

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

January 6, 2022

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

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

Until further notice, in accordance with Chapter 417 of the Laws of 2021, 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 January 6, 2022, 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): 2633 563 8780
Meeting password: Uw9NKJpSy48

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 DECEMBER 2, 2021 MINUTES

CONTINUED APPLICATIONS

2746 W MAIN STREET WITH SHARED PARKING AT 20 WEST STREET

2746 W Main Street (Grid #6158-14-252469) and 20 West Street (Grid #6158-13-240412) – Viserba Breglia Holdings, LLC (Owner and Applicant) – Site Plan Review. 2746 W Main Street is located in the Village Mixed (VM) zoning district and 20 West Street is located in the Residential (R) zoning district. The applicant is proposing approval for a basement apartment located at 2746 W Main Street, and approval to share the required parking with the parcel located at 20 West Street.

9 S MESIER AVENUE

9 S Mesier Avenue (Grid #6158-18-384202) – Centurion Realty Management, LLC (Joe Pettinella and Albert Pettinella) (Owners and Applicants), Al Cappelli (Architect)

This property is located in the Village Mixed (VM) zoning district. The applicant is proposing to legalize the kitchen.

NEW APPLICATIONS

58 Mc KINLEY STREET

58 Mc Kinley Street (Grid #6158-13-208259) – George A. Kolb (Owner and Applicant) – Site Plan with a Special Use Permit.

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing to convert an existing warehouse to operate an inn.

NORMA’S CORNER SHOPPE LLC

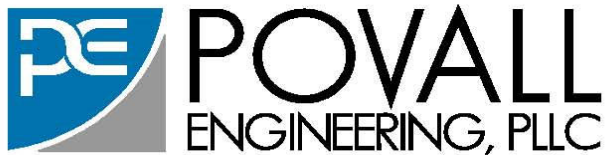
2648-2650 E Main Street (Grid #6158-14-323266) – Adelina & Teuta Properties LLC (Owner) – Denise Plowman and Crystal Williams (Applicants) – New Business and New Sign.

This property is located in the Village Commercial (VC) zoning district. The applicants are proposing to operate a bakery and café. The applicants are also proposing one projecting sign.

ROUTE 9 (VACANT LAND)

Route 9 (Grid #6158-19-572074) – Frank Algier (Owner) – Ryan Figa (Applicant) – New Business.

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing to operate a mobile food truck.



p: (845) 897-8205 3 Nancy Court, Suite 4
f: (845) 897-0042 Wappingers Falls, NY 12590
www.PovallEngineering.com

William H. Povall III, P.E.
Professional Engineer: NY, CT, PA, VT

December 15, 2021

Chairman Tom Morris and Planning Board Members
Village of Wappingers Falls Planning Board
2582 South Avenue
Wappingers Falls, NY 12590

RE: Site Plan for 2746 W Main Street with Shared Parking at 20 West Street
Tax Grid Nos. 134601-6158-14-252469 (2746 W. Main Street)
134601-6158-13-240412 (20 West Street)
Village of Wappingers Falls

Dear Chairman Morris and Planning Board Members:

On behalf of the owner/applicant, Viserba Breglia Holdings, LLC, we are submitting a Site Plan for the above referenced parcels which has been revised to address the Town Planners review letter dated December 2, 2021 as follows:

1. No response necessary.
2. No response necessary.
3. Comment noted.
4. As discussed at the December 2, 2021 Planning Board meeting, the porch and sidewalk in front of 2746 W. Main Street extends to the road. Therefore, no landscape opportunities are available. This existing condition is consistent with the neighboring home/buildings.
5. The existing outdoor lighting has been shown on the plan and is located at each of the exterior doors. Light fixtures are typical wall sconce type lighting and are consistent with a majority of the homes within the neighborhood.
6. The recreation fee shall be paid prior to the Chairman's signature.
7. The Planning Board signature block is shown on both sheets of the site plan.
8. Comment noted. We have confirmed that the Planning Department will submit this plan to the Dutchess County Department of Planning and Development.
9. The Planning Board voted to waive the public hearing at the December 2, 2021 Planning Board meeting.

In support of this application, please find enclosed the following:

- Five (5) copies of the Site Plans dated last revised 12-15-21
- Five (5) copies of the Map of Survey for 2746 West Main Street dated 11-10-21
- Five (5) copies of the Map of Survey for 20 West Street dated 11-10-21

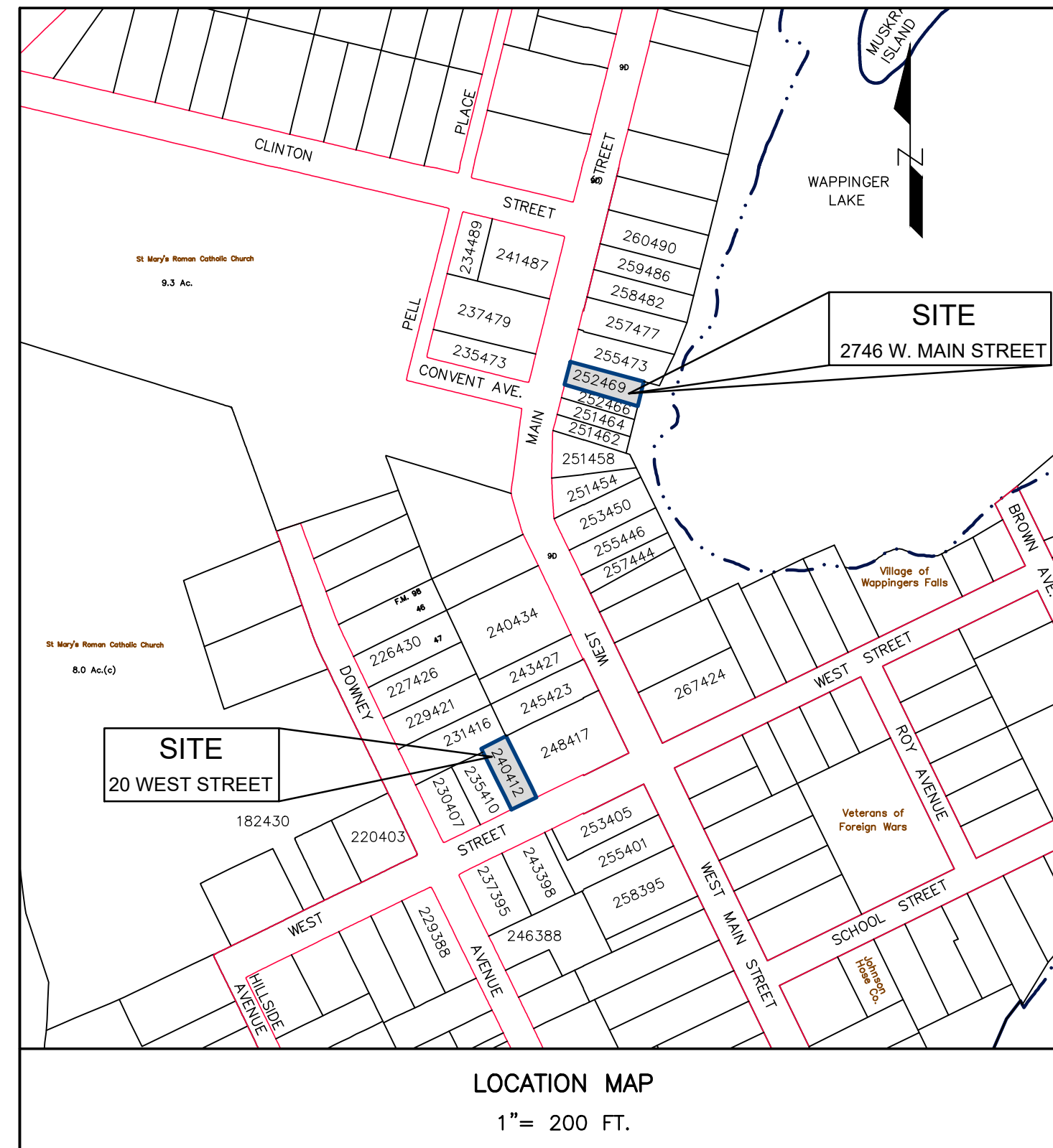
We respectfully request to be placed on the January 6, 2022 Planning Board agenda. Please contact this office, should you have any questions or require any additional information. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. H. Povall, III', with a long horizontal flourish extending to the right.

