

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

March 4, 2021

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

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

Until further notice, in accordance with Governor Cuomo's Executive Order 202.1, all 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 March 4, 2021, 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): 132 645 5058
Meeting password: ZCcpJs2Qp24

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 FEBRUARY 4, 2021 MINUTES

NEW APPLICATIONS

10 MARKET STREET

10 Market Street (Grid #6158-14-300255) – JSK Rentals LLC (Jeffrey Knipe) (Owner and Applicant), Michael Gillespie of M. Gillespie & Associates Consulting Engineering P.L.L.C. (Engineer) – Reconstruction.

This property is located in the Village Commercial (VC) zoning district. The applicant is proposing the reconstruction of a three (3) story mixed-use development consisting of four (4) commercial spaces on the ground level and ten (10) dwelling units on the second and third levels.

FLORES TAPAS BAR

1659 Route 9 (Grid #6158-14-493399) – Wappingers K Holdings, LLC (Owner), Flores Food Group, Inc. and Thomas Walsh (Applicants) – New Signs.

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

GRACELAND TATTOO

2722 W Main Street (Grid #6158-14-267424) – Adam Lauricella (Owner), Robert Sebeth of GNS Group Ltd (Applicant) – New Sign.

This property is located in the Village Mixed (VM) zoning district. The applicant is proposing one freestanding sign.

CASA ORTEGA

32 Market Street (Grid #6158-18-281224) – Jeff Berisha (Owner), O & G Restaurant, LLC (Applicant) – New Signs.

This property is located in the Village Commercial (VC) zoning district. The applicant is proposing one wall sign and two awning signs.



February 4, 2021

Village of Wappingers Falls Planning Department
2582 South Avenue
Wappinger Falls, New York 12590

Re: **10 Market Street – Reconstruction of (3) story mixed-use development (commercial and 10-dwelling units).**

Dear chairman Morris-

We are submitting an application to you and the planning board for the reconstruction of a mixed use building at 10 Market street in the Village of Wappinger Falls. The building suffered a major fire on February 25, 2020 and consequently was razed a short time after. The applicant / owner JSK Rentals LLC would like to reconstruct the building which was a mixed use, consisting of (4) commercial spaces on the ground level (10) dwelling units on the second and third levels. The residential portion of this building is accessed at the 2nd level off Reservoir Place and consists of (6) two-bedroom dwellings and (4) one-bedroom (5) on each second and third level of the building.

We kindly ask to be placed on the March 4, 2021 planning board agenda to further discuss the reconstruction of the building.

Thank you for your consideration.

Kind regards,

John Sullivan,

cc: file
Jeff Knipe , managing member JSK rentals.



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: FEBRUARY 4, 2021

Date of Meeting: MARCH 4, 2021

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

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

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

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

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

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

(Separate Application)



VILLAGE OF WAPPINGERS FALLS

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

APPLICATION FOR PLANNING BOARD REVIEW

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

Date Submitted: FEBRUARY 4, 2021 Date of Meeting: MARCH 4, 2021

Property Identification:

Address: 10 MARKET STREET - VILLAGE OF WAPPINGERS FALLS
Zoning District: VC-VILLAGE COMMERCIAL HISTORIC DISTRICT Existing site area: 0.182 ACRES

Owner Information:

Name: JSK RENTALS (JEFF KNIFE - MANAGING MEMBER)
Address: 1105 ROUTE 96
City: HYDE PARK State: NY Zip: 12530
Contact Numbers: (H) _____ (C) 845.337.1482
(E-mail) JEFF12530@YAHOO.COM

Applicant Information:

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

Name: (SAME AS ABOVE)
Address: _____
City: _____ State: _____ Zip: _____
Contact Numbers: (H) _____ (C) _____
E-mail Address: _____

Lead Design Professional: (If applicable)

(Indicate the primary design professional associated with this application)

Name: MICHAEL GILLESPIE
Title: PROFESSIONAL ENGINEER
 Architect Engineer
Company: M. GILLESPIE & ASSOCIATES
Address: 247 ROUTE 3710
Telephone #: 845.227.6227
E-mail Address: SULLIVAN@MGAENGINEERS.COM / MGILLESPIE@MGAENGINEERS.COM



VILLAGE OF WAPPINGERS FALLS

APPLICATION FOR PLANNING BOARD REVIEW

(Continued)

Proposed Site:

(Property where improvements are proposed)

Existing Use(s): MIXED-USE (COMMERCIAL & RESIDENTIAL)

Proposed square footage: 12,675

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.)

Project consists of the reconstruction of an existing mixed-use (commercial / residential) development. The existing building suffered a fire in February of 2020, the applicant is seeking planning approval to reconstruct the existing building which was (3) stories in height, and the unit breakdown was (4) commercial (mercantile/business) tenant spaces and (10) dwelling units which were a mix of 1 and 2 bedrooms. The total square foage of the building- is approximately 12,675 square feet each floor 4,225 square feet.

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

- Checked: Ten (10) sets of plans.
Unchecked: Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.)
Checked: Consent Form
Unchecked: Application for proposed sign
Checked: Application Fee
Unchecked: 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: [Handwritten Signature] Member

Date: 1/29/2021

Office use only:

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

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



VILLAGE OF WAPPINGERS FALLS

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

CONSENT FORM

Name of property owner: JSR RENTALS JEFF KNIFE (MANAGING MEMBER)

Address of property owner: 1105 ROUTE 96

City: HYDE PARK State: NEW YORK Zip: 12530

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

(H) _____ (C) 845.337.182

(W) _____ (Email) JEFF12530@YAHOO.COM

Address of site where work is being conducted: 10 MARKET STREET

VILLAGE OF WAPPINGERS FALLS, NEW YORK

Description of work: _____

Project consists of the reconstruction of an existing mixed-use (commercial / residential) development. The existing building suffered a fire in February of 2020, the applicant is seeking planning approval to reconstruct the existing building which was (3) stories in height, and the unit breakdown was (4) commercial (mercantile/business) tenant spaces and (10) dwelling units which were a mix of 1 and 2 bedrooms. The total square footage of the building is approximately 12,675 square feet each floor 4,225 square feet.

Name of person doing work: M. GILLESPIE & ASSOCIATES

Address of person doing work: 817 ROUTE 376

City: WAPPINGERS FALLS State: NY Zip: 12590

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

(H) _____ (C) _____

(W) 845.227.6227 (Email) M.GILLESPIE@MOAENCORS.COM
J.SULLIVAN@MOAENCORS.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.

Jeff Knife
Signature of Property Owner

January 29, 2021
Date Signed

member

PART "A"
OWNER AFFIDAVIT

State of NEW YORK }
County of DUTCHESS } ss:

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

Danny Jeffrey Knipe
Applicant/Owner member/owner

Applicant/Owner

Sworn to before me this 3 day of

FEBRUARY, 2021.

[Signature]
Notary Public

MICHAEL E. GILLESPIE
Notary Public, State of New York
No. 01GI6002779
Qualified in Dutchess County
Commission expires 2/20/21

PART "B"
APPLICANT / AGENT AFFIDAVIT

State of NEW YORK }
County of DUTCHESS } ss:

John Sullivan of M. Gillespie & Associates being duly sworn, deposes and says:

1. That I/we are the John Sullivan of M. Gillespie & Associates named in the foregoing application for Planning Board for Subdivision, Utility Change, Site Plan / Land Contract / Accession 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 817 Route 370 - Wappingers Falls in the County of DUTCHESS and the State of NEW YORK.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application.
4. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Village Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Village of Wappingers Falls, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Village Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Village official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Village of Wappingers Falls Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

[Signature]
Applicant/Agent

[Signature]
Applicant/Agent

Sworn to before me this 3 day of FEBRUARY, 2021

[Signature]
Notary Public

MICHAEL E. GILLESPIE
Notary Public, State of New York
No. 01G16002979
Qualified in Dutchess County
Commission Expires 9/20/21

