODE GYPSUM BOARD EACH SIDE - SEE PLANS

<u>NEW 2 HOUR FIRE RATED STEEL STUD</u> <u>PARTITION</u> 3 5/8' OR 6' -20 GAUGE STEEL STUDS AT 16'

O.C. WITH TWO LAYERS OF 5/8" FIRECODE

SEE DRAWINGS FOR PARTITION DETAILS

GYPSUM BOARD EACH SIDE - SEE PLANS

FOR STUD SIZES AND LOCATIONS

FOR STUD SIZES AND LOCATIONS

PARTITION TYPE KEY

ROOM NUMBER

NEW DOOR NUMBER

NEW WINDOW NUMBER

EXISTING 2 HEAD EMERGENCY LIGHT TO BE REMOVED

FIXTURE TYPE

KEY

EX EM. LT. EXIT SIGN

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4 EXIT

EXIT

**→** EXIT

INTERIOR MILLWORK.

SYMBOL

101

W-1

BACKUP

DIMENSIONING - ALTERATIONS AND ADDITION NOTES:





<u>NOTE:</u> BUILDING AND PYLON SIGNAGE IS NOT PART OF THIS APPLICATION. BUILDING AND PYLON SIGNAGE SHALL BE SUBMITTED UNDER SEPARATE APPLICATIONS FOR APPROVAL AT A FUTURE DATE