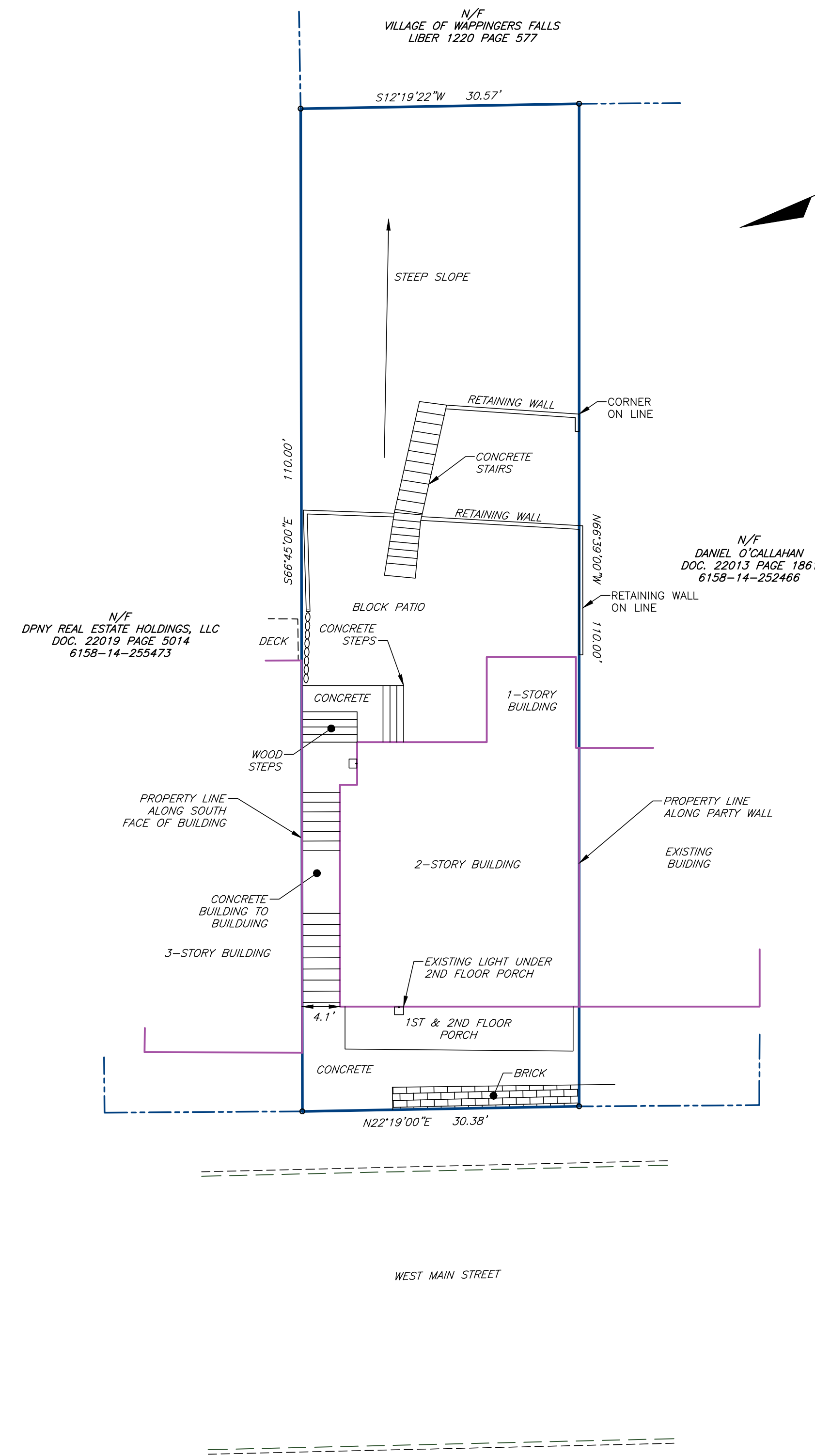
William H. Povall, III, P.E.

cc: Giacomo Breglia, *Viserba Breglia Holdings, LLC*
Karen Hagstrom, Esq., *Stenger, Diamond & Glass*



GENERAL NOTES

1. ALTERATION OF THIS PLAN BY ANY PERSON OTHER THAN A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAWS. ANY ALTERATIONS OF THIS PLAN BY A NYS LICENSED PROFESSIONAL ENGINEER SHALL BE SO NOTED AND DATED AND BE ACCOMPANIED BY THE SEAL AND SIGNATURE OF SUCH PROFESSIONAL ENGINEER.
2. EXISTING SURVEY FROM A MAP ENTITLED "MAP OF SURVEY FOR 2746 WEST MAIN STREET", DATED 11/10/21, PREPARED BY ROBERT L. CAMPBELL, L.S.

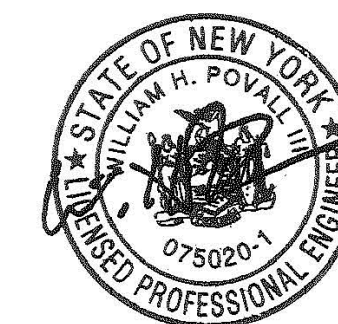
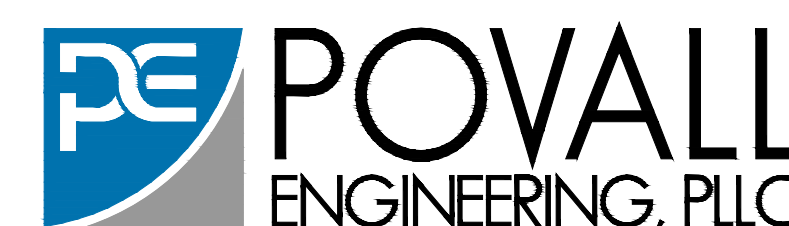


PARKING SCHEDULE	
REQUIRED PARKING:	
1 SPACE PER UNIT X 2 UNITS	= 2 SPACES
PROVIDED PARKING:	
2 SPACES PROVIDED ON NEARBY PARCEL LOCATED AT 20 WEST STREET (TAX GRID No. 134601-6158-13-240412) SEE SITE PLAN ENTITLED "SHARED PARKING PLAN-20 WEST STREET" ON SHEET SP-2	

SCHEDULE OF BULK REGULATIONS			
VM DISTRICT	REQUIRED	EXISTING	PROPOSED
PRINCIPAL BUILDING HEIGHT	3 STORIES MAX/2 STORIES MIN.	2 stories	2 stories
ACCESSORY BUILDING HEIGHT	2 STORIES MAX.	N/A	N/A
MINIMUM LOT WIDTH	25 FT.	30.3 ft.	30.3 ft.
MAXIMUM LOT COVERAGE	75% MAX.	60%	60%
MINIMUM GREENSPACE	10% MIN.	40%	40%
FRONT SETBACK (PRINCIPAL)	10 FT. MIN.	10.9 ft.	10.9 ft.
FRONT SETBACK (SECONDARY)	10 FT. MIN.	N/A	N/A
SIDE SETBACK	0 FT. MIN.	4.15 ft.	4.15 ft.
REAR SETBACK	10 FT. MIN.	60.5 ft.	60.5 ft.
ACCESSORY BUILDING			
PRINCIPAL FRONTAGE	30 FT.	N/A	N/A
SECONDARY FRONTAGE	5 FT. MIN. OR 3 FT. AT CORNER	N/A	N/A
SIDE SETBACK	5 FT. MIN.	N/A	N/A

OWNER/APPLICANT: VISERBA BREGLIA HOLDINGS, LLC 34 KINGWOOD PARK POUGHKEEPSIE, NY 12601
PROPERTY INFORMATION: 2746 WEST MAIN STREET TAX MAP NO.: 134601-6158-14-252469 DOC. No. 22020 2168
ZONING DESIGNATION: VM - VILLAGE MIXED DISTRICT
PROPERTY ACREAGE: TOTAL AREA = 0.077± ACRES

REVISIONS	
DATE:	DESCRIPTION:
12-15-21	UPDATED WITH RECENT SURVEY INFORMATION



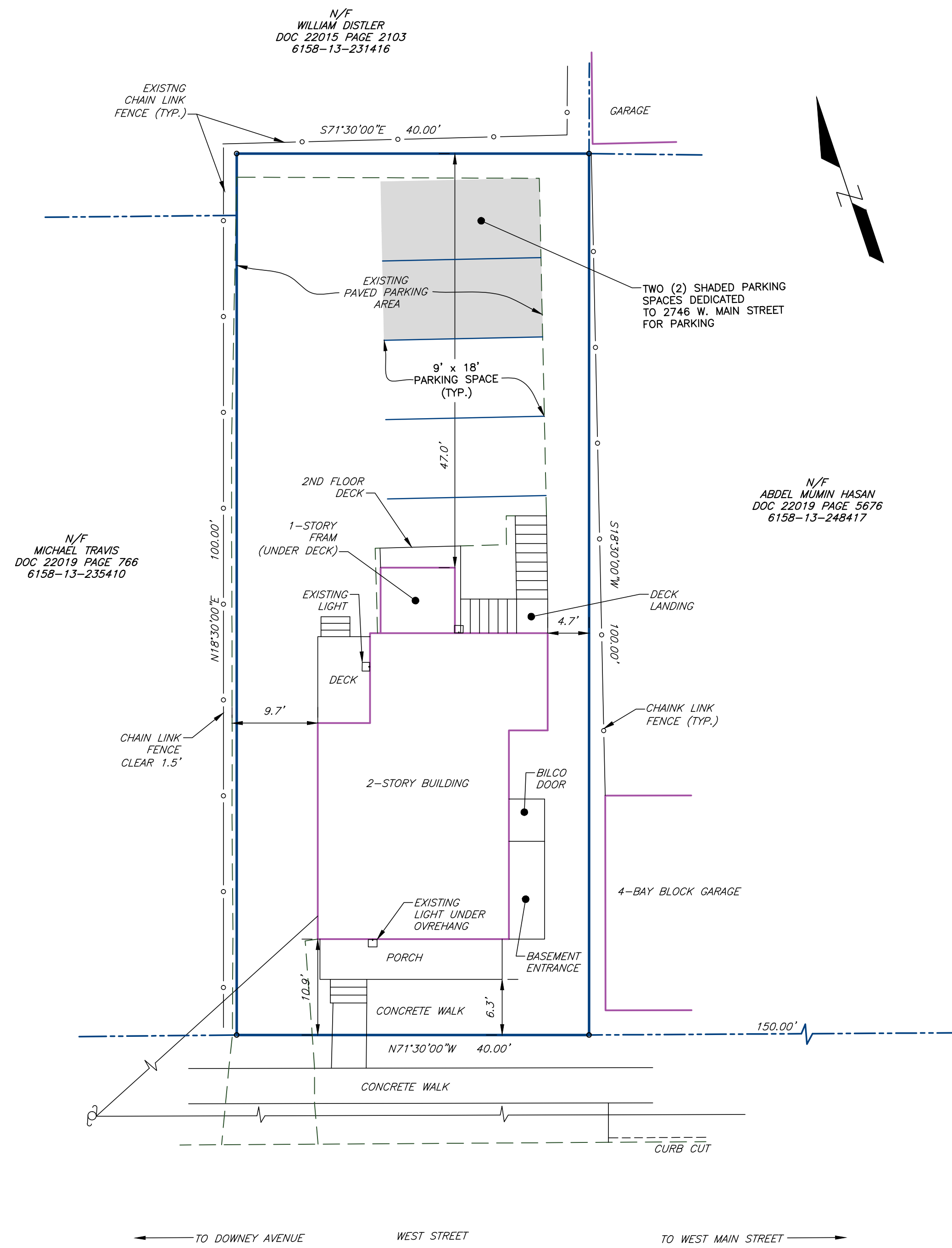
WILLIAM H. POVALL III, P.E.
N.Y.S.P.E. LICENSE #075020
3 NANCY COURT, SUITE 4
WAPPINGERS FALLS, NY 12590
TEL.: (845) 897-8205
FAX: (845) 897-0042