Short Environmental Assessment Form

Part 1 - Project Information

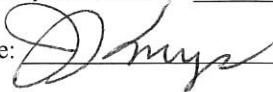
Instructions for Completing

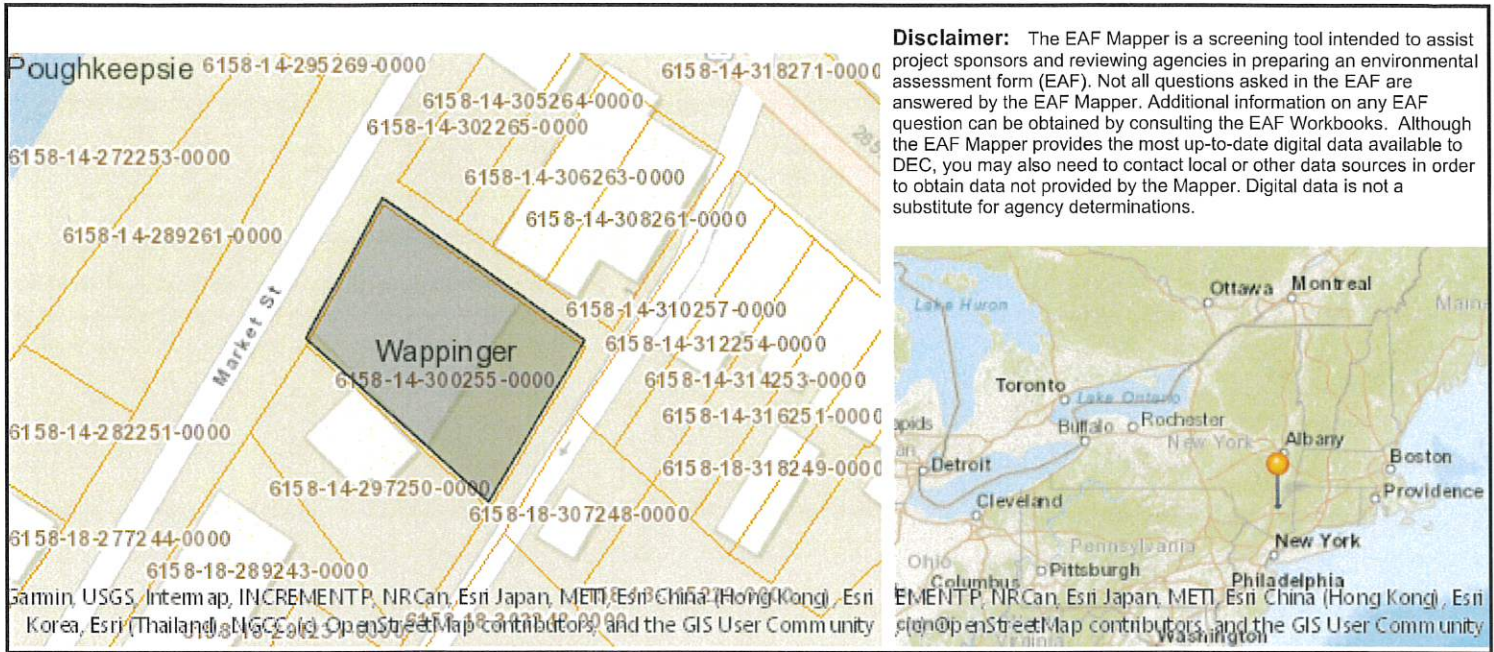
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information				
Name of Action or Project: Reconstruction of Mixed-use commercial / residential building.				
Project Location (describe, and attach a location map): 10 Market Street - Village of Wappingers Falls, NY				
Brief Description of Proposed Action: Project consists of the reconstruction of an existing mixed-use (commercial / residential) development. The existing building suffered a fire in February of 2020, the applicant is seeking planning approval to reconstruct the existing building which was (3) stories in height, and the unit breakdown was (4) commercial (mercantile/business) tenant spaces and (10) dwelling units which were a mix of 1 and 2 bedrooms. The total square footage of the building is approximately 12,675 square feet each floor 4,225 square feet.				
Name of Applicant or Sponsor: JSK Rentals		Telephone: 845.337.1482 E-Mail: jeff12538@yahoo.com		
Address: 1165 Route 9G				
City/PO: Hyde Park		State: NY	Zip Code: 12536	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 0.182 acres		
b. Total acreage to be physically disturbed?		_____ 0.097 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 0.182 acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):				
<input type="checkbox"/> Parkland				

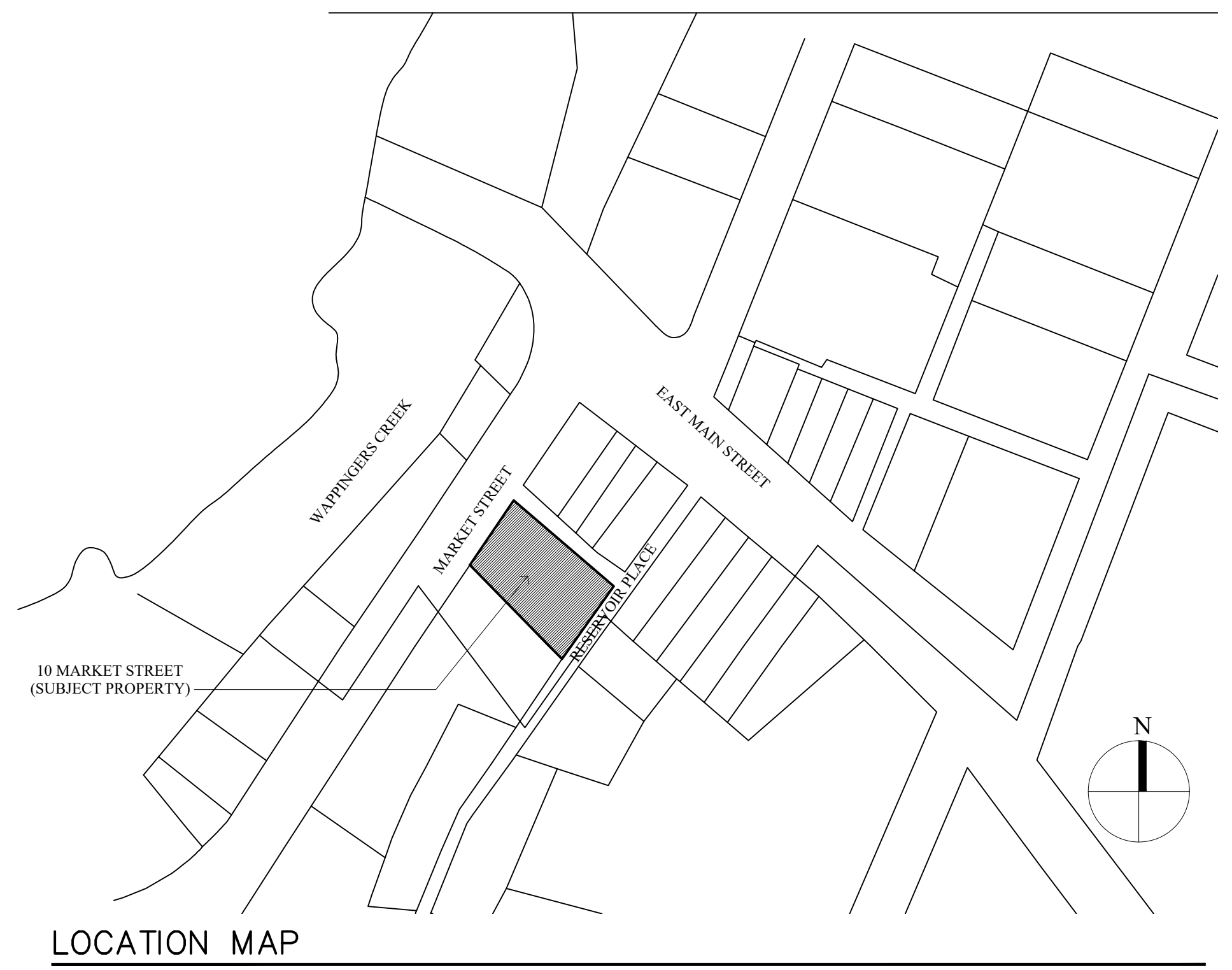
5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked=""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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Pied-billed Grebe, Indiana Bat	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Jeff Knipe (JSK Rentals- Managing member)</u> Date: <u>1/29/2021</u> Signature: <u></u> Title: <u>Member</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Pied-billed Grebe, Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

ZONING REQUIREMENTS			
ZONING DISTRICT:	VC - VILLAGE COMMERCIAL (HISTORIC DISTRICT)		
GROUND LEVEL FLOOR:	EXISTING / PROPOSED (1-4) MERCANTILE or BUSINESS		
2nd - 3rd LEVELS:	EXISTING / PROPOSED (10) DWELLING UNITS (8) TWO-BEDROOM UNITS AND (2) ONE-BEDROOM UNITS		
BULK REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	-	7,934 SQ. FT.	7,934 SQ. FT.
MIN. LOT WIDTH	-	EXISTING UNCHANGED	-
MAX. LOT COVERAGE	-	-	-
MIN. FRONT YARD (FEET)	-	-	-
MIN. ONE SIDE YARD (FEET)	-	-	-
MIN. REAR YARD (FEET)	-	-	-
MAX. HEIGHT (FEET)	-	3 STORIES / 34'-0"	3 STORIES / 36'-0"
MAX. F.A.R.	-	-	-
PARKING SPACES	VARIABLES ON USE (COMMERCIAL)	0	0
	10 (RESIDENTIAL)	7	6



RECONSTRUCTION OF A MIXED USE
-COMMERCIAL AND MULTIPLE RESIDENCE DEVELOPMENT:
Jsk Rentals LLC
10 MARKET STREET - VILLAGE OF WAPPINGERS FALLS, NEW YORK

M. GILLESPIE & ASSOCIATES
CONSULTING ENGINEERING, P.L.L.C.
847 ROUTE 376 - WAPPINGERS FALLS, NY 12590
P. (845) 227-6227 F. (845) 226-1430
WWW.MGILLESPIEASSOCIATES.COM