					LIS	TOF	DRA	WINC	GS
					DWG. No.	I	DRAWIN	NG NAMI	Ŧ
ransformer Box					SP1 A1 A2	ARCHIT FIRST F REAR E SECONI	ECTUR LOOR F LEVAT D FLOO	LAL SITE PLAN AN ION R PLAN	PLAN D
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	c. Lands merly of p. 1494 Dr. king Lot								
TE ENTRANCE DOWN 1 ON 20) WIDE CONCRETE AND CURB Sub Conditioning Units Transformer Box	HD Develor Maryland Ir Now or Fo L. 2006 L. 2006					TION			
Air ou ail Bio Bio Bio Bio Bio Bio Bio Bio	INSTALL NEW 6'-0" HIG FENCE WITH BLACK PRI SIDE AND REAR OF PRO SHOWN HOLD 12" IN FT LINE - SEE DTL. "14"	H CHAIN LINK VACY SLATS AT OPERTY AS ROM PROPERTY DWG. "SP6"	-		E Main St	Route 9		S54 Route 1	HENON
						CERTI	IFIC/	ATION	N
v v v v v v v v v v v v v v v v v v v	CHAIN LINK CY SLATS AT				ALL EXISTIN TAKEN FROM TEC LAND S 150 TIORONI BEACON, NE 845-445-65 TITLED : TO 151 WA DATED : 0 LOT AREA	IG INFORMAT 1 A SURVEY SURVEYING DA AVENUE IW YORK 1256 290 290 290 290 290 290 290 290	ION ON TH PREPARE 08 CAL SURVE ITE 9 LLC, FALLS, TOI DUNTY, NEW 1 - 14,607 1 2 - 27,817 6	IIG GITE PLA ED BY : EY PREPAR VILLAGE O WN OF WAPF YORK G.F. (0.335 A G.F. (0.639 A)	ED FOR F NINGERS, CRES) CRES)
T PAVEMENT IN AREA SIDE AND REAR OF PROPI OWN FOR NEW PARKING SHOWN HOLD 12" IN FRO SEE DTLS. "6" AND "7" LINE SEE DTLS. "6" AND "7" SEE DTL. "14" DWG. "SPO	ERTY AS M PROPERTY "				TAX PARCE	PARCEL 3	3 - 45,862 135601-61 135601-61 135601-61 135601-61	9F. (1,053 A 58-19-571157 58-19-59316 58-19-59015	ACRES) -0000 5-0000 4-0000
				Г	ARCHITECT EXISTING CO				
	<b>ZONING</b> VILLAGE OF WAPPINGE	RS FALLS	EDUI	LE	<b>ZO</b> I	NIING WAPPINGER:	SCH.		LE
	ZONING DISTRUSE CLASSIFICATION : F	RICT : C RETAIL - EX	MU ISTING BUII	LDING "A"	ZONING USE CLASSIFI	DISTRI	ECT : C	MU ISTING BUII	.DING "B
	ITEM MAXIMUM HEIGHT (STORIES/FT)	ALLOWED 72 FEET 6 ST. MAX. 2 ST. MIN.	EXISTING 25 FEET/ 2 STORIES	PROPOSED NO CHANGE	ITEM MAXIMUM HE (STORIES/FT)	IGHT	ALLOWED 72 FEET 6 ST. MAX. 2 ST. MIN.	EXISTING 15 FEET/ 1 STORY	PROPOS NO CHANG
	MINIMUM LOT AREA (SQ. FT.) MINIMUM LOT	N/A 100 FT.	14,607.28 S.F. 92.23 FT.	NO CHANGE NO	MINIMUM LOT (SQ. FT.) MINIMUM LOT	Γ AREA Γ	N/A 100 FT.	45,880.87 S.F. 132.9 FT.	NO CHANG NO
	MAXIMUM LOT COVERAGE (PERCENT)	80%	100%	NO CHANGE	MAXIMUM LO COVERAGE (F	PT PERCENT)	80%	±80%	±80%
	MINIMUM FRONT YARD (FEET) MINIMUM EACH SIDE YARD (FEET) MINIMUM REAR	2 FT. MIN. 12 FT. MAX. 0 FT. MIN. 24 FT. MAX.	28.03 FT. 1.62 FT./ 19.10 FT. 8.94 FT.	NO CHANGE NO CHANGE	MINIMUM FRO YARD (FEET) MINIMUM EAO SIDE YARD (FI MINIMUM REA	ONT 1 CH EET) 2 AR	2 FT. MIN. 12 FT. MAX. 0 FT. MIN. 24 FT. MAX.	30.93 FT. 1.43 FT./ 18.50 FT.	PROPOSI CANOP NO CHANG
	YARD (FEET)			CHANGE	YARD (FEET)				CHANG
	ZONING	SCH	EDUI	LE	PARK	LING C		ULAT	ION
	VILLAGE OF WAPPINGE	RS FALLS				ITEM		REQUIRED	PROVID
	ZONING DISTRUSE CLASSIFICATION : H	RICT : C retail - ex	MU ISTING BUII	LDING "C"	PARKING TAE EXISTING BUILD "BUILDING "A" 1st Floor = 7,510 S.	JULATIONS JING AREAS:			
	ITEM MAXIMUM HEIGHT (STORIES/FT) MINIMUM LOT AREA (SQ. FT.)	REQUIRED/ ALLOWED 72 FEET 6 ST. MAX. 2 ST. MIN. N/A 100 FT.	EXISTING 25 FEET/ 2 STORIES 27,817.16 S.F. 90.40 FT.	PROPOSED NO CHANGE NO CHANGE NO CHANGE	2nd Floor = 7,510 S "BUILDING "B" 1st Floor = 7,950 S. ADDITION PROP "BUILDING C" (R 1st Floor = 5,505 S. 2nd Floor = 5,505 S. PER PLANNING F GENERAL RETAI 1 SPACE FOR EAC FLOOR ARFA	5.F. (EXISTING) OSED = 8,419 S. EAR) .F. S.F. BOARD: IL (MEDIUM D CH 300 S.F. OF)	+ 469 S.F. .F. 'EMAND) GROSS		
	MAXIMUM LOT COVERAGE (PERCENT) MINIMUM FRONT YARD (FEET) MINIMUM EACH SIDE YARD (FEET) MINIMUM REAR YARD (FEET)	80% 2 FT. MIN. 12 FT. MAX. 0 FT. MIN. 24 FT. MAX. 0 FT. MIN.	±90% 205.9 FT. 8.90 FT./ 19.16 FT. 4.02 FT.	NO CHANGE NO CHANGE NO CHANGE	GENERAL OFFIC 3.8/1,000 S.F. (1 PF BUILDING "A" 1st FLOOR (RETA 3,578 S.F./300 S.F. 2nd FLOOR (GEN 3,578 S.F./263 S.F. BUILDING REAR 7,864 S.F./400 S.F. BUILDING "B" (RETAIL) 8,419 S.F./300 S.F. BUILDING "C" 1st AND 2nd FLOC 11,010 S.F./263 S.F	E (LESS THAN 3R 263 S.F.) IL) = 11.9 (SAY 12 ERAL OFFICE) = 13.6 (SAY 14 (RELIGIOUS A . = 19.66 (SAY 29 PRS (OFFICE) C. = 41.9 (SAY 42) ARKING SPA	25,000 S.F. 2 SPACES) SPACES) (SSEMBLY) 0 SPACES) SPACES) 2 SPACES) CES	**NOTE: BECAUSE THE SHARED BETW HAVING DIFFE THE PLANNINC DETERMINED ' REQUIRED OFI PARKING IS 10 THAT AN ARE, NOT REQUIREJ 117	PARKING I TEEN USES RENT HOU G BOARD H THAT THE F-STREET A SPACES, A VARIANC D 101 INCL. H.C. SPAC
					APPROVED B	BY:			
					LORDAE, L.L.C. PROPERTY OWNER	'S REPRESENTAT	IVE	I	DATE:

CHAIRMAN OF THE PLANNING BOARD VILLAGE OF WAPPINGERS FALLS

DATE:



BUILI	E WALFHNGERS FA	LLO
2582 WAPPIN PHONE: (845) E-mail: bmun www.w	SOUTH AVENUE GERS FALLS, NY 12590 297-5277 FAX: (845) 296-0379 phy@wappingersfallsny.gov vappingersfallsny.gov	NOV 1 6 2020
APPLICATION FO	R PLANNING BOA	<b>RD REVIEW</b>
All information must be completely filled out and ret	urned no later than the stated su	ibmition date.
Date Submitted: 1/16/20-	Date of M	lecting :
<b>Property Identification:</b>		
Address: 2695 W. MANN ST	- WAPPINGENS	FAR. 14/12532
Zoning District:/M Mage Mictor	Existing site are	ea:
<b>Owner Information:</b>		
Name: HAJUL LLC	MUCHAR HA	tun call
Address: 107 MAIN ST.	( monde m	
City: FUHKILL	State: NJ	1 125211
Contact Numbers: (H)	(0) 914	474.698
(E-mail) hayd a gol. com	()	
Applicant Information:		
(Please provide if someone other than the property owner is	s the applicant)	
Name: RICHARD HollisTER		
Address: 303 Address 1401	INTESS RD	
City: <u>ASHKICC</u>	State: M	7in: 12570
Contact Numbers: (H) 845 797 42	325 (C)	
E-mail Address: RICOTHOLLIS	TER Q amail.com	
Lead Design Professional: (If applicable)	0	
(Indicate the primary design professional associated with th	is application)	
Name: Iskipn Day	-	
Title:		
Company: DAV + Stoken	Curl in the	
Address: 3 VIDAI WILLER DA	ENGINGERING	C 111/
Telephone #:	202-	Mars, 189 12590
E-mail Address:		



## APPLICATION FOR PLANNING BOARD REVIEW (Continued)

#### **Proposed Site:**

(Property where improvements are proposed)

Existing Use(s): \_\_\_\_\_\_ Empty and vacant commercial space and apartments.

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.)

# Remove top two floors of the building down to the existing

concrete basement foundation and ceiling for the first floor. Build 2 residential apartments

on 2 floors, one 2 bedroom on third floor, 2 one bedroom apartments on second floor.

Commercial space will be on the ground floor. Rehab the front of building to match local

buildings (see elevation). There are 10 spaces of parking in the lot on side and back.

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

11/16/2020

Office use only:

[] FEE : \_\_\_\_\_ Receipt No. : \_\_\_\_\_ Cash / Check # \_\_\_\_Date: \_\_\_\_\_

Revised by : \_\_\_\_\_ Zoning Administrator/Code Enforcement Officer



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:	JUL LLC,
Address of property owner:	on man st.
City: FISHKILL	State: NY. Zip: 12-524
Phone number of property owner:	(Include home, work, mobile number and e-mail address):
(H)	(C) 914 474.6988
(W) <u>745 897-2990</u>	(Email) hayds a gol com
Address of site where work is bein	g conducted: 2695 W. MAMST
Description of work: <u>Kume</u>	top 2 flows to 1st level Concete
Jourdalian, Duild (	3) Residential agait wents on 2 floors
- 3 poor will be	commercial space.
Name of person doing work:	icinano Hollistan
Address of person doing work:	303 Horates Rd
City:	State: My Zip: (2520
Phone number of person doing wo	k (Include home, work, mobile numbers and e-mail address):
(H)	(C)
(W)	(Email) Licts Hollis Ter Dana Con
I, as property owner for the above n my consent to	tentioned property, am aware of all work described above and giv the aforementioned person to do the work.

(

11/13/20

Signature of Property Owner

Date Signed

#### PART "A" OWNER AFFIDAVIT

State of New Viel } SS; **County of** 

being duly sworn, deposes and says:

- 1. That I/we are the Owner(s) of the within property as described in the foregoing application for 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

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 Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized 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, authorized Village official(s) entering the property for the purpose of conducting inspection to
- 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 parjury I/we declare that I/we have examined this affidavit and that it is true and correct.

- memba Applicant/Owner Sworn to before me this day of arrive Notary Public Sur man and the



Applicant/Owner

#### PART "B" APPLICANT / AGENT AFFIDAVIT

Sta	ate of }
Co	unty of ss:
h	is a Ruggeri being duly sworn, deposes and says:
1.	That Dive are the
	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 <u>303 Hontsshel</u> 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

LISA RUGGERI Notary Public - State of New York NO. 01RU4898970 Qualified in Orange County My Commission Expires Jul 6, 2023

#### 617.20 AppendixB Short Environmental Assessment Form

#### Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would beneeded 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						
rehab of 2695 W Main St to Commercial/Residen						
Name of Action or Project:		00				Sidei
Project Location (describe, and attach a location map	):					
2695 W. Main St						
Brief Description of Proposed Action:						
Rehab the building at 2695 W. Main St	Remove to	o two fle	oors to	rebuild 3	3 resider	tial
units. 2 one bedroom apartments and o	one 2 bedroo	m apar	tment o	n ton flo	or Reh	ah
existing commercial space on the first t	loor to accor	nmoda	te a nev		ercial ter	hant
New exterior and roof to be installed as	well					ICH R.
Name of Applicant or Sponsor;		Tek	enhone: <b>O</b>	1704	0470-	7
Richard Hollictor		E	5	4/94	84/3	
nicitatu i luiistel		nch	holliste	r@amai	il.com	
Address:						
303 Honness Ra					3	
City/PO:			State:		Zip Code:	
Fishkill					1	
1. Does the proposed action only involve the legislativ	e adoption of a pl	an, local l	aw, ordina	nce,	NO	) YES
administrative rule, or regulation?						
If Yes, attach a narrative description of the intent of the	e proposed action	and the e	nvironmer	ntal resourc	es	
that may be affected in the municipality and proceed to	o Part 2. If no, co	ntinue to	question 2			
2. Does the proposed action require a permit, approval	or funding from a	any other	governmen	ital Agency	? NC	YES
if res, list agency(s) name and permit or approval:					1	
3.a. Total acreage of the site of the proposed action?		.226	acres			
b. Total acreage to be physically disturbed?			acres			
.c. Total acreage (project site and any contiguous proj	verties) owned	000				
or controlled by the applicant or project sponsor?		.226	acres			
4. Check all land uses that occur on adjoining and ne	ar the proposed as	tion				
the second s	a are proposed at			<b>— n</b> ·	م ده در ۱	
Urban Rural (non-agriculture)	Industrial	Com	nercial	Kesi	dential(sub	urban)
The second distant in the second seco		00				
rorest Agriculture Parkland	A					