SITE PLAN FOR
2746 WEST MAIN STREET
VILLAGE OF WAPPINGERS FALLS
DUTCHESS COUNTY, NEW YORK

JOB #: 2127
DATE: 11-08-21
SCALE: 1"=10'
SP-1
SHEET 1 OF 2

GENERAL NOTES

- ALTERATION OF THIS PLAN BY ANY PERSON OTHER THAN A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAWS. ANY ALTERATIONS OF THIS PLAN BY A NYS LICENSED PROFESSIONAL ENGINEER SHALL BE SO NOTED AND DATED AND BE ACCOMPANIED BY THE SEAL AND SIGNATURE OF SUCH PROFESSIONAL ENGINEER.
- EXISTING SURVEY FROM A MAP ENTITLED "MAP OF SURVEY FOR 20 WEST STREET", DATED 11/10/21, PREPARED BY ROBERT L. CAMPBELL, L.S.



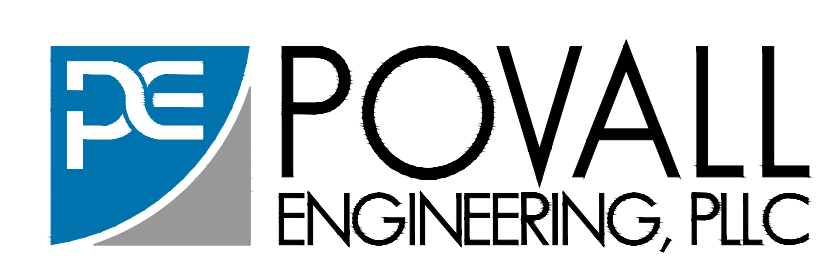
PARKING SCHEDULE	
REQUIRED PARKING:	
1 SPACE PER UNIT X 2 UNITS (20 WEST STREET)	= 2 SPACES
1 SPACE PER UNIT X 2 UNITS (2746 W. MAIN STREET)*	= 2 SPACES
TOTAL SPACES REQUIRED	= 4 SPACES
PROVIDED PARKING:	
20 WEST STREET	= 2 SPACES
2746 W. MAIN STREET*	= 2 SPACES
TOTAL SPACES PROVIDED	= 4 SPACES
*SEE SITE PLAN FOR 2746 W MAIN STREET ON SHEET SP-1	

OWNER/APPLICANT: VISERBA BREGLIA HOLDINGS, LLC 34 KINGWOOD PARK POUGHKEEPSIE, NY 12601
PROPERTY INFORMATION: 20 WEST STREET TAX MAP NO.: 134601-6158-13-240412 DOC. No. 22005 7238
ZONING DESIGNATION: R - RESIDENTIAL DISTRICT
PROPERTY ACREAGE: TOTAL AREA = 0.092± ACRES

SCHEDULE OF BULK REGULATIONS			
R DISTRICT	REQUIRED	EXISTING	PROPOSED
PRINCIPAL BUILDING HEIGHT	2 STORIES MIN/5 STORIES MAX.	2 stories	2 stories
ACCESSORY BUILDING HEIGHT	1 STORY MAX.	N/A	N/A
MINIMUM LOT WIDTH	50 ft.	*40 ft.	*40 ft.
MAXIMUM LOT COVERAGE	35% MAX.	*74%	*74%
MINIMUM GREENSPACE	30% MIN.	*26%	*26%
FRONT SETBACK (PRINCIPAL)	15 FT. MIN.	*6.3 ft.	*6.3 ft.
FRONT SETBACK (SECONDARY)	12 FT. MIN.	N/A	N/A
SIDE SETBACK	8 FT. MIN.	*4.7 ft.	*4.7 ft.
REAR SETBACK	5 FT. MIN.	44.5 ft.	44.5 ft.
ACCESSORY BUILDING			
PRINCIPAL FRONTAGE	35 FT.	N/A	N/A
SECONDARY FRONTAGE	5 FT. MIN.	N/A	N/A
SIDE SETBACK	5 FT. MIN.	N/A	N/A
REAR SETBACK	5 FT. MIN.	N/A	N/A

* PRE-EXISTING, NON-CONFORMING

REVISIONS	
DATE:	DESCRIPTION:
12-15-21	UPDATED WITH RECENT SURVEY INFORMATION



WILLIAM H. POVALL III, P.E.
N.Y.S.P.E. LICENSE #075020
3 NANCY COURT, SUITE 4
WAPPINGERS FALLS, NY 12590
TEL.: (845) 897-8205
FAX: (845) 897-0042

SHARED PARKING PLAN
20 WEST STREET
VILLAGE OF WAPPINGERS FALLS DUTCHESS COUNTY, NEW YORK

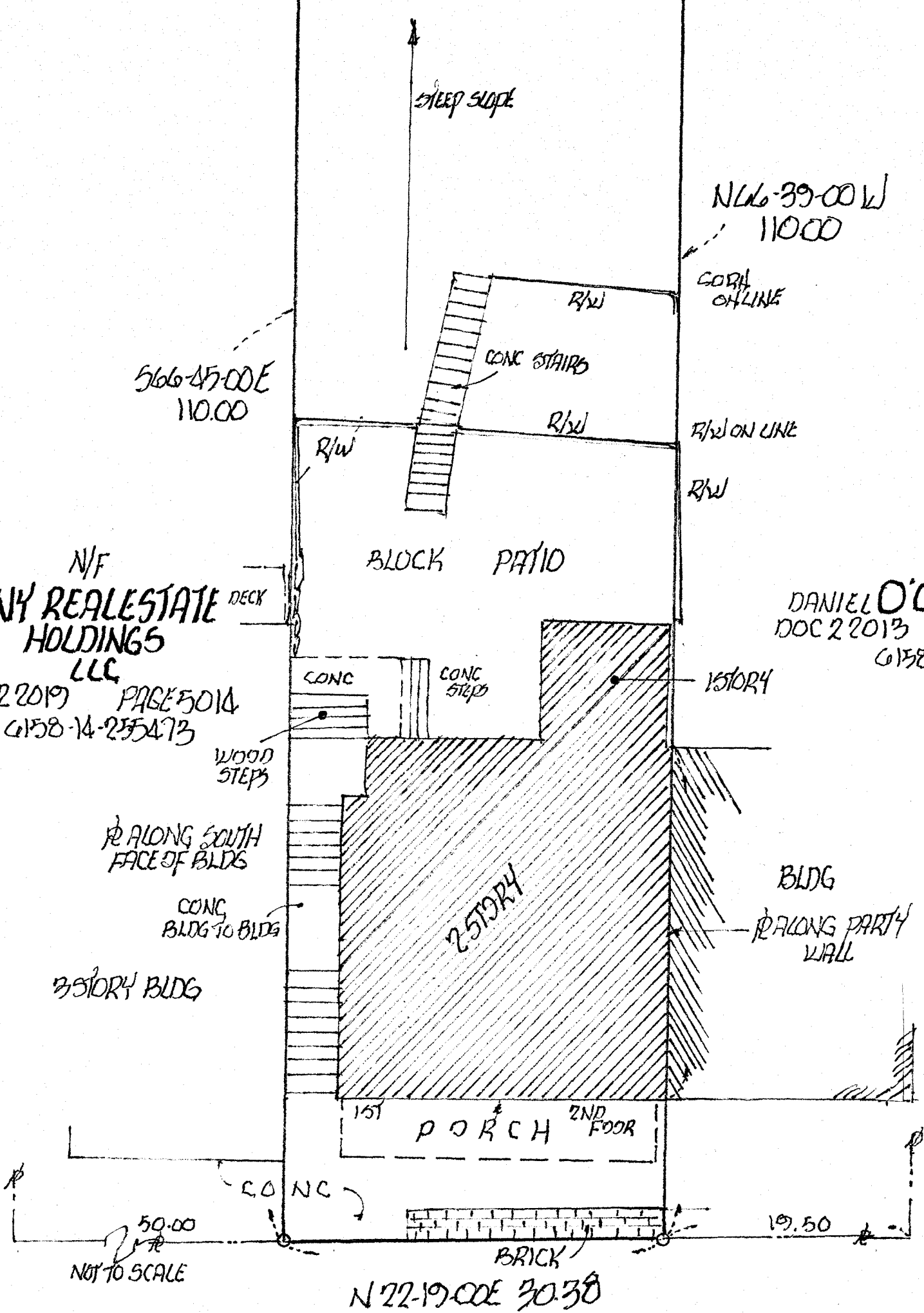
JOB #: 2127
DATE: 11-08-21
SCALE: 1"=10'
SP-2
SHEET 2 OF 2

N/F
VILLAGE OF WAPPINGERS FALLS
 LIBER 1720 PAGE 577

S 22-19-22W 3037

N/F
DPNY REALESTATE HOLDINGS LLC
 DOC 22019 PAGE 5014
 6158-14-255473

N/F
DANIEL O'CALLAHAN
 DOC 22013 PAGE 1061
 6158-14-252469

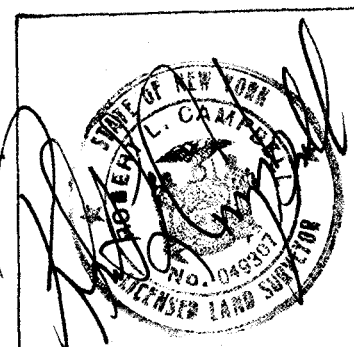


CERTIFIED TO:
 VIERBA BREGLIA HOLDINGS LLC
 VILLAGE OF WAPPINGERS FALLS

WEST MAIN STREET

MAP OF SURVEY FOR

SURVEY: TAX PARCEL
 6158-14-252469
 2746 WEST MAIN STREET
 * DOC 22020 PAGE 2168
 AREA 0.077 ACRES
 3,352 SQ. FT.