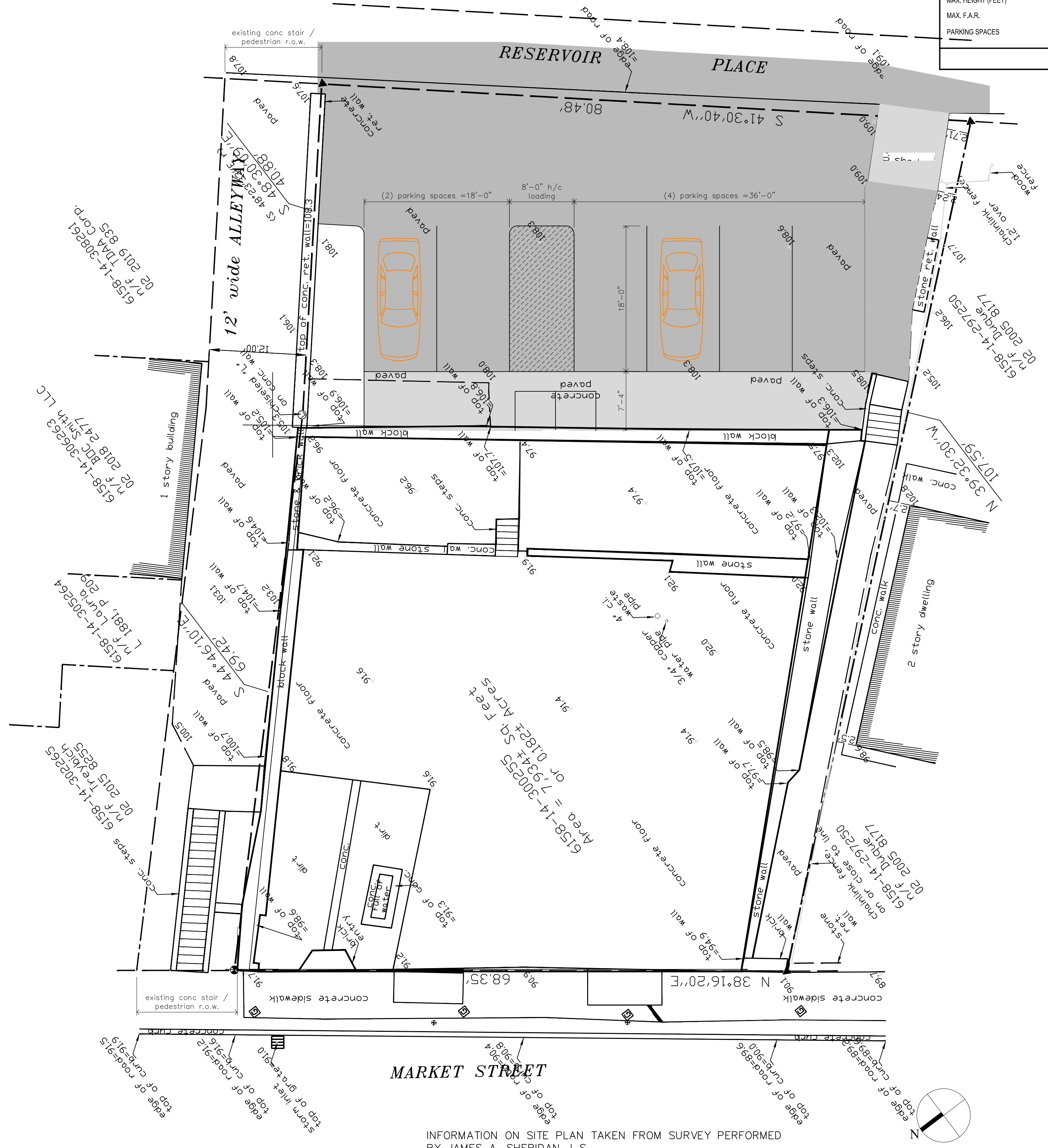
PROJECT No.	2020.205
DRAWN BY:	J.V.S.
CHECKED BY:	M.E.G.
REVISIONS	
JANUARY 29, 2021	
FEBRUARY 4, 2021	

NYSPE #074666

SHEET No.

SP

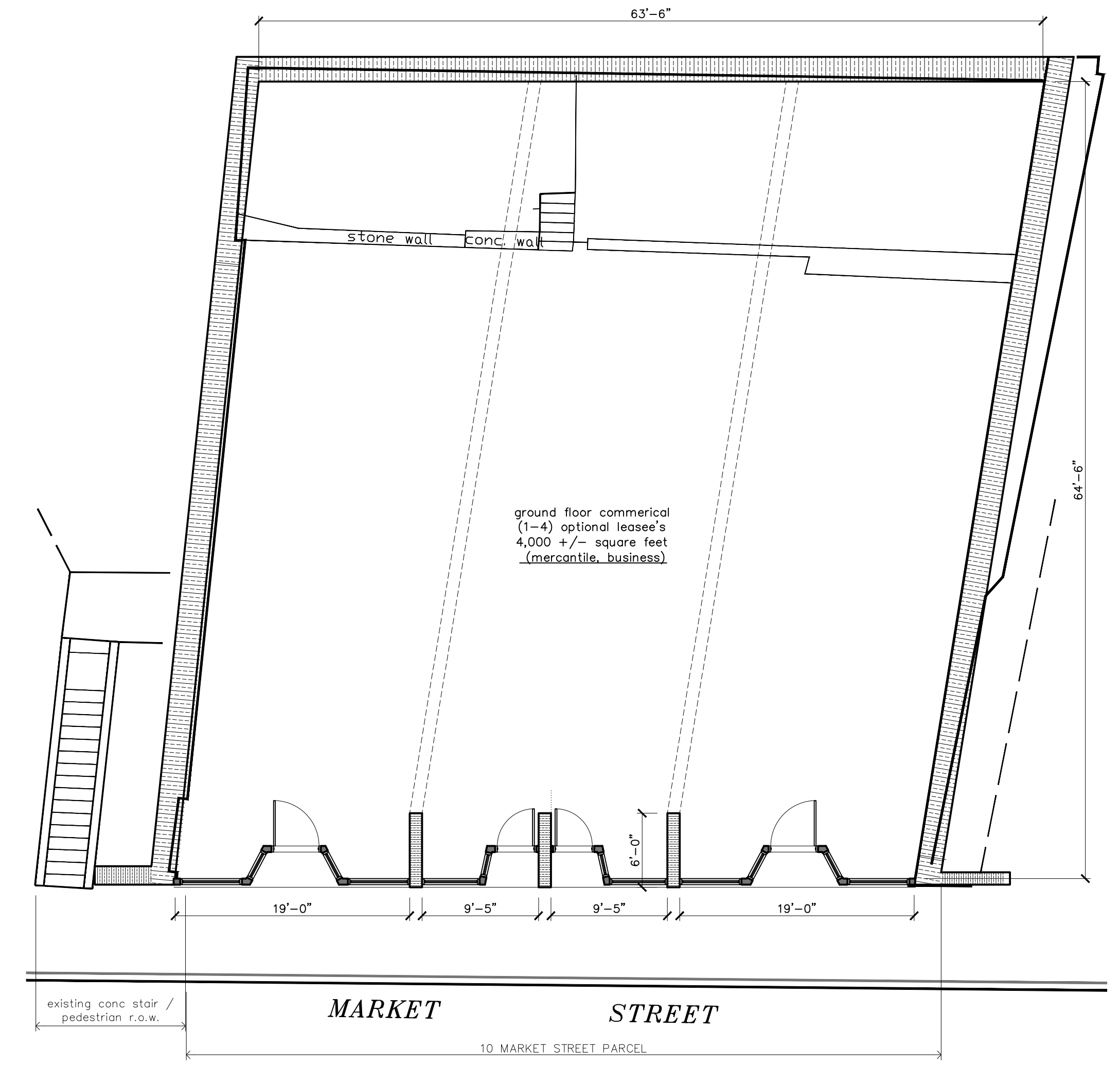
1



EXISTING & PROPOSED SITE PLAN

INFORMATION ON SITE PLAN TAKEN FROM SURVEY PERFORMED
BY JAMES A. SHERIDAN, L.S.
DATED: NOVEMBER 13, 2020

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



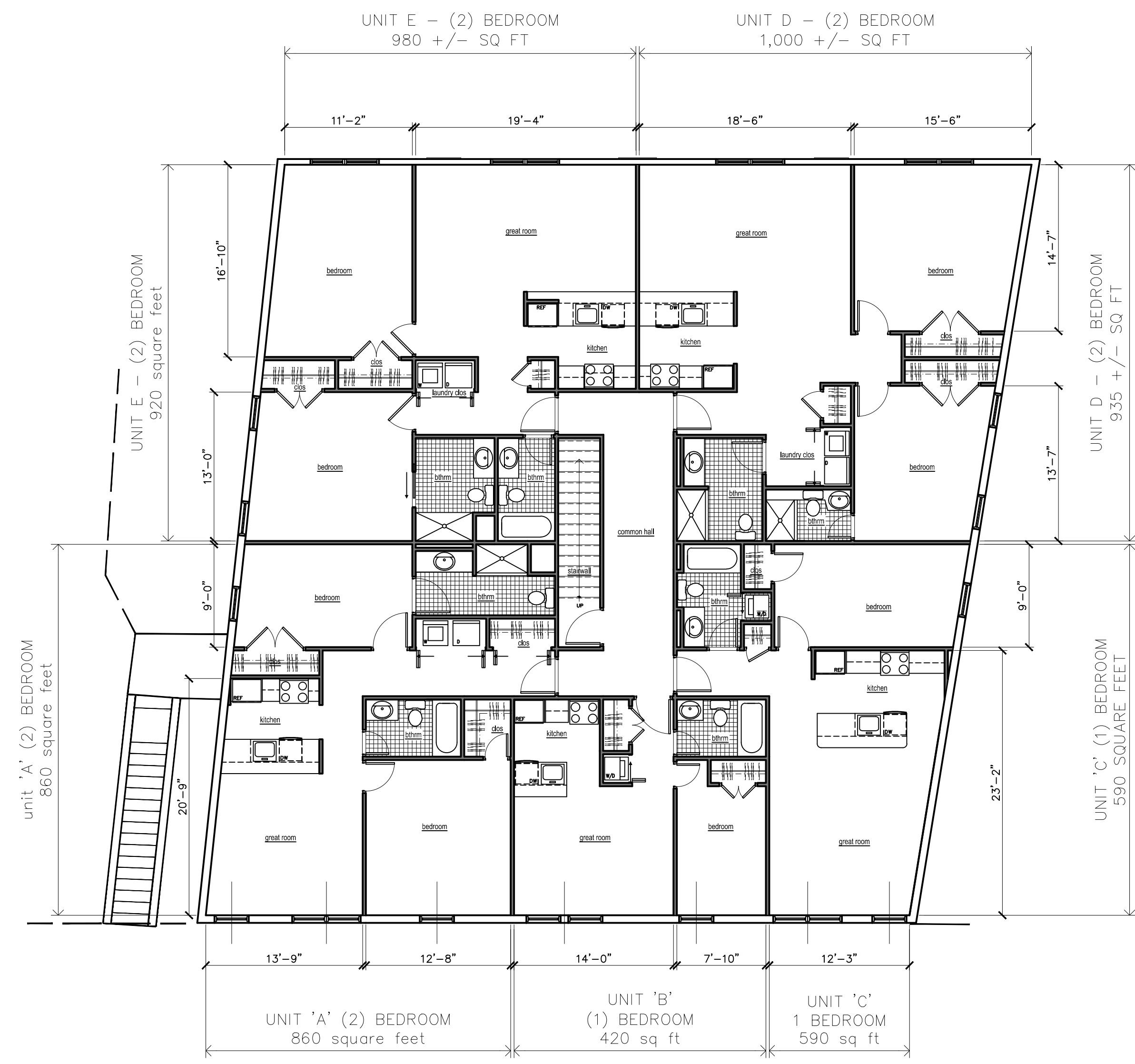
GROUND LEVEL FLOOR PLAN - future commercial lessee's