<ul><li>5. Is the proposed action,</li><li>a. A permitted use under the zoning regulations?</li></ul>	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	L	NO	YES
landscape?			
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Art If Yes, identify: <u>NY</u>	ea?	NO	YES
o. a. whit 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 acti	ion?		
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?		NO	YES
If No, describe method for providing potable water:			
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:	_		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic	-	NO	YES
b. Is the proposed action located in an archeological sensitive area?			
13 a Does any portion of the site of the proposed ention on londs - division the state of the site of the second ention of the site of the second ention of the second entire state of the second entits term entire state of the second entire state of the second enti			
wetlands or other waterbodies regulated by a federal, state or local agency?	E	NO	YES
		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 a Shoreline Forest Agricultural/grassland Early mid-successional Wetland	ll that a	apply:	
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?	e 1	NO	YES
16. Is the project site located in the 100 year flood plain?	1	NO	YES
17 Will the proposed action create storm unter discharge sither from a s	$- \Box$		
If Yes,	1		YES
a. Will storm water discharges flow to adjacent properties?			
<ul> <li>b. Will storm water discharges be directed to established conveyance systems off and storm drains)?</li> <li>If Yes, briefly describe:</li> <li>I will connect the drainage from roof to the street level storm drain</li> </ul>			
	-		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention nond waste largoon dam)?	NO	YES
If Yes, explain purpose and size:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:		
AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE KNOWLEDGE	BEST O	F MY
Applicant/sponsor name: Ricinan Hollistan Date: 1/16/	2020	>
June the lig		

**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
<ol> <li>Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?</li> </ol>		
2. Will the proposed action result in a change in the use or intensity of use ofland?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
<ol> <li>Will the proposed action impact existing:</li> <li>a. public / private water supplies?</li> </ol>		
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.

<ul> <li>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.</li> <li>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.</li> </ul>			
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)		

# PARCEL INFORMATION TAX GRID PARCEL NUMBER

TAX GRID PARCEL NUMBER:	134601-6158-14-27	134601-6158-14-277339		
SUBDIVISION:	N/A			
ZONING DISTRICT:	VC			
TOTAL AREA :	0.23 A.C.			
BULK REQUIREMENTS	MIN. REQUIREMENTS	MIN. PROVIDED		
MIN. AREA	N/A	0.23		
MIN. FRONT YARD	2'	-2.0' ENCROACHMENT		
MIN. SIDE YARD	0'	5.0'		
MIN. REAR YARD	3'	83.1'		
LOT COVERAGE (% LOT AREA)	100.0%	56.0%		
MAX. HEIGHT	5 STORIES OR 65'	<35'		

## SITE SPECIFIC NOTES:

1. IT IS THE INTENT OF THE APPLICANT-OWNER TO RE-MODEL THE EXISTING BUILDING INTO 3 STORY APARTMENT COMPRISED OF 6 BEDROOMS

 $\mathfrak 2$ . THE BOUNDARY AND ASBUILT INFORMATION AS TAKEN FROM THE MAPPING PREPARED BY ROBERT V.

OSWALD LS DATED JUNE 11, 2018. 3. ALL STEPS SHALL MEET NYS BUILDING CODE REQUIREMENTS AS STATED ON HOUSE DESIGN PLANS.

4. PROVIDE VERTICAL "Y" CLEANOUTS ON ALL ROOF LEADER DOWNSPOUTS AS PER SECTION 1108.1 OF THE 2010 PLUMBING CODE OF NYS.

5. FOOTING AND ROOF DRAINS SHALL BE CONVEYED VIA SEPARATE PIPES.

6. THE HOUSE ADDITION SHALL BE CONSTRUCTED IN SUCH A MANNER TO PROMOTE GROUNDWATER AND STORMWATER AWAY FROM THE FOUNDATION.