2746 WEST MAIN STREET

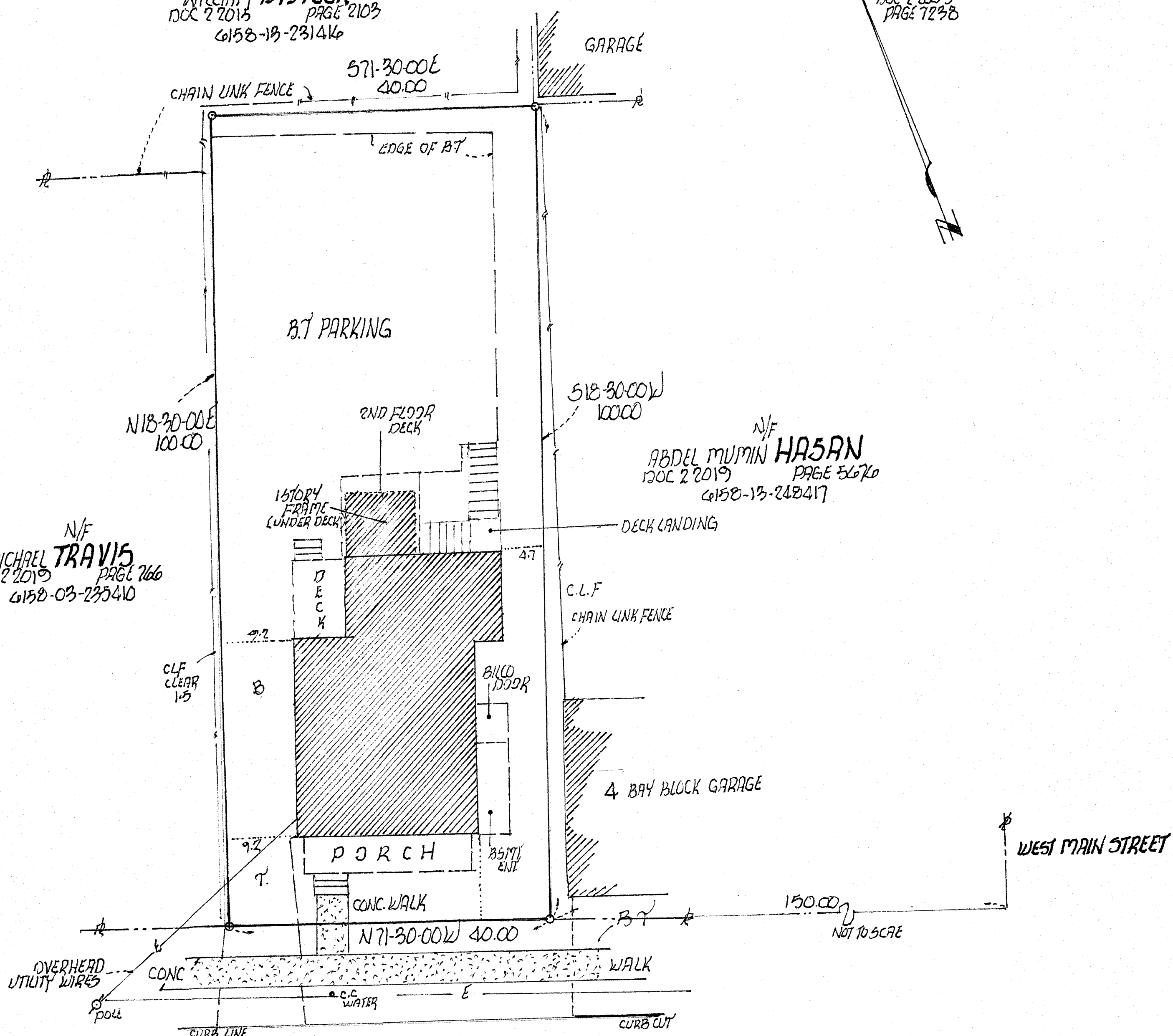
SCALE 1" = 10'	TOWN OF DOUGHKEEPSIE	
DATE 11/10/21	VILLAGE OF WAPPINGERS FALLS	
DUTCHESS COUNTY, NEW YORK		
ROBERT L. CAMPBELL, L.S. 21 MCGUIRE LANE RHINEBECK, N.Y.		2021:134

N/F
 WILLIAM DISTLER
 DOC 2 2015 PAGE 2103
 6158-13-23146

DOC 2 2005
 PAGE 7238

N/F
 MICHAEL TRAVIS
 DOC 2 2019 PAGE 266
 6158-03-23540

N/F
 ABDEL MUMIN HASAN
 DOC 2 2019 PAGE 5670
 6158-13-24047



CERTIFIED TO:
 VISERBA BREGLIA HOLDINGS LLC
 VILLAGE OF WAPPINGERS FALLS

SURVEY TAX PARCEL
 6158-13-240412
 20 WEST STREET
 DOC 2 2005 PAGE 7238
 AREA 0.092 ACRES
 4000 SQ FT,

TO DOWNEY AVENUE ← WEST STREET → TO WEST MAIN STREET

MAP OF SURVEY
 FOR

	20 WEST STREET	
	SCALE 1"=10'	VILLAGE OF WAPPINGERS FALLS
	DATE 11/10/21	DUTCHESS COUNTY, NEW YORK
	ROBERT L. CAMPBELL L.S. 21 MCGUIRE LANE RHINEBECK, N.Y.	
		2021-133

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

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

December 13, 2021

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

Attn: Tom Morris

Re: Former United Methodist Church/New River Valley Art Center
9 So. Mesier Ave.

Chairman Morris & Planning Board Members,

Inasmuch as we believe the grease trap issues have been resolved, we would very much like to be placed on the January Planning Board agenda to re-instate the kitchen use approval as per the original Planning Board Resolution granting that use along with the Annex and Fellowship Hall.

If you have any questions, please do not hesitate to call.

Very truly yours,



Alfred A. Cappelli, Jr.
Architect

AAC/dc

cc: Bryan Murphy
Mercedes Perez
Albert Pettinella
Joe Pettinella



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

NOV 24 2021

MP

APPLICATION FOR PLANNING BOARD REVIEW

Submission Date: 11/23/2021

Date of Meeting: _____

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
- 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

NOV 24 2021

MP

APPLICATION FOR PLANNING BOARD REVIEW

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

Date Submitted: 11/22/2021 Date of Meeting: _____

Property Identification:

Address: #58 McKinley St. Wapping Falls N.Y. 12590

Zoning District: CMU-Comm. Mix Use Existing site area: .04 (Ac)

Owner Information:

Name: George A. Kolb

Address: 17 Laffen Ave

City: Wapping Falls State: N.Y. Zip: 12590

Contact Numbers: (H) _____ (C) 845-418-0299

(E-mail) Goodsmith@verizon.net

Applicant Information:

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

Name: Same

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: _____

Title: _____

Architect Engineer

Company: _____

Address: _____

Telephone #: _____

E-mail Address: _____



VILLAGE OF WAPPINGERS FALLS

APPLICATION FOR PLANNING BOARD REVIEW

(Continued)

Proposed Site:

(Property where improvements are proposed)

Existing Use(s): Storage

Proposed square footage: 400 sqft

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.)

Build to be used for "Inn" use for periodic transient rental hosts. Approp for tourist guests overnight housing. Interior to have room for two guests with provided packing food & drinks. Building permit to apply for bathroom & kitchen.
No ext. change to parcel or building

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]
Signature of Applicant Signed

11/22/2021
Date

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: George & Victoria Kolb

Address of property owner: 7 Little Ave

City: Wapp. Falls State: N.Y. Zip: 12590

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

(H) _____ (C) 845-416-0299

(W) _____ (Email) buoarsmith@verizon.net

Address of site where work is being conducted: 58 Mckinly St.

Wapp Falls, N.Y. 12590

Description of work: Conversion & Renovation of building for use as an "Inn"

Name of person doing work: Self

Address of person doing work: Same

City: _____ State: _____ Zip: _____

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

(H) _____ (C) 845-418-0299

(W) _____ (Email) _____

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]
Signature of Property Owner

11/22/2021
Date Signed

617.20
Appendix B
Short Environmental Assessment Form

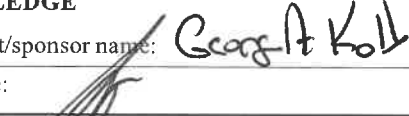
Instructions for Completing

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: <u>Build Use for "Inn"</u>			
Project Location (describe, and attach a location map): <u>58 McKinley St. Wapping Falls N.Y. 12590</u>			
Brief Description of Proposed Action: <u>Renovation of existg buildg for use as an "Inn"</u>			
Name of Applicant or Sponsor: <u>George & Victoria Kolb</u>		Telephone: <u>845-418-0299</u>	
Address: <u>7 Latta Ave</u>		E-Mail: <u>Gwoods@smithce.com</u>	
City/PO: <u>Wapping Falls</u>		State: <u>N.Y.</u>	Zip Code: <u>12590</u>
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 governmental 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?		<u>.04</u> acres	
b. Total acreage to be physically disturbed?		<u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>.04</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
Urban	Rural (non-agriculture)	<input checked="" type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Commercial
Forest Agriculture Parkland		<input checked="" type="checkbox"/> Aquatic	
Residential (suburban) Other (specify): _____			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			X
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	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	X		
b. Are public transportation service(s) available at or near the site of the proposed action?			X
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			X
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	
			X
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
			X
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
			X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	X		
b. Is the proposed action located in an archeological sensitive area?			
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	
			X
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:	NO	YES	
	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grassland <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
			X
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties?	NO	YES	
	X		
b. Will storm water discharges be directed to established conveyance systems off and storm drains)? If Yes, briefly describe: _____			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: <u>DEC Remediation on Parcel</u> <u>G158-17-162220</u>	NO	YES
_____		X
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>George A Koll</u>	Date: <u>11/22/2021</u>	
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?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
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?	X	
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?	X	
7. Will the proposed action impact existing: a. public / private water supplies?	X	
b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	

	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?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

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.