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



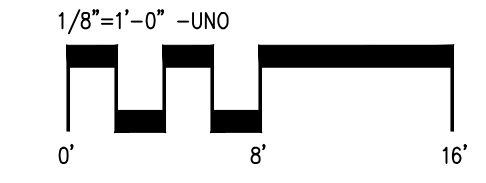
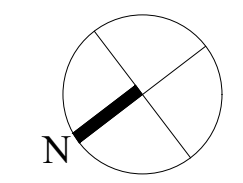
PROPOSED SECOND LEVEL FLOOR PLAN

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



PROPOSED THIRD LEVEL FLOOR PLAN

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



RECONSTRUCTION OF A MIXED USE
-COMMERCIAL AND MULTIPLE RESIDENCE DEVELOPMENT-

JSK Rentals LLC

10 MARKET STREET - VILLAGE OF WAPPINGERS FALLS, NEW YORK

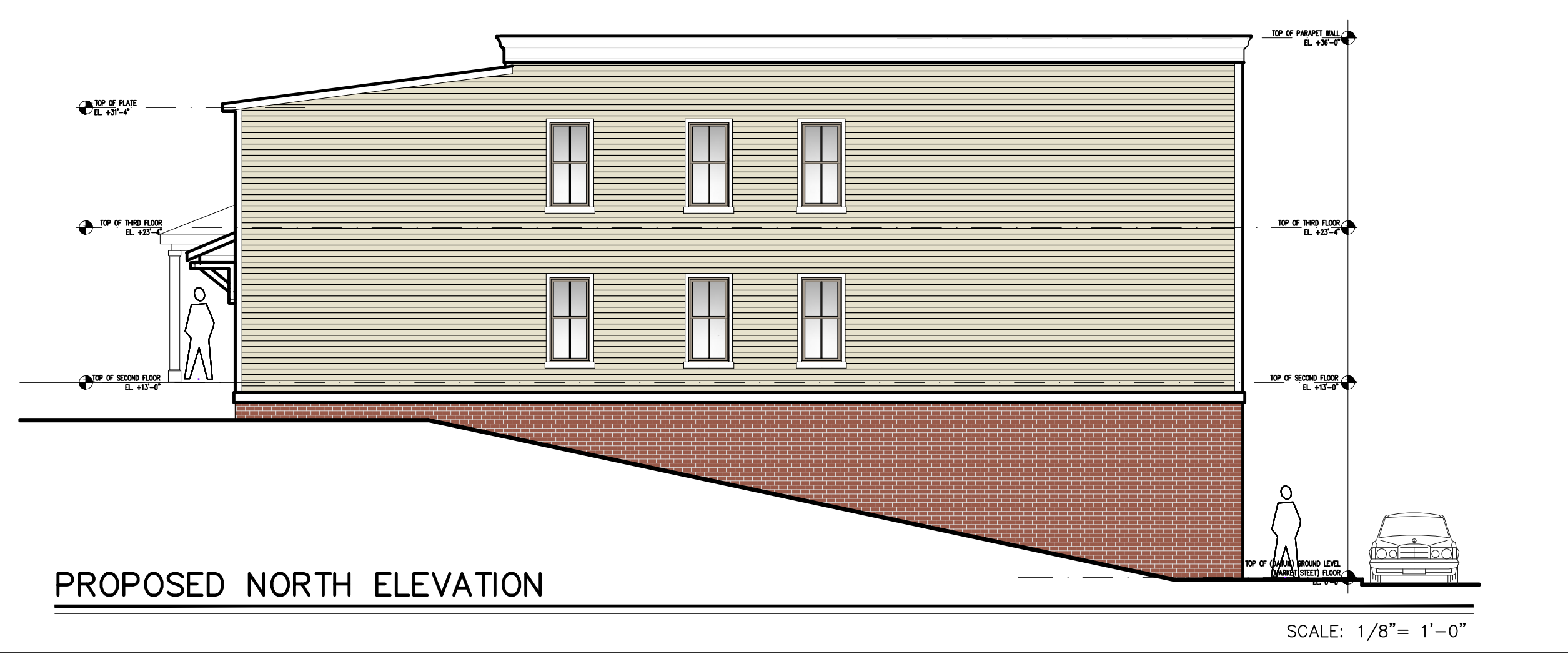
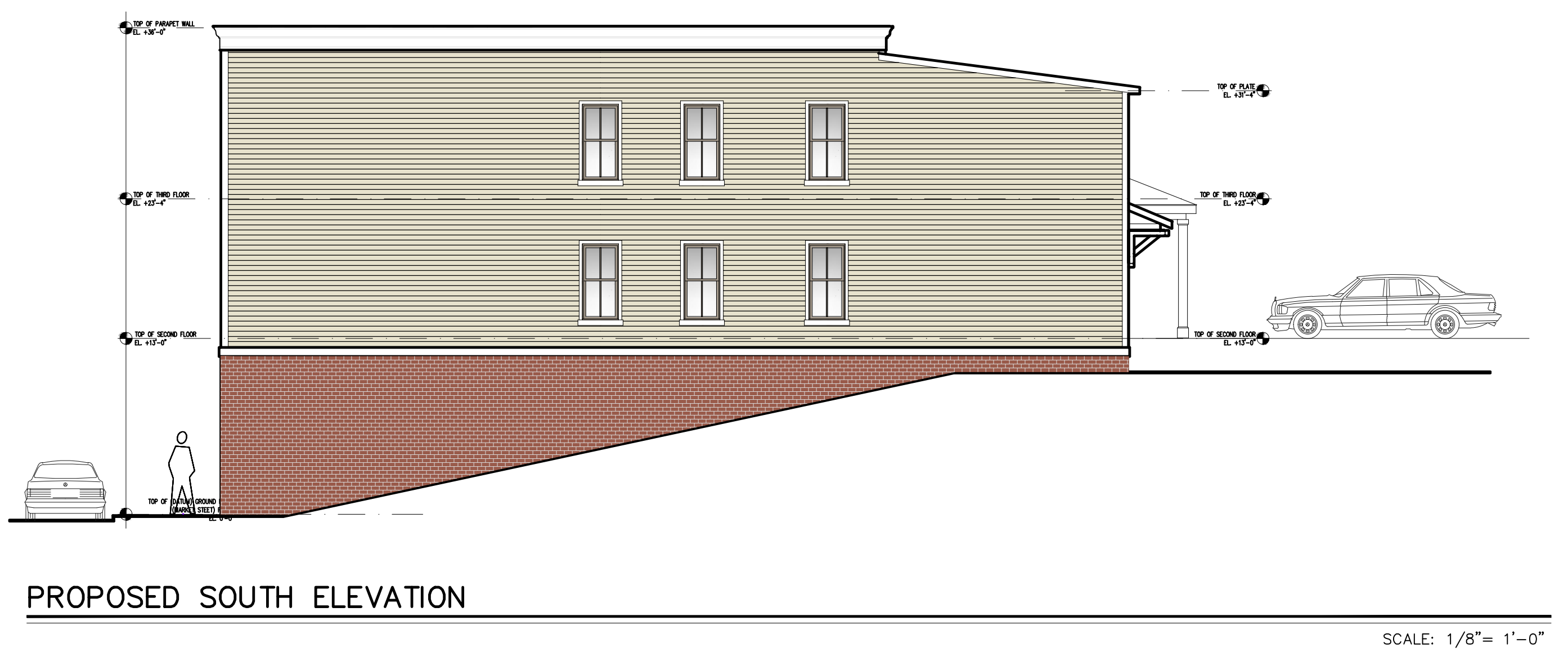
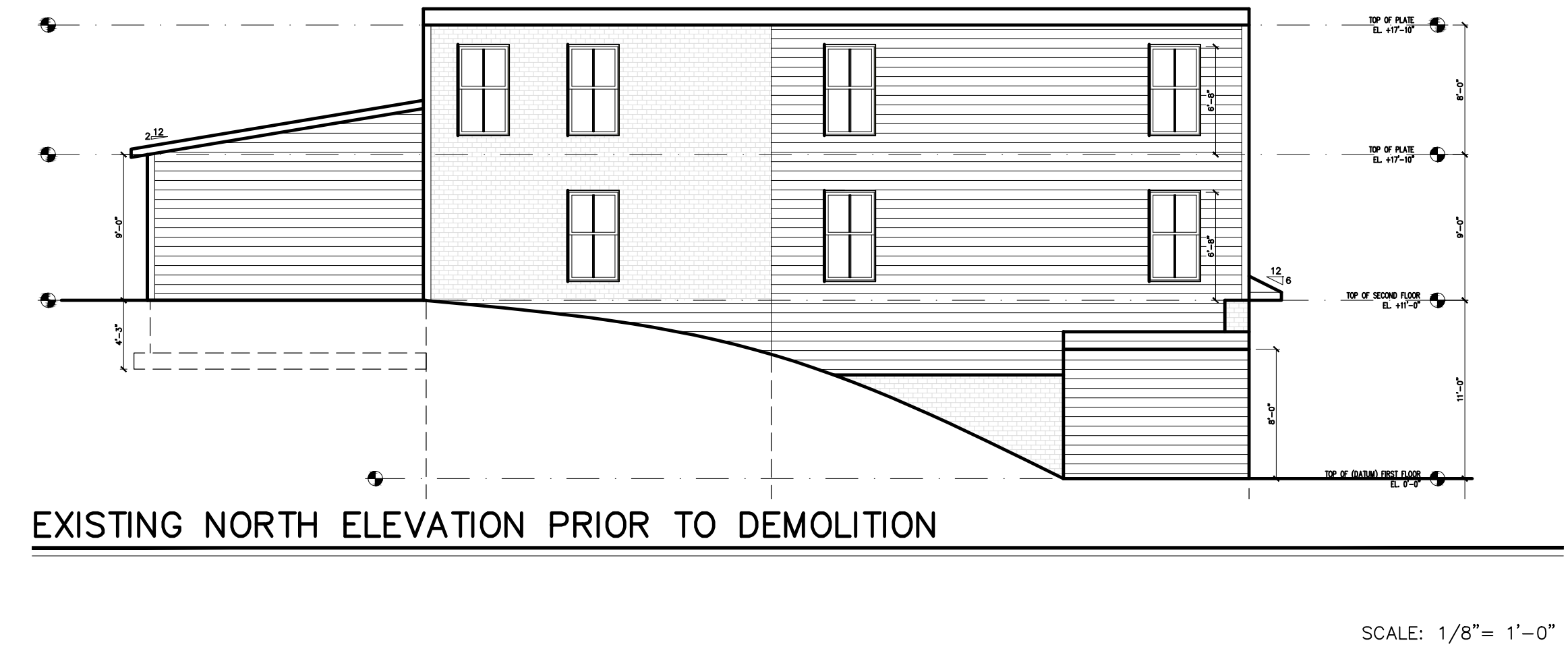
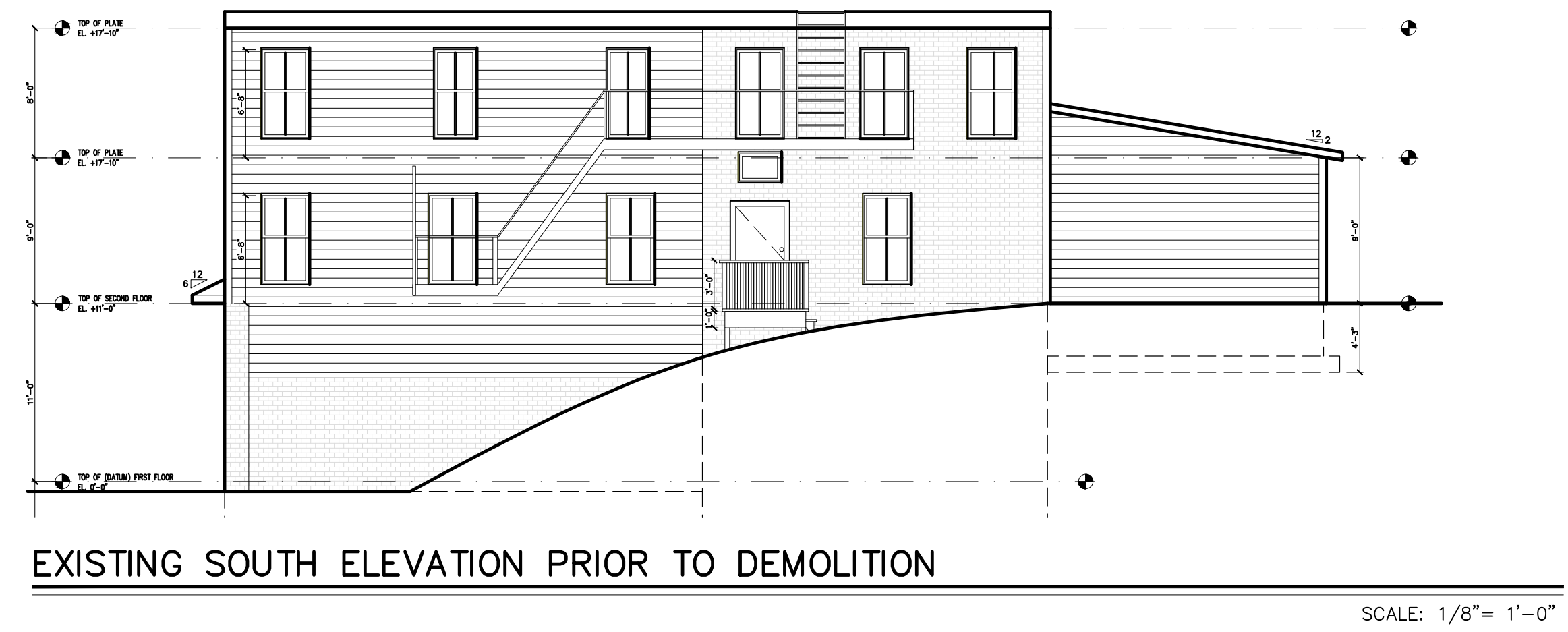
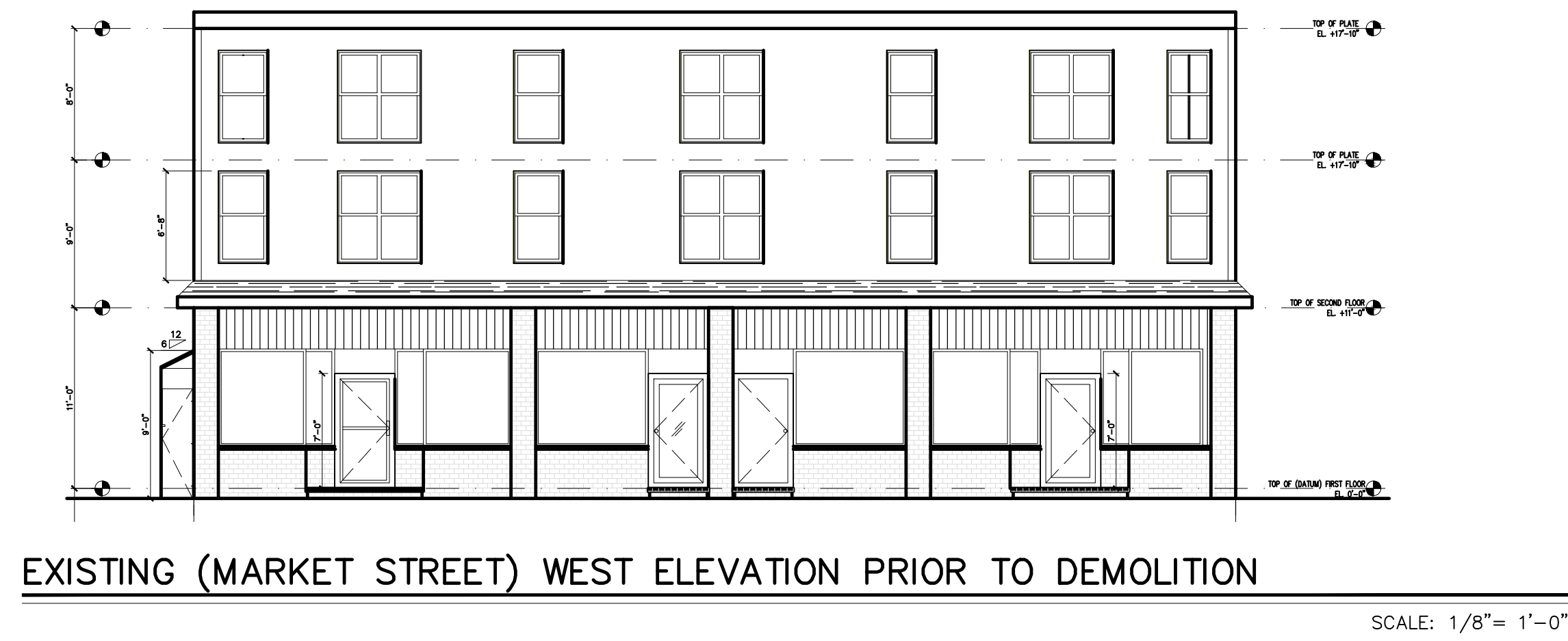
M. GILLESPIE & ASSOCIATES
CONSULTING ENGINEERING, P.L.L.C.
847 ROUTE 376 - WAPPINGERS FALLS, NY 12590
P. (845) 227-6227 F. (845) 226-1430
WWW.MGILLESPIEASSOCIATES.COM

PROJECT No.	2020-205
DRAWN BY:	J.V.S.
CHECKED BY:	M.E.G.
REVISIONS	
JANUARY 29, 2021	
FEBRUARY 4, 2021	

NYSPE #074666

SHEET No.