SCALE: 1" = 20'

LIMITS OF EXISTING PAVEMENT (TYP.)-TEN PARKING SPACES TO BE STRIPED AS SHOWN-LIMIT OF DISTURBANCE - 0.02 AC (TYP.)-PAVEMENT TO BE EXTENDED AS SHOWN (SLANT HATCH AREA) STOCKADE FENCE TO BE RELOCATED AS SHOWN -----

> PROPOSED CONDITIONS PLAN SCALE: 1" = 20'





(S) INTERCONNECTED 110 VOLT SMOKE DETECTOR W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL217 & NFPA72 ⓒ INTERCONNECTED CARBON MONOXIDE ALARM W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL 2034 & CSA 6.19 -TO BE INSTALLED ON EACH FLOOR CONTAINING A SLEEPING AREA OR CARBON MONOXIDE SOURCE. TO BE INSTALLED WITHIN 15 FEET OF EACH SLEEPING AREA



 $11'-2\frac{3}{4}"$ 

 $11\frac{1}{4}$ "

 $8'-1\frac{1}{2}"$ 

\_\_\_\_

CLOSE

101





# DRAWINGS NOT FOR CONSTRUCTION USE

		Mark A. Day, PE
Devision		
Project No.	11/11/2020 2020.481	License No. 069646
DA	YST	OKOSA
3 Van Wyck Suite 2 Wappingers . (845)-223-32	Lane Falls, New York 202	
Village of Wa	695 W. M	ain Street
DRAWING	Propose	d Plans
scale AS NOTED	DRAWN BY DR KR	AWING No.
DATE	UNEUNED DI	

PLEASE NOTE THAT ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.



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: 11-11-2020

Date of Meeting: 12-3-2020

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 the Building, Planning and Zoning page on the village web site 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
- Main Application for proposed sign Including Renderings/sketch of proposed sign/ Elevation/size/ exact color samples.

(Separate Application)



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** 

\_State: NY

(C) 914-456-1801

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

Date Submitted: 11-11-2020

Date of Meeting: 12-3-2020

Zip: 12601

**Property Identification:** 

Address: 1557 Route 9, Wappingers Falls, NY 12590

Zoning District: CMU-Commercial Mixed Use Existing site area: Suite2&3

**Owner Information:** 

Name : Ormater Development Corp

Address: 25 Van Wagner Road

City: Poughkeepsie

Contact Numbers: (H)\_\_\_845-473-0200 x103

(E-mail) Tink@tinkarch.com

**Applicant Information:** 

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

Name : \_ Deanna Fino

Address: 196 Country Club Road

City: Hopewell Jun	ction	State:NY	Zip:	12533
Contact Numbers: (H)	845-592-1145	(C)845-705-498	30	

E-mail Address: deannafino@optonline.net

Lead Design Professional: (If applicable)

(Indicate the primary design professional associated with this application)

Name: Robert Turner

Title: Project Architect

Architect Engineer

Company: Tinkelman Architecture PLLC

Address: 25 Van Wagner Road, Poughkeepsie, NY 12601

Telephone # : 845-473-0200 x104

E-mail Address: \_\_\_\_BTurner@tinkarch.com



#### APPLICATION FOR PLANNING BOARD REVIEW (Continued)

#### **Proposed Site:**

(Property where improvements are proposed)

Existing Use(s): vacant

Proposed square footage: 2756

**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.)

Suites 2 and 3 will become one location of 2,756 sq ft. The center will contain 2 bathrooms, 2 party rooms,

and a server room. The layout of the facility will include a reception/lounge area in the front of the store, and the gaming area in the rear of the store.

This will be the site of Contender eSports. It is a gaming center made up of primarily PCs and consoles. There will be hourly gaming, camps, leagues, tournaments, team building, fundraising, birthday parties, and more. A facility to be used by people of all ages.

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.

Mina

Signature of Applicant Signed

11-11-2020

Date

Office use only:				
[ ] FEE :	Receipt No. :	Cash / Check #	Date:	
Revised by : Zoning Admi	inistrator/Code Enforcement C	Revision date :		



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

# **CONSENT FORM**

Address of property owner: 25 Van	Wagner Road	
City: Poughkeepsie	State: NY	Zip: 12601
Phone number of property owner: (In	clude home, work, mobile n	umber and e-mail address):
(H) (C) <u>(</u>	914-456-1801 (V	v) 845-473-0200
(E-mail) Tink@tinkarch.com		
Address of site where work is being co	onducted: 1557 Route 9, Su	uites 2 and 3, Wappingers Falls
Description of work: Suites 2 and	3 will become one unit	of 2,756 sq ft. The location
will contain 2 bathrooms, 2 par	ty rooms and a server r	oom. The layout of the
facility will include a reception/loung	e area in the front of the sto	pre, and a gaming area in the
rear of the store.		
Name of person doing work: Team Address of person doing work: 196 (	Fino Enterprises, Inc. (I Country Club Road	Deanna Fino)
City: Hopewell Junction	State: NY	<sub>Zip</sub> : 12533
Phone number of person doing work	(Include home, work, mobile	e numbers and e-mail address):
(H)(C) <u>9</u>	14-456-1801 (W	/)
(E-mail) deannafino@optonline.	net	

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.

NUM

Signature of Property Owner

11×12000020

Date Signed

#### 617.20 AppendixB Short Environmental Assessment Form

#### Instructions for Completing

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

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

Part 1 - Project and Sponsor Information

Name of Action or Project:

Contender eSports Gaming Center

Project Location (describe, and attach a location map):

# 1557 Route 9, Wappingers Falls, Suites 2 and 3

Brief Description of Proposed Action: Suites 2 and 3 will become one location of 2,756 sq ft. The center will contain 2 bathrooms, 2 party rooms, and a server room. The layout of the facility will include a reception/lounge area in the front of the store, and the gaming area in the rear of the store.