<input type="checkbox"/> 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.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PART "A"
OWNER AFFIDAVIT

State of New York }
County of Dutchess } ss:

George A. Kolb being duly sworn, deposes and says:

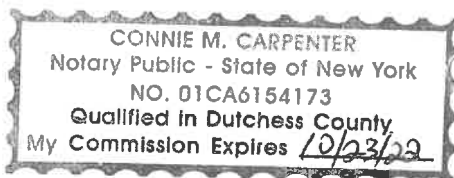
1. That I/we are the Owner(s) of the within property as described in the foregoing application for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That I/we hereby authorize self / Att. Richard Cantor, 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.

Applicant/Owner

Applicant/Owner

Sworn to before me this 16th day of
December, 2021.

Connie M. Carpenter
Notary Public



PART "B"
APPLICANT / AGENT AFFIDAVIT

State of New York }
County of Dutchess } ss:

George A. Kolb being duly sworn, deposes and says:

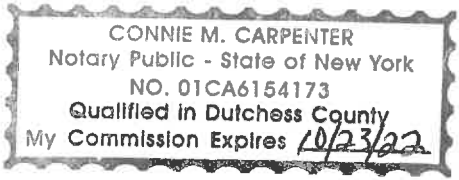
1. That I/we are the Owners of #58 McKinley St. named in the foregoing application for Planning Board for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at or conducts business at 7 Laffin Ave Wappingers Falls NY in the County of Dutchess and the State of N.Y.
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

Applicant/Agent

Sworn to before me this 16th day of December, 2021.

[Signature]
Notary Public



Utility Easement

George Kolb, 7 Laffin Avenue, Wappingers Falls, New York 12590 (the "Grantor"), for good and valuable consideration hereby dedicates to the Village of Wappingers Falls, 2582 South Avenue, Wappingers Falls, New York (the "Grantee") a permanent easement for waterlines, sewer lines and appurtenances thereto upon the following described property situated in the Village of Wappingers Falls, County of Dutchess, State of New York, legally described as follows:

NATURE AND LOCATION OF EASEMENT. The easement granted by Grantor herein shall be a permanent easement for the benefit of Grantee over, upon, across, through and under real properties legally described in EXHIBIT "A", attached hereto and incorporated herein, for the purposes of installing, laying, constructing, maintaining, inspecting, repairing, removing, replacing, renewing, using and operating waterlines and sewer lines, together with all facilities, connectors and appurtenances ("Utilities"), including the right of ingress and egress for said purposes.

RIGHT OF ENTRY. Grantee shall have the right, without notice and without prior institution of any suit or proceeding at law, at times as may be necessary, to enter upon said property and adjoining property owned by the Grantor and his assigns or successors to install, lay, construct, renew, operate and maintain lines and necessary facilities and other equipment for the purposes of serving the property and other properties with water and sewer service. The Grantee agrees to restore the property to its condition prior to any disturbance and construction, operation, maintenance, repair, or replacement of the utilities.

ENCROACHMENT/CONSTRUCTION ACTIVITY. Grantor shall not undertake, authorize, permit or consent to any construction or excavation including, without limitation, digging, tunneling, or other forms of construction activity on or near the Easement which might in any fashion unearth, undermine, or damage the waterlines or endanger the lateral or other support of the utilities without Grantee's prior written approval. Grantor further agrees that no structure or obstruction including, without limitation, fences, and rockeries shall be erected over, upon or within the easement, and no trees, brushes or other shrubbery shall be planted or maintained within the Easement, provided Grantor shall have full use of the surface of the Real Property within the Easement, so long as such does not interfere with the Easement or utilities.

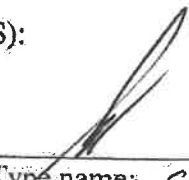
BINDING EFFECT/WARRANTEE OF TITLE. The Easement and the covenants, terms, and conditions, contained herein are intended to and shall run with the land and shall be binding upon Grantee and Grantor and their respective successors, heirs and assigns, Grantor warrants that Grantor has good title to the described real property and warrants to the Grantee title to and warrants to the Grantee title to and quiet enjoyment of the Easement.

RECORDING. Upon its execution, the easement shall be recorded with the Office of the Dutchess County Clerk.

DATED: this 11th day of March, 2016.

GRANTOR(S):

BY:

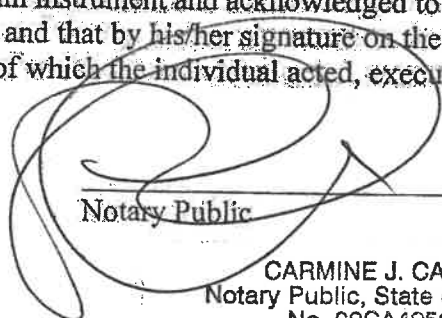

Print/Type name: George Kolb

BY

Print/Type name: _____

STATE OF NEW YORK, COUNTY OF DUTCHESS ss.:

On the 11th day of March, in the year 2016, before me, the undersigned, a notary public in and for said state, personally appeared George Kolb, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

CARMINE J. CAROLEI
Notary Public, State of New York
No. 02CA4952463
Qualified in Dutchess County
Commission Expires August 14, 2017

Record & Return:

Louis J. Viglotti, Esq.
Wallace & Wallace, LLP
85 Civic Center Plaza, Suite LL3
Poughkeepsie, NY 12601

From: George A. Kolb

To: The Village of Wappingers Falls

Proposed Utility Easement
0.019 ± Acre Parcel
Village of Wappingers Falls
Dutchess County, New York

Beginning at a point, said point being at the northeasterly corner of lands now or formerly Dutchess Bleachery, LLC., Liber 2000, Page 580, said point also being on the westerly line of lands now or formerly Dutchess Bleachery, LLC, Liber 1986, Page 479; thence leaving said northeasterly corner and running along the northerly line of said Dutchess Bleachery, LLC, North 66° 22' 00" West 85.87 feet and North 23° 38' 00" East 5.25 feet; thence leaving said northerly line of Dutchess Bleachery, LLC and running through lands of George A. Kolb, South 66° 29' 08" East 66.92 feet and North 22° 33' 24" East 21.52 feet to a point being on the southerly line of the Wappinger Creek; thence running along the southerly line of said creek, South 68° 44' 00" East 15.54 feet to a point being on the westerly line of the aforementioned lands of Dutchess Bleachery, LLC; thence leaving said southerly creek line and running along the westerly line of said Dutchess Bleachery, LLC, South 15° 44' 00" West 27.81 feet to the point of beginning containing 0.019 ± acres of land.

Paggi, Martin & Del Bene, LLP
August 16, 2013
03-051(7)

EXHIBIT A

V19-6158-13-208 259-00

DUTCHESS COUNTY CLERK RECORDING PAGE

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RECORD & RETURN TO:

GEORGE A KOLB
7 LAFFIN AVE
WAPPINGERS FALLS NY 12590

RECORDED: 12/01/2000
AT: 10:52:53
DOCUMENT #: 02 2000 10904

RECEIVED FROM: DUT CO

GRANTOR: DUT CO
GRANTEE: KOLB GEORGE A

RECORDED IN: DEED
INSTRUMENT TYPE:

TAX
DISTRICT: WAPPINGER

EXAMINED AND CHARGED AS FOLLOWS:

RECORDING CHARGE: 48.00 NUMBER OF PAGES: 2

TRANSFER TAX AMOUNT: 16.00

TRANSFER TAX NUMBER: #003331

E & A FORM: Y

*** DO NOT DETACH THIS PAGE
*** THIS IS NOT A BILL

TP-584: Y

COUNTY CLERK BY: DAP /
RECEIPT NO: R67392
BATCH RECORD: A00080

Richard M. Anderson
RICHARD M. ANDERSON
County Clerk



THIS INDENTURE,

Made this 27th day of November, 2000

15/30/1
16/16/1
64

Between

DUTCHESS COUNTY, a municipal corporation organized and existing under the laws of the State of New York, with offices located at 22 Market Street, Poughkeepsie, New York, party of the first part, and
R.K.
GEORGE A. KOLB, 7 LAFFIN AVENUE, WAPPINGERS FALLS, NY 12590 party of the second part

Witnesseth that the party of the first part, in consideration of the sum of 3,750.00 in payment of all right, title and interest which the County of Dutchess may have acquired in and to said property, and in payment of all tax sales and unpaid taxes, does hereby remise, release and quitclaim unto the party of the second part, and said party's heirs, successors and assigns forever

All That Tract, Piece or Parcel of Land situate in the Town of WAPPINGERS County of Dutchess, State of New York, described as follows:

SWIS CODE # 135601

TAX GRID NO. 6158-13-208259-00 ✓

Subject to any existing right of way and easements, and any and all existing restrictions, conditions and covenants of record,

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

Said property, having been assessed to TECKRAM REALTY CORP. for the year 1997 and filed on a list of delinquent taxes on 11/03/98 for 65.89 unpaid County, Town and School taxes, based on the 1998 roll, and not having been redeemed within the time prescribed by law, was deeded to Dutchess County on 08/20/00 in accordance with a judgment of the Supreme Court of the State of New York, which deed was recorded in the office of the Dutchess County Clerk in Document 02 2000 5355.