P
1



MATERIAL LIST		
MATERIAL	MANUFACTURER	COLOR
HARDIEPLANK LAP SIDING	JAMES HARDIE	NAVAJO BEIGE
HARDIETRIM	JAMES HARDIE	ARCTIC WHITE
WINDOW HEADS, FRIEZE BOARDS	N/A	WHITE
AWNINGS	N/A	RED
WINDOW CLADDING	N/A	WHITE
ASPHALT SHINGLES	OWENS CORNING	STORM CLOUD
BRACKET 10X12X4	FYPON	WHITE
COMMON BRICK	WATSONTOWN BRICK	4872 SALISBURY

RECONSTRUCTION OF A MIXED USE
-COMMERCIAL AND MULTIPLE RESIDENCE DEVELOPMENT:
JSK Rentals LLC

M. GILLESPIE
& ASSOCIATES
CONSULTING ENGINEERING, P.L.L.C.
847 ROUTE 376 - WAPPINGERS FALLS, NY 12590
P. (845) 227-6227 F. (845) 226-1430
WWW.MGILLESPIEASSOCIATES.COM

PROJECT No. 2020.205
DRAWN BY: S.G.
CHECKED BY: J.S.
REVISIONS
JANUARY 29, 2021
FEBRUARY 4, 2021

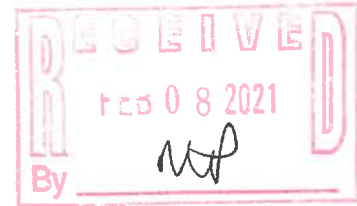
NYSPE #074666

SHEET No.
P
2

10 MARKET STREET - VILLAGE OF WAPPINGERS FALLS, NEW YORK



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 Flores Tapas Bar
Address 1659 Rt 9
Wappingers Falls, NY 12590

Owner of Property Wappingers K Holdings LLC
Address 444 S Fulton Ave
Mount Vernon, NY, 10553

Location of Property 1659 Rt9 Wappingers Falls, NY 12590
Linear Frontage of building 26 ft **Zoning District** _____

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

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

Sign Location All applications must be accompanied by a plan, drawn to scale showing the following:
Freestanding signs- the position of the sign in relation to adjacent buildings, structures, roads, driveways, property lines, other signs, lighting fixtures, walls and fences.
Awning, Window, Wall or Projecting signs-the location on awning, window, wall or building, size of awning, total window area of principal façade, or linear frontage of building (as appropriate), projection from building, if relevant, proposed signs position in relation to adjacent signs and lighting fixtures.

Sign Specifications **Type** sign face replacement **Placement** bottom tenant panel
Landscaping Yes No **Size of Sign** 82in **Height** 15.5in **Width**
 Single Faced Double Faced Lighted
Material _____ Wood _____ Metal Plastic _____ other Durable

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

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

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

Applicant Name Thomas Walsh

Applicant Signature  Date 2/8/2021

Owner of Property Signature _____ Date _____

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: _____

FREE STANDING SIGN PANEL REPLACEMENT

82 in

 *Flores* **TAPAS BAR**

8.95 in




HANNOUSH
SQUARE

JADE PALACE

Tamarind
THE INDIAN KITCHEN

BAGEL WORLD

SCRATCH 

The Pub 



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 Flores Tapas Bar
Address 1659 Rt 9 Wappingers Falls, NY 12590

Owner of Property Wappingers K Holdings LLC
Address 444 S Fulton Ave
Mount Vernon, NY, 10553

Location of Property 1659 Rt 9 Wappingers Falls, NY 12590
Linear Frontage of building 26 ft **Zoning District**

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

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

Sign Location All applications must be accompanied by a plan, drawn to scale showing the following:
Freestanding signs- the position of the sign in relation to adjacent buildings, structures, roads, driveways, property lines, other signs, lighting fixtures, walls and fences.
Awning, Window, Wall or Projecting signs-the location on awning, window, wall or building, size of awning, total window area of principal façade, or linear frontage of building (as appropriate), projection from building, if relevant, proposed signs position in relation to adjacent signs and lighting fixtures.

Sign Specifications **Type** LED channel letter sign **Placement** Center fascia
Landscaping Yes No **Size of Sign** 42in Height 102.9in Width
X **Single Faced** **Double Faced** **Lighted**
Material Wood X Metal X other Durable

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

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

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

Applicant Name Thomas Walsh

Applicant Signature  Date 2/8/2021

Owner of Property Signature _____ Date 2/8/2021

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: _____



LED CHANNEL LETTER SIGN (30 SQ FT)

102.9 in

FACE LIT (RED)
RED RETURNS

42 in



9 in

FACE LIT (WHITE) BLACK/WHITE
MATTE BLACK RETURNS





VILLAGE OF WAPPINGERS FALLS

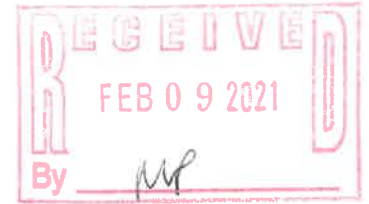
Office of Building, Planning & Zoning

2582 South Avenue

Wappingers Falls, NY 12590

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

www.wappingersfallsny.gov



SIGN PERMIT APPLICATION

Name of Applicant Robert Sebeth/GNS Group Ltd
Address 97 North Clinton St. Poughkeepsie NY 12601
Email Rsebeth@gnsgroupltd.com
Phone 845-471-4366

Owner of Property Adam Lauricella
Address 2722 West Main St Village of Wappingers Falls
12590
Phone 914-474-8544

Location of Property 2722 West Main St.
Linear Frontage of building 38' **Zoning District** VM

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

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

Sign Location All applications must be accompanied by a plan, drawn to scale showing the following:
Freestanding signs- the position of the sign in relation to adjacent buildings, structures, roads, driveways, property lines, other signs, lighting fixtures, walls and fences.
Awning, Window, Wall or Projecting signs- the location on awning, window, wall or building, size of awning, total window area of principal façade, or linear frontage of building (as appropriate), projection from building, if relevant, proposed signs position in relation to adjacent signs and lighting fixtures.


Sign Specifications **Type** Box sign with dimensional letters **Placement** Front lawn along Route 9D
Landscaping Yes No **Size of Sign** 3'11" **Height** 4' **Width** _____
Single Faced Double Faced Lighted _____
Material _____ Wood _____ Metal _____ other Durable _____