Name of Applicant or Sponsor:	Telephone: 845-705-	4980
Deanna Fino	E-Mail:	nline.net
Address: 196 Country Club Road		1
City/PO:	State:	Zip Code:
Does the proposed action only involve the legislative adoption of	of a plan, local law, ordinance.	NO YES
administrative rule, or regulation?		
If Yes, attach a narrative description of the intent of the proposed a that may be affected in the municipality and proceed to Part 2. If	action and the environmental resour no, continue to question 2.	rces
2. Does the proposed action require a permit, approval or funding	from any other governmental Agence	y? NO YES
If Yes, list agency(s) name and permit or approval:		
3.a. Total acreage of the site of the proposed action?	.06 acres	
b. Total acreage to be physically disturbed?	acres	
or controlled by the applicant or project sponsor?	N/A acres	
4. Check all land uses that occur on, adjoining and near the propo	sed action.	
Urban Rural (non-agriculture) Industrial	Commercial Re	sidential(suburban)
Forest Agriculture Parkland Aquatic	Other (specify):	

the zoning regulations?	NO	YES	NIA
b. Consistent with the adopted comprehensive place			
. Is the proposed action consistent with the predominant at			
landscape?		NO	YES
. Is the site of the proposed action located in or done is estimized	F		
res, identify:	a?	NO	YES
n Will at a second s			
a. Will the proposed action result in a substantial increase in traffic above present levels?			
b. Are public transment i		NO	YES
public transportation service(s) available at or near the site of the proposed action?	-		
c. Are any pedestrian accommodations or hicycle router quality 1			
Does the proposed action meet or exceed the state energy at the	n?		
The proposed action will exceed requirements, describe design features and technologies		NO	YES
Bit founds and technologies:			
0. Will the proposed action connect to an aniation of the second se	_		
To be a supply?		NO	YES
IT No, describe method for providing potable water:			
1. will the proposed action connect to existing wastewater utilities?	_		
If No, describe method for providing wastewater trackers	E	O	YES
2. a. Does the site contain a structure that is listed on either the State or Netional B.	_		
Places? Places?	ľ	10	YES
b. Is the proposed action located in an archeological sensitive area?			
3. a. Does any portion of the site of the proposed action on the last in the site of			
wetlands or other waterbodies regulated by a federal, state or local agency?	N	10	YES
( <b>3</b>			
	N	O	YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	Γ.		
tes, identify the wetland or waterbody and extent of alterations in square feet or acres:			
<ol> <li>Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all</li> </ol>	l that a	pply:	
Shorenne Forest Agricultural/grassland Early mid-successional Wetland			
5 Door the site of the second built of the sec			
State or Federal government as threatened or endangered?	N	10	YES
5. Is the project site located in the 100 year flood plain?	N	IO T	YES
Will the proposed action grants storm water disclosus, it is a			
Yes,	N	O	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:			

STORAGE STORAGE

Service States

18. Does the proposed action include construction or other activities that re- water or other liquids (e.g. retention pond, waste lagoon, dam)?	sult in the impoundment of NO	YES
If Yes, explain purpose and size:		
19. Has the site of the proposed action or an adjoining property been the loc solid waste management facility?	cation of an active or closed NO	YES
If Yes, describe:		
<ul> <li>20. Has the site of the proposed action or an adjoining property been the sub completed) for hazardous waste?</li> <li>If Yes, describe:</li> </ul>	bject ofremediation (ongoing or NO	YES
AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUKNOWLEDGE	UE AND ACCURATE TO THE BEST O	) F MY
Applicant/sponsor name: Deanna Fino	Date: 11-11-2020	
Signature:		

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

	No,or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use ofland?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
<ol> <li>Will the proposed action impact existing:</li> <li>a. public / private water supplies?</li> </ol>		
b. public <i>l</i> 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.

Name of Lead Agency	Date
documentation, that the proposed action will not result	in any significant adverse environmental impacts.
□ Check this how if you have determined based on the in	oformation and analysis above, and any supporting
impacts and an environmental impact statement is requ	aired.
documentation, that the proposed action may result i	n one or more potentially large or significant adverse
L Check this box if you have determined, based on the in	formation and analysis above, and any supporting

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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)





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: 11-12 - 2020

Date of Meeting: December 3, 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)
- $\Box$  Application fee
- Main Application for proposed sign Including Renderings/sketch of proposed sign/ Elevation/size/ exact color samples.

(Separate Application)

#### VILLAGE UP WATTINGERS 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 submition date.

Date Submitted: 11-12 - 2020	Date of Meeting :	<u>klember 3,2020</u>
Property Identification:		
Address: T Mobile 1557 Route 9 Wappigers Falls		
Zoning District: CMU	Existing site area:	
Owner Information:		
Name: TMobile Michael Vele		
Address: 1557 ROUTE 9		
City: Wappingens Falls	NY	Zip: 12590
Contact Numbers: (II) 914 - 964 - 2000	_(C)	
(E-mail) Michael. Vele @ The CUSTO	mer center. Con	M
Applicant Information:		
(Please provide if someone other than the property owner is the application	ant)	
Name : Signs Ink Ltd. James Polinsky		
Address: 3255 Crompond Road		
City: Yorktown	State: NY	
Contact Numbers: (H) 914-739-9059	(C) <u>914-438-3004</u>	
E-mail Address: jp@signsink.com		
Lead Design Professional: (If applicable)		
(Indicate the primary design professional associated with this applicati	on)	
Name:		
Title:		
□ Architect Engineer		
Company:		
Address:		
Telephone # :		
E-mail Address:		



### **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.)

remove sprint sign and install T mobil signs

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

- $\Box$  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.