This Conveyance is made pursuant to a resolution of the Dutchess County Legislature No. 200316 and is made subject to the condition and covenant that County of Dutchess shall in no event be or become liable for any defects in title conveyed hereby, for any cause whatsoever, and that no claim, demand or suit of any nature shall ever be made by the party of the second part hereto, or by said party's heirs, successors and assigns, against said Dutchess County arising from such sale or this conveyance.

To Have and to Hold the premises herein granted unto the party of the second part and said party's heirs, successors and assigns forever.

In Witness Whereof the party of the first part has caused this instrument to be signed by the County Executive and the Clerk of Dutchess County Legislature and the seal of said County to be affixed the day and year first above written.

COUNTY OF DUTCHESS

By 
County Executive

Clerk, County Legislature

STATE OF NEW YORK)

) SS:

COUNTY OF DUTCHESS)

On the 27 day of November, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared WILLIAM R. STEINHAUS and PATRICIA J. HOHMANN, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signatures on the instrument, the individuals, or the person upon behalf of which individuals acted, executed the instrument.


Signature of Notary

SUZANNE D. OHLMAN
NOTARY PUBLIC, State of New York
Reg. No. 4502666
Qualified in Dutchess County
Commission Expires Feb. 28, 2002

NOTICE: An alteration in the description of the parcel conveyed or in the name of the grantee may affect the validity of this deed

FOR COUNTY USE ONLY

C1. SWIS Code

135601

C2. Date Deed Recorded

12-1-00

C3. Book

22000

C4. Page

10904



REAL PROPERTY TRANSFER RE... STATE OF NEW YORK STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217 RP-5217 Rev. 3/97

PROPERTY INFORMATION

1. Property Location MCKINELY STREET

WAPPINGERS

WAPPINGERS FALLS

ZIP CODE

2. Buyer Name

KOLB

GEORGE

A

3. Tax Billing Address

Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)

4. Indicate the number of Assessment Roll parcels transferred on the deed

1

of Parcels OR Part of Parcel

(Only if Part of Parcel) Check as they apply:

5. Deed Property Size

FRONT FEET

DEPTH

OR 0.044

ACRES

4A. Planning Board with Subdivision Authority exists

4B. Subdivision Approval was Required for Transfer

4C. Parcel Approved for Subdivision with Map provided

6. Seller Name

DUTCHESS COUNTY

7. Check the box below which most accurately describes the use of the property at the time of sale:

- A One Family Residential
B 2 or 3 Family Residential
C Residential Vacant Land
D Non-Resid. Vacant Land

- E Agricultural
F Commercial
G Apartment
H Entertainment/Amusement

- I Community Service
J Industrial
K Public Service
L Forest

Check the boxes below as they apply:

- 8. Ownership Type is Condominium
9. New Construction on Vacant Land
10A. Property Located within an Agricultural District
10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

SALE INFORMATION

11. Sale Contract Date

10 18 2000
Month Day Year

12. Date of Sale / Transfer

11 29 2000
Month Day Year

13. Full Sale Price

3,750.00

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale

0.00

15. Check one or more of these conditions as applicable to the transfer:

- A Sale Between Relatives or Former Relatives
B Sale Between Related Companies or Partners in Business
C One of the Buyers is also a Seller
D Buyer or Seller is Government Agency or Lending Institution
E Deed Type not Warranty or Bargain and Sale (Specify Below)
F Sale of Fractional or Less than Fee Interest (Specify Below)
G Significant Change in Property Between Taxable Status and Sale Dates
H Sale of Business is Included in Sale Price
I Other Unusual Factors Affecting Sale Price (Specify Below)
J None

QUIT-CLAIM DEED - TAX SALE

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken

2000

17. Total Assessed Value (of all parcels in transfer)

100.00

18. Property Class

340

19. School District Name

WAPPINGERS CENTRAL

RVPD

20. Tax Map Identifier(s) / Roll Identifier(s) (if more than four, attach sheet with additional identifier(s))

6158-13-208259-00

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making of false statements.

BUYER

BUYER SIGNATURE

DATE

12/1/00

7 LAFFIN AVENUE

WAPPINGERS FALLS

NY

12590

SELLER

SELLER SIGNATURE

DATE

11/21/00

BUYER'S ATTORNEY

LAST NAME

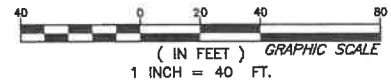
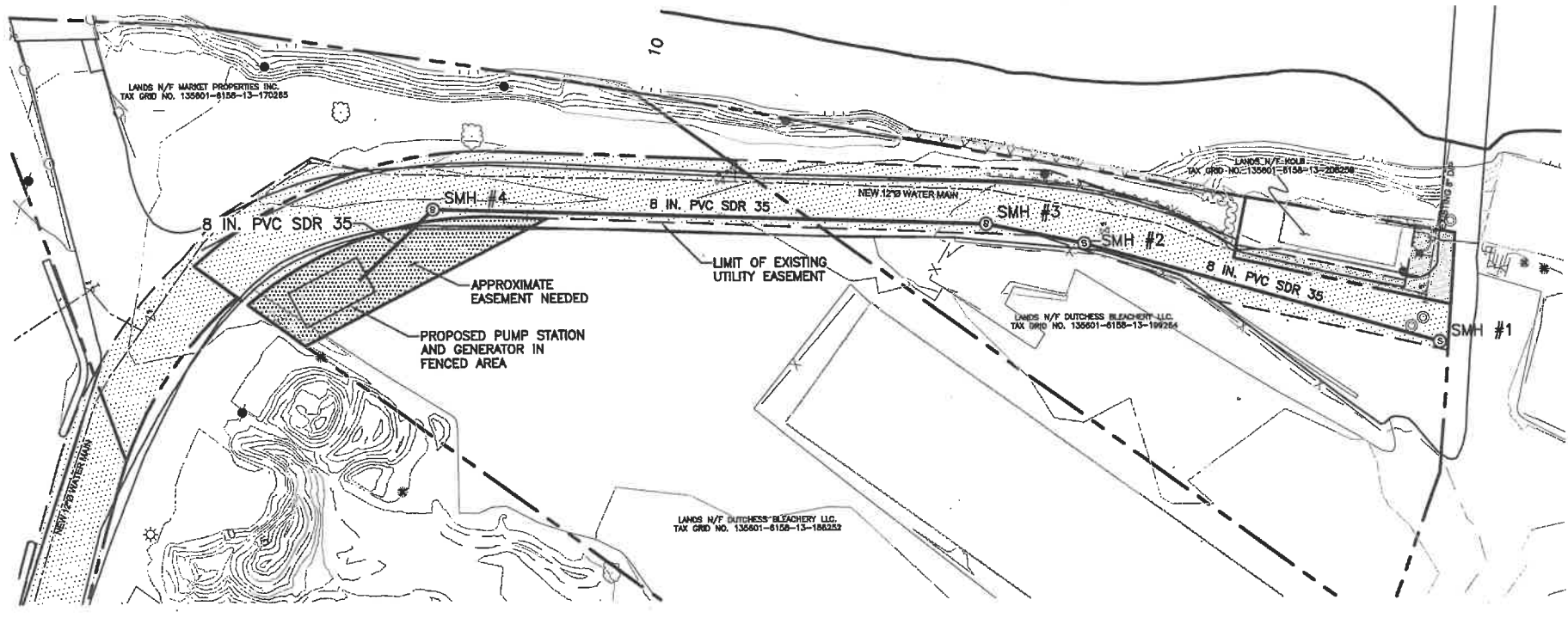
FIRST NAME

AREA CODE

TELEPHONE NUMBER

Empty box for attorney contact information

C:\4600-056 - VWF Bleachery ESD San Sewer\20 CAD\02 Engineering CAD Files\4600-056 Proposed Pump Station.dwg 06/22/15 - 06:04PM



DATE:	REVISION:	BY:

SHEET NO. 1 OF 1

SCALE: 1 IN. = 40 FT.