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

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

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

Applicant Name Robert Sebeth/GNS Group Ltd

Applicant Signature  Date: 2/5/21

Owner of Property Signature  Date: 2/5/21

THIS SECTION TO BE COMPLETED BY THE CODE ENFORCEMENT OFFICER

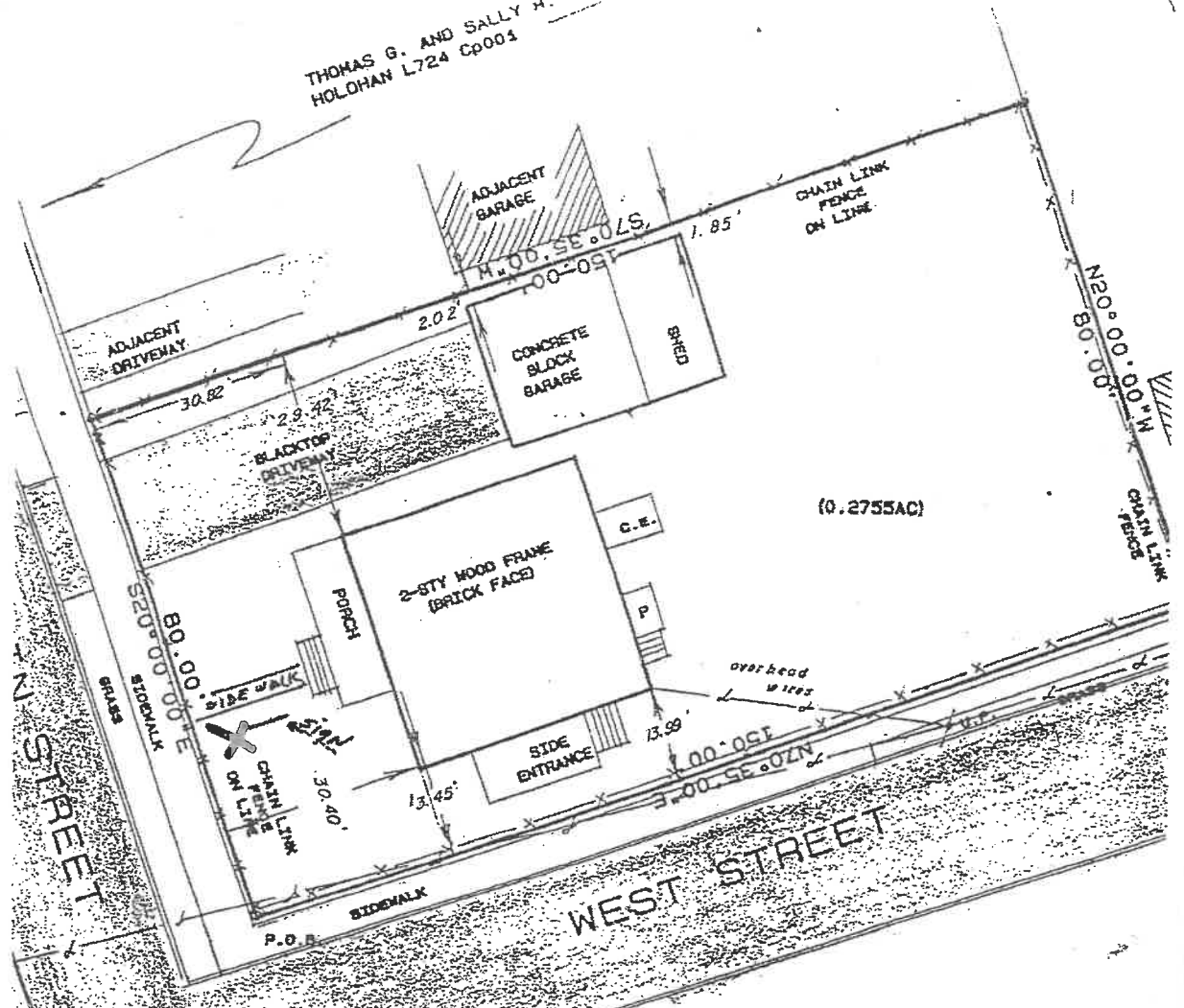
Sign Permit Granted: Date _____ Permit # issued _____

Permit Fee \$ _____ Receipt # _____ Date _____

Sign Permit Application referred to Planning Board Date _____

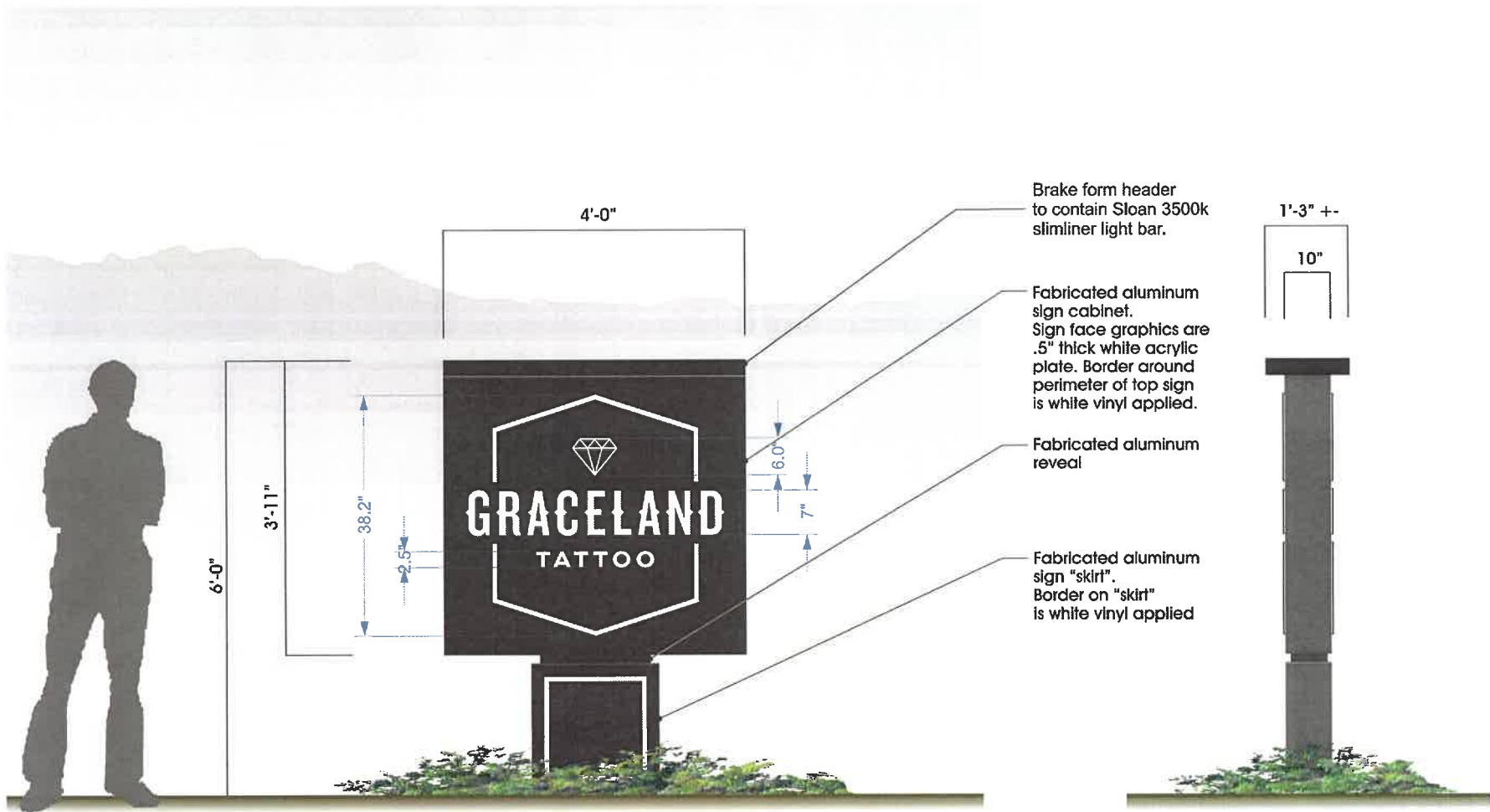
Comments: _____

THOMAS G. AND SALLY H.
HOLOHAN L724 C0001



(82 West Main St)

(title no. RGMD 737232)



Elevation view of proposed D/F ground sign with proposed light fixture

End view

GNS
GROUP

97 North Clinton Street
Poughkeepsie, NY 12601
845-471-4366 - phone
845-471-0987 - fax
www.gnsgroupltd.com

Client/Project location:
Proposed canopies
Graceland Tattoo

File Name:

Date:
2.4.21
Scale:
3/4"=1'-0"

Client Approval: _____
Date: _____

This diagram is the property of GNS Group Ltd., and may not be reproduced without written consent until such time an agreement has been reached as to the terms and conditions of the sale of this diagram.

Hidewriters Laboratories Inc.

Sheet:
GT.1



Perspective view of light fixture



97 North Clinton Street
Poughkeepsie, NY 12601
845-471-4366 - phone
845-471-0987 - fax
www.gnsgroupltd.com

Client/Project location:
Proposed canopies
Graceland Tattoo

File Name:

Date:
2.4.21
Scale:
NTS

Client Approval: _____
Date: _____

This diagram is the property of GNS Group Ltd.,
and may not be reproduced without written
consent until such time an agreement has
been reached as to the terms and conditions
of the sale of this diagram.



Sheet:

GT.2



Simulated illumination detail



97 North Clinton Street
 Poughkeepsie, NY 12601
 845-471-4366 - phone
 845-471-0987 - fax
 www.gnsgroupltd.com

Client/Project location:
 Proposed canopies
 Graceland Tattoo

File Name:

Date:
 2.4.21
 Scale:
 NTS

Client Approval: _____
 Date: _____

This diagram is the property of GNS Group Ltd., and may not be reproduced without written consent until such time an agreement has been reached as to the terms and conditions of the sale of this diagram.



Sheet:

GT.3



Proposed condition with proposed light fixture



Color shown on awnings
is semi gloss black
(or whichever color is to
be used on new windows)



97 North Clinton Street
Poughkeepsie, NY 12601
845-471-4366 - phone
845-471-0987 - fax
www.gnsgroupltd.com

Client/Project location:
Proposed canopies
Graceland Tattoo

File Name:

Date: 2.4.21
Scale: NTS

Client Approval: _____
Date: _____

This diagram is the property of GNS Group Ltd.,
and may not be reproduced without written
consent until such time an agreement has
been reached as to the terms and conditions
of the sale of this diagram.



Sheet:

GT.4

SlimLINER

Low-profile outdoor and indoor linear lighting

Specifications

Part number	5000 K.....	701956-5WL461
	3500 K.....	701956-3WL461
Dimensions L x W x H	46 in x 0.89 in x 0.35 in (1168 mm x 23 mm x 9 mm)	
Lumens per fixture	5000 K.....	970
	3500 K.....	825
In-field bends	Radial bend.....	12 in (305 mm)
Color temperatures (nominal) ..	5000 K, 3500 K	
Color rendering index (CRI)	5000 K.....	70 (nominal)
	3500 K.....	82 (nominal)
Estimated product lifetime	50,000 hours (L ₇₀)	
Operating temperature	-40° C to 70° C	
Protection class	IP66 & IP68*	
Special feature	Cuttable every 6 in (150 mm) for two usable sides	
Power	2.25 W per foot (7.4 W per meter), 9.0 W per fixture	
Efficacy	5000 K.....	108 lm/W
	3500 K.....	92 lm/W
Fastening	Peel-n-stick or mounting clips (401203), 4 included with each unit	
Power capacity	6 units per SloanLED 60 W 12 VDC power supply	



* IP66 & IP68 ratings provide protection for extreme outdoor and wet applications or harsh weather exposure. Do not mount in a submerged application.