11-10-20 Signature of Applicant Signed Date Office use only: [ ] **FEE** : Cash / Check #\_\_\_\_\_Date: Receipt No. : **Revised** by Revision date : Zoning Administrator/Code Enforcement Officer



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:	Ormater Development	Corporation	
Address of property owner	r: 25 Van Wagner Roa	d	
City: Poughkeepsie		State: New York	Zip: 12603
Phone number of property	owner: (Include home,	work, mobile number a	and e-mail address):
(H)	(C)		
(W) <u>(845)</u> 473-0200	(Email)	Tink@tinkarch.com	
Address of site where worl	k is being conducted: 15	57 Route 9, Wappinge	rs Falls, NY 12590
Description of work:N	ew building signage for	tenant T-Mobile/Sprin	t
Name of person doing wor	k: Signs Ink LTD / Jim	Polinsky	
Address of person doing w	ork: 3255 Crompond R	load	
City: Yorktown Heights,		State: NY	Zip: 10598
Phone number of person d	oing work (Include home	e, work, mobile number	rs and e-mail address):
(H)	(C)		
(W) <u>(914)</u> 739-9059	(Email)	jp@signsink.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.

Kith

11×10/misur 20

Signature of Property Owner

**Date Signed** 



Tmobile

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

EGEIVE NOV 2 4 2020 MP Bv

# SIGN PERMIT APPLICATION

Name of Applicant	James PolinskySigns Ink Ltd.
Address	3255 Crompond Road
	Yorktown NY 10598
<b>Owner of Property</b>	Ormater Development Corporation
Address	25 Van Wagner Road
	Poughkeepsle, New York 12603
Location of Property	T Mobile 1557 Route 9 Wappingers Falls
Linear Frontage of	Duilding 23' Zoning District CMU
Types of Signs	O Post & Arm O Projecting O Seasonal O 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	<ul> <li>All applications must be accompanied by a plan, drawn to scale showing the following:</li> <li>Freestanding signs- the position of the sign in relation to adjacent buildings, structures, roads, driveways, property lines, other signs, lighting fixtures, walls and fences.</li> <li>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.</li> </ul>
Sign Specifications	Type Channel Letters Placement Over main entrance and side of building
	Landscaping Yes 🔽 No Size of Sign <u>24"</u> Height <u>9'7"</u> Width
	Yes Single Faced Double Faced Yes Lighted
	Material Wood Metal Yes 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)

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\_\_\_\_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 Applicant Signature Date || Date SNOV 20 X Owner of Property Signature WSART

#### THIS SECTION TO BE COMPLETED BY THE CODE ENFORCEMENT OFFICER

Sign Permit Granted: Date	Permit # issued
Permit Fee \$ 300 Rece	ipt # Date
Sign Permit Application referred to I	lanning Board Date 11/24/2020
Comments: affrard a	5 Submitted

		1				
	TABLE OF CONTENTS	ADDITIONAL INFORMATION:				
		GENERAL NOTES &	& PERMIT TIMES:	ELECTRICAL ACCESS:		
SIGN SUBMITTAL PACKAGE	TMO-24M-RW     PAGE 3       FRONT ELEVATION     PAGE 4       SIDE ELEVATION     PAGE 5       FACE REPLACEMENTS SPECIFICATION     PAGE 6	N/A		N/A		
SAP 4NSV REQUIRES NO		LANDLORD CRITER	RIA:			
SITE ID: 545204		20sf max allowable Max number of sig	e based on storefront leng ins (2) and a free standing	th. Backer not allowed. 9 panel		
CHANNEL: CORPORATE STATUS: PHASE II	CONTACTS					
LOCATION	PROJECT MANAGER:					
1557 BOUTE 9	Jason Boone	LOCAL CODE:	LOCAL CODE:			
WAPPINGERS FALLS, NY 12590	440.209.6200 x295	N/A	N/A			
SITE SUMMARY SUMMARY NOTES	Jason.Boone@theMCgroup.com T-MOBILE PROJECT MANAGER:					
STOREFRONT LENGTH: N/A REMOVE ALL EXISTING AND REPLACE 24" FACE LIT	Cynthia Marshall					
MAX SIGN HEIGHT: N/A CHANNEL LETTERS ON RACEWAY						
MAX # SIGNS: N/A	Groe Mensure	VARIANCE PROCE	-22			
COLOR VARIANCE: N/A		N/A				
BLADE AVAILABLE: N/A	SIGN MANUFACTURER					
AWNING AVAILABLE: N/A						
	<b>_</b>	REVISIONS:				
SIGN SUMMARY	Stratus	10/08/20 DSC_NI	DESCRIPTION: Removad option P with	white CL act and undeted seven seve		
SIGN TYPE SO FT (CAL) SO FT (RRO) MATERIAL CELOR		0/00/20 030-11	пеннокел онлон в МШ	winne of set and updated cover page		
IMU-24M-RW (FRUNT) 20.5 19.2 N/A N/A	stratusunlimited.com					
REPLACEMENT PYLON FACE W/ VINYL GRAPHICS	888.503.1569					
	A Marcine and Million Constraints					
	APPROVAL STAMP					
OVERALL SIGN CALCS       **S0. FT. (CAL):       THE CALCULATED S0. FT OF A SIGN WILL MAXIMIZE ALLOWABLE AREA AND MEET REQUIREMENTS         41       38.4       **S0. FT (PRO):       THE PROPOSED S0. FT OF THE SIGN THE SIGN MARE IS PROPOSING **MATERIAL:         **MATERIAL:       MATERIAL OF FACADE THE SIGN IS BEING INSTALLED UPON         **COLOR:       COLOR OF FACADE THAT SIGN IS BEING INSTALLED UPON	APPROVED By Greg at 8:53 am, Jun 16, 2019					