DATE: 06/22/2015 DRAWING NAME: 4600-056 Propos

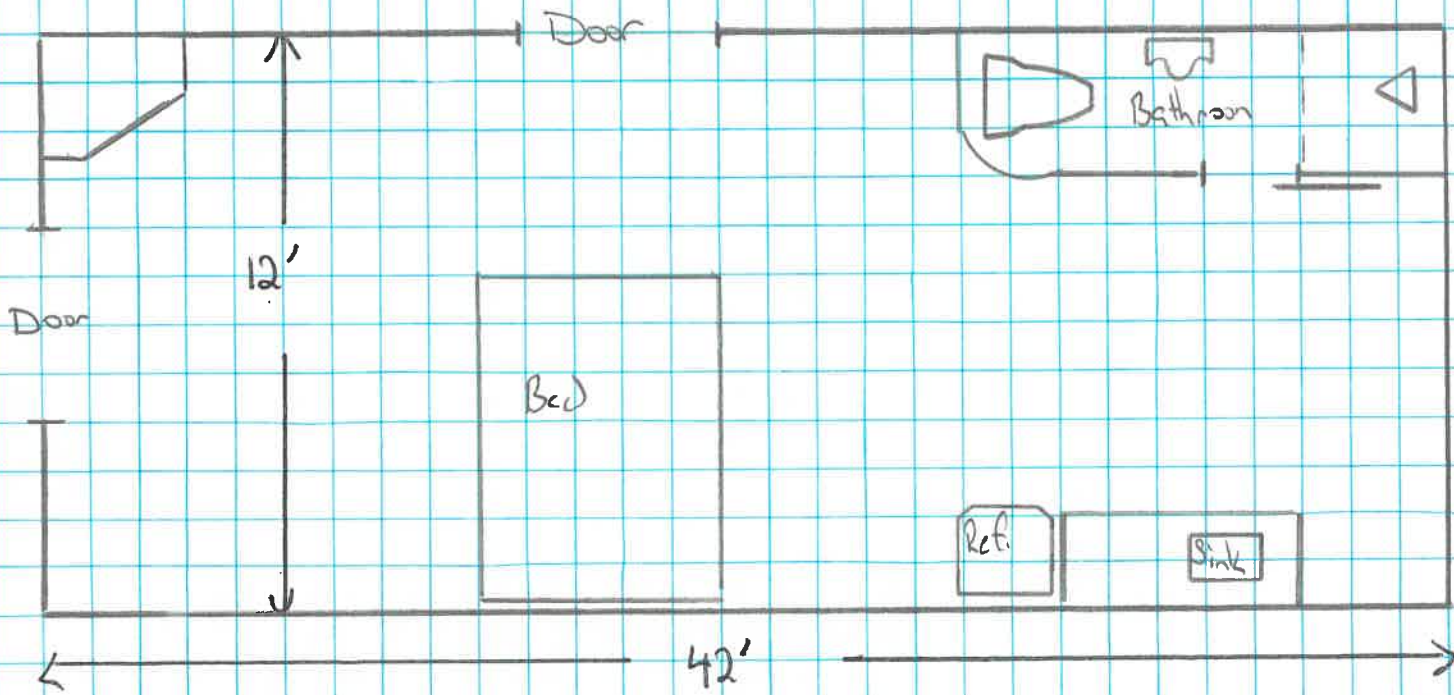
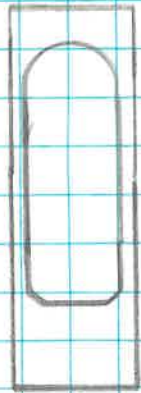
JOB NO.: 4600-056 DRAWN BY: MK

**BLEACHERY SANITARY SEWER
EAST END
AND
BLEACHERY PUMP STATION
VILLAGE OF WAPPINGERS FALLS
DUTCHESS COUNTY, NEW YORK**

**Engineering and
Land Surveying, P.C.**

56 Main Street
Poughkeepsie, NY 12601
Phone: (845) 471-7898
Fax: (845) 471-0905
E-mail: info@kcepc.com
Web: www.kcepc.com

Parky



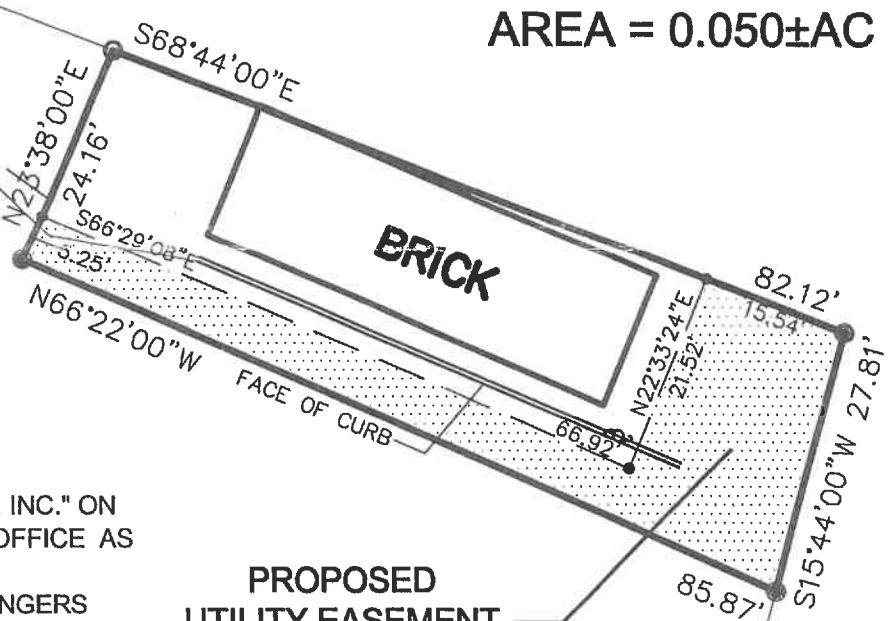


WAPPINGER CREEK

GEORGE A. KOLB
DOC No. 02-2000-10904
TAX GRID No. 135601-6158-13-208259
AREA = 0.050±AC

PARCEL 3 (FM 2712)
N / F DUTCHESS
BLEACHERY, LLC.
L-2000 / P-580

N / F DUTCHESS
BLEACHERY, LLC.
L-1986 / P-479



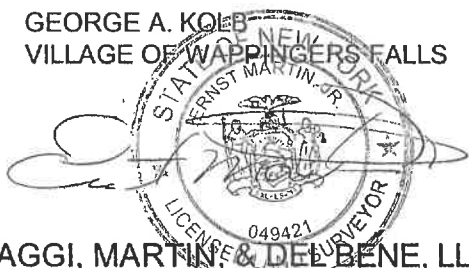
PROPOSED
UTILITY EASEMENT
AREA = 0.019±AC

MAP REFERENCES:

1. A MAP ENTITLED "LOCKWOOD- DUTCHESS, INC." ON FILE IN THE DUTCHESS COUNTY CLERKS OFFICE AS FILED MAP No. 2712.
2. "SUBDIVISION MAP PREPARED FOR WAPPINGERS FALLS ESTUARY ENTERPRISES, INC." ON FILE IN THE DUTCHESS COUNTY CLERKS OFFICE AS FILED MAP No. 2712A.
3. "LOT LINE REALIGNMENT PREPARED FOR WAPPINGERS FALLS ESTUARY ENTERPRISES, INC." ON FILE IN THE DUTCHESS COUNTY CLERKS OFFICE AS FILED MAP No. 2712B.
4. "MAP OF SUBDIVISION FOR CRESTHILL INDUSTRIES" ON FILE IN THE DUTCHESS COUNTY CLERKS OFFICE AS FILED MAP No. 10457.
5. "LOT LINE REALIGNMENT BETWEEN LANDS OF WAPPINGERS FALLS ESTUARY ENTERPRISES, INC. AND LANDS OF MARKET PROPERTIES, INC." ON FILE IN THE DUTCHESS COUNTY CLERKS OFFICE AS FILED MAP No. 11926.

THIS IS TO CERTIFY TO ALL PARTIES LISTED BELOW THAT THE SURVEY SHOWN HEREON WAS PREPARED BY US FROM AN ACTUAL FIELD SURVEY COMPLETED ON DECEMBER 16, 2004.
UPDATED AUGUST 16, 2013.

- GEORGE A. KOLB
- VILLAGE OF WAPPINGERS FALLS



PAGGI, MARTIN & DEL BENE, LLP.
ENGINEERS & SURVEYORS
56 MAIN STREET
POUGHKEEPSIE, NEW YORK
12061

PROPOSED UTILITY EASEMENT MAP
FROM: GEORGE A. KOLB
TO: VILLAGE OF WAPPINGERS FALLS
SITUATE IN THE VILLAGE OF WAPPINGERS
FALLS
(TOWN OF WAPPINGER)
DUTCHESS COUNTY NEW YORK
SCALE: 1" = 20' AUGUST 2013



Vil. of Wappingers Falls/Wapp.

HELP

Navigation Toolbar Identify Backgrounds Parcel Address Lists (Primary Owner)

Coordinates

Buffer(ft): 100

N: Lat:
E: Long:

Parcel Owner Address

Labels Parcels Roads Address

LOT NUMBER:

130000 0000 00 000000 0000
swis section block lot suffix

This search is within:
Vil. of Wappingers Falls/Wapp.

GO

PARCEL IDENTITY
(INTERNET)
TENTATIVE ROLL

Parcel Number:

134601-6158-13-248268-0000

Parcel Address -

100 Market Industrial Park
V. Wappingers Falls 125900000

Owner Name:

Windsor Machinery Company Inc ,
(Primary)

Primary (P) Owner Mailing Address

16 Orbit Ln
Hopewell Junction NY 125330000

Lot Size | Land Use (Land Use Code):

4.33 Ac (C) | Elec-hydro (874)

Assessment Information:

Land = \$184500 | Total = \$810000

Market Value:

\$810000

School District:

Wappingers CSD

Agricultural District:

Roll Section:

6
(Utility)