Power Supply Capacity

12 VDC Power supply†	Power output	SlimLINER Fixtures
20 W Power Supply	20 W	2
25 W Power Supply	25 W	2
60 W Power Supply	60 W	6
120 W Power Supply	120 W	6 x 2
Power used per foot/meter in Watts	2.25 W / 7.4 W per fixture	

† Configured for Class 2 Output.

SloanLED Headquarters
5725 Olivas Park Drive, Ventura, CA, USA
805.676.3200 • info@SloanLED.com

SloanLED Europe b.v.
Argonstraat 110, 2718 SN Zoetermeer, NL
+31 88 12 44 900 • europe@SloanLED.com



SloanLED.com

© 2021 SloanLED Rev C 2021-01-28

Specifications subject to change without notice.

Accessories



Mounting Clip

401203

Four (4) included with each unit.

Sold in bags of 20.

SloanLED®
Leaders in LED Technology



VILLAGE OF WAPPINGERS FALLS

Office of Building, Planning & Zoning

2582 South Avenue

Wappingers Falls, NY 12590

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

www.wappingersfallsny.gov

SIGN PERMIT APPLICATION

Name of Applicant O + G Restaurant, LLC / DBA: Casa Ortega
Address 32 Market St.
Wappingers Falls NY 12590
Email CasaOrtegaNY@gmail.com

Owner of Property Jeff Berisha
Address 32 Market St.
Wappingers Falls, NY 12590

Location of Property 32 Market St. Wappingers Falls NY 12590
Linear Frontage of building Market St. Zoning District VC

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

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

Sign Location All applications must be accompanied by a plan, drawn to scale showing the following:
Freestanding signs- the position of the sign in relation to adjacent buildings, structures, roads, driveways, property lines, other signs, lighting fixtures, walls and fences.
Awning, Window, Wall or Projecting signs- the location on awning, window, wall or building, size of awning, total window area of principal façade, or linear frontage of building (as appropriate), projection from building, if relevant, proposed signs position in relation to adjacent signs and lighting fixtures.

Sign Specifications Type Flat Acrylic Placement Kitchen Wall
Landscaping Yes No Size of Sign 6 Height 4 Width
 Single Faced Double Faced Lighted
Material Wood Metal other Durable

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

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

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

Applicant Name O+G Restaurant, LLC

Applicant Signature  Date: 1-10-21

Owner of Property Signature  Date: 1-10-21

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: _____



0'-5" **CASA ORTEGA**

NOTE: Background from 1/8" black composite to be sized to cover existing signage.
Exact replacement of Café Con Leche Signage.



97 North Clinton Street
Poughkeepsie, NY 12601
845-471-4366 - phone
845-471-0987 - fax
www.gnsgroupltd.com

Client \ Project Location: Casa Ortega,
Wappingers, NY

File Name: Casa Ortega\
Wappinger 2019\
Building
Signage.cdr

Date: 2/12/2021

Client Approval:

Date:

Please note that the colors represented on this proof are not exact representations of the finished product. All computer screens, cell phone screens and printers display colors in different manners. If exact colors are necessary for this project, you may request a physical color sample for an additional fee.

This diagram is the property of GNS Group Ltd., and may not be reproduced without written consent until such time an agreement has been reached as to the terms and conditions of the sale of this diagram.
Underwriters Laboratories Inc. Electrical to use UL Listed components and meet all N.E.C. Standards

Sheet:

2.1

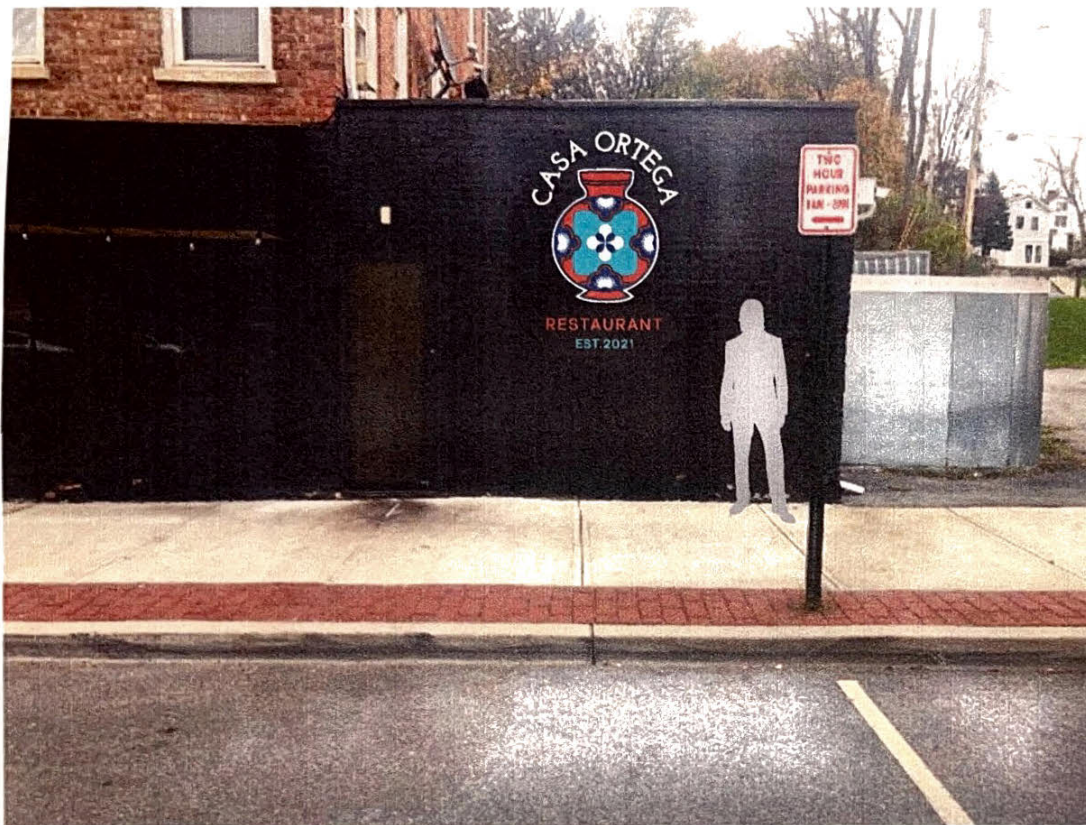
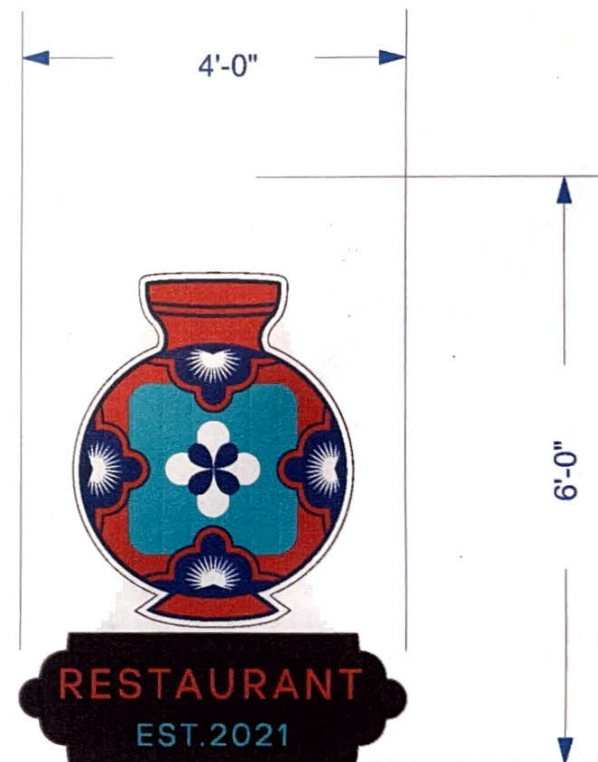


Photo Scale: 1" = 59.2"



24 square foot Dimensional Signage.
 1/4" PVC "CASA ORTEGA" letters & 1/2"
 PVC logo with digitally printed graphics
 [logo]. Additional 1/2" PVC plaque,
 painted to match background with
 digitally printed letters.



97 North Clinton Street
 Poughkeepsie, NY 12601
 845-471-4366 - phone
 845-471-0987 - fax
 www.gnsgroupltd.com

Client \ Project Location: File Name:
 Casa Ortega, Casa Ortega\
 Wappingers, NY Wappinger 2019\
 Building
 Signage.cdr

Date:
 2/12/2021

Client Approval:

Date:

This diagram is the property of GNS Group
 Ltd., and may not be reproduced without
 written consent until such time an
 agreement has been reached as to the
 terms and conditions of the sale of this
 diagram.
 Underwriters Electrical to use U.L. Listed components
 Laboratories Inc. and shall meet all N.E.C. Standards

Sheet:

1.2

Please note that the colors represented on this proof are not exact representations of the finished product. All computer screens, cell phone screens and printers display colors in different manners. If exact colors are necessary for this project, you may request a physical color sample for an additional fee.

Brand Colors:



CMYK:
0|85|96|0



CMYK:
100|88|29|18



CMYK:
100|92|10|2



CMYK:
66|0|3|10