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F.
### FRONT ELEVATION

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#### Scale: 3/16"=1'-0"

TMO-24M-RW

SITE SURVEY REQUIRED

# **EXISTING CONDITIONS**





SCALE BASED ON EXISTING SIGN

Stratus	T. Mohile	order NUMBER: 597315	PROJECT NUMBER	Original Rev 1	149013	01/27/20 DSG-NI 09/22/20 JB	Na Angla Ang
stratusunlimited.com 8959 Tyler Baulavard Mentor: Othio 44060 888-503 1569	ADDIRESS: ENGLING	<u>SITE NUMBER:</u> 545204	PROJECT MANAGER: CYNTHIA MARSHALL	Rev 2	Rev 2 151991 10,00,20 BS	10,010,20 DSG-N	SSE-48 Removed option B SSE-49
	1557 ROUTE 9 Wappingers Falls, Ny 12590	ELECTRONIC FILE NAME: TMO\2020\_INTEGRATION P	PHASE 2\STATE\4NSV_sign_package		rn, 1-12-2	autom?	AND GRITT OR ATTAINE. THE TATE THE SHALL NOT HE INSEE OUTCOMES ON OTHERWISE NEW YOUNCED WITHOUT THE PROXIMINITY OUCCULT ON THE

## SIDE ELEVATION

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

### TM0-24M-RW

# **EXISTING CONDITIONS**





SCALE BASED ON EXISTING SIGN

	Stratus	T Mobile		08028 NUMBER: 597315	URDIECT NUMBER: N/A		Orginal 149013 (%27/0066-44 Rev1 150762 (95/22/20.JR			Anal April Social Dearms			
-	stratusunlimited.com	ADDRESS:	PAGE NO.	SITE NUMBER: 545204	PROJECT MANAGER: CYNTHIA MARSHALL	Rev 2	151991	10:05/70 DSG-NI	Removed option 8			-	
	P <sup>455</sup> Tyler Boalswame Mantor Chrie #4660 ≣88.503 1569	1557 ROUTE 9 WAPPINGERS FALLS, NY 12590	5	ELECTRONIC FILE NAME: TMO\2020\_INTEGRATION PHA:	SE 2\STATE\4NSV_sign_package	)BINIS (	il teXu	enst Et	TTT - DY A TRAIDER - HIS NA HIT L - HALL NO   HE MED DUP	LICA-VO	SICOTHE	CALCULATION OF THE PARTY OF THE P	ne Structum num Histor Verigt Ange all miller regis (Space-aut ger schwar) van



EXISTING

PROPOSED

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	stratusunlimited.com	ADDNESS PAGE NO.		<u>Site Number:</u> 545204	PROIECT MANAGER: CYNTHIA MARSHALL		Rev 2 151931 100020 DSG-N		
	8959 Tyler Beuliward Mentur, Chie, 14956 888 503 1569	1557 ROUTE 9 Wappingers Falls, ny 1259d	D 6	ELECTRONIC FILE NAME: TMO\2020\_INTEGRATION PHA	HASE 2\STATE\4NSV_sign_package		PRINTS E		- 197 FOR BRANDE THE AND 1994 AND 199 USED OF ECKIES, DR OF HEARING GERMEDICES WITH DUT THE DRIVE WHITCH CONSENVITY SHARING.



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stratusunlimited.com	ADDRESS 2059 Tyler Baulaward Mentar Onic Moleca 838.503 1569 ADDRESS MAPPINGERS FALLS, NY 12590	PAGE NO.	545204	CYNTHIA MARSHALL	Rev 2	8V 2 151991 NR78:78 DSG-NI						
8959 Tvier Soulevard Mentor Ohie 14060 888.503 1569		7	ELECTRONIC FILE NAME: TMO\2020\_INTEGRATION PHA	'HASE 2\STATE\4NSV_sign_package		nie Inteiso	o, shumbern o	TRANSFORMENT (NAMES) AND AND AND TRANSFORMENT	ED DUNIDUED OKOLIH	NUMBER	ALL AND ALL THE REAL PROPERTY.	(A Sould be consider