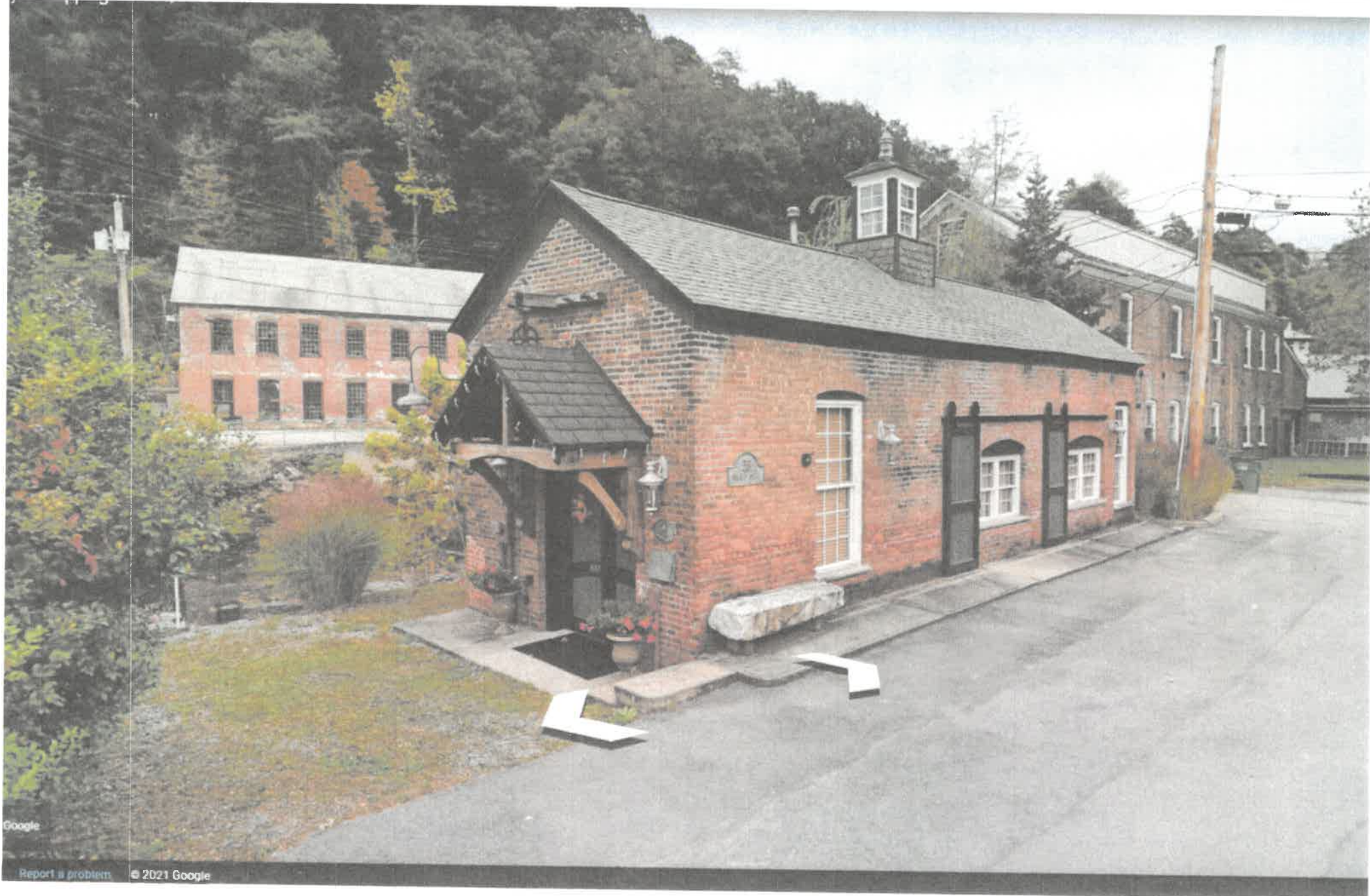
Tax Code:

N (Non-Homestead)

The following detailed information is available for this parcel:

Photo





Google



58 Mckinley St

Wappinger Creek

Park

58 M

More in

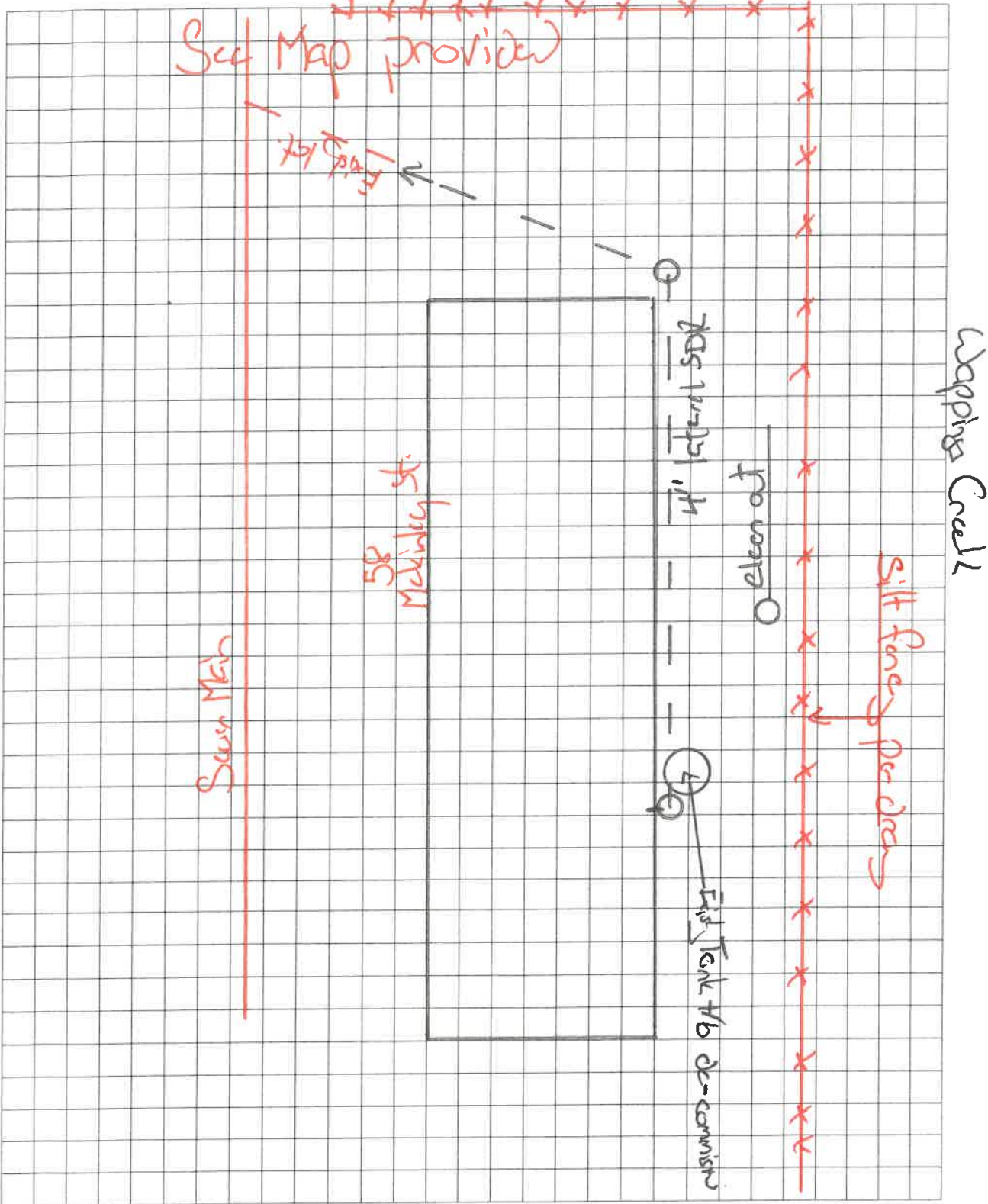
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Wappin

VILLAGE OF WAPPINGERS FALLS

BUILDING PLANS - Need to submit a Floor Plan or Draw a Floor Plan of the proposed work.

Please Note: In certain instances the plans will need to be stamped and signed by a licensed design professional





Existing sewer main

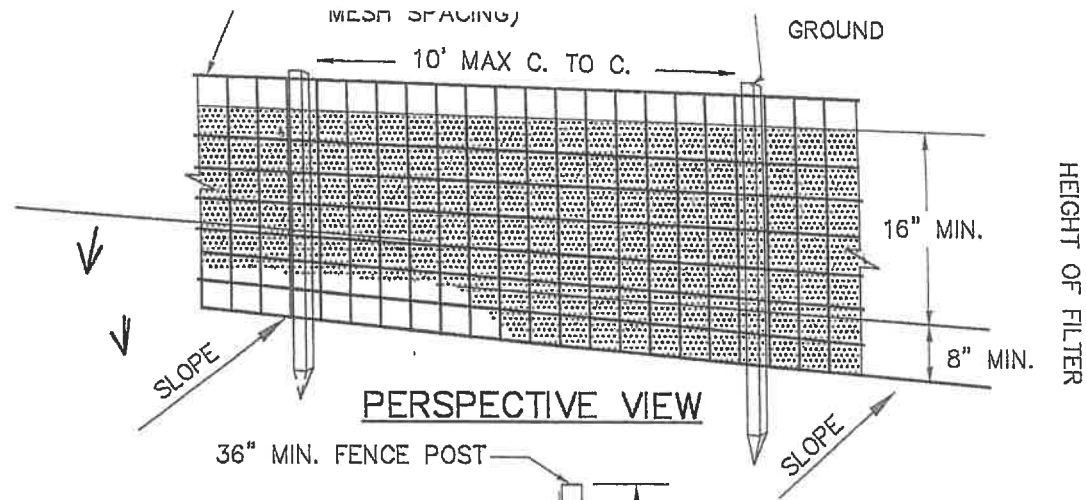
12/19/14

New lateral

Wappinger Creek

Wappinger Creek





WOVEN WIRE FENCE (14.5 GA. MIN., MAX. 6" MESH SPACING) WITH FILTER CLOTH OVER

UNDISTURBED GROUND

FLOW

EMBED FILTER CLOTH MIN. 8" INTO GROUND

20" MIN.

16" MIN.

POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

FENCE: WOVEN WIRE, 14.5 GA. 6" MAX. MESH OPENING

FILTER CLOTH: FILTER X, MIRAFI 100X, STABLINKA 1140N OR APPROVED EQUAL

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

CONSTRUCTION SPECIFICATIONS

- 1) WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER T OR U TYPE OR HARDWOOD.
- 2) FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- 3) WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- 4) PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- 5) MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SECTION

1. MAX. ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUNOFF TO A SILT FENCE IN A SLOPE ARE:

SLOPE STEEPNESS	MAXIMUM LENGTH
2:1	25
3:1	50
4:1	75
5:1 OR FLATTER	100

2. MAX. DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED $\frac{1}{4}$ ACRE PER 100' OF FENCE, WITH MAXIMUM PONDING DEPTH OF 1.5' BEHIND THE FENCE.

10/26/2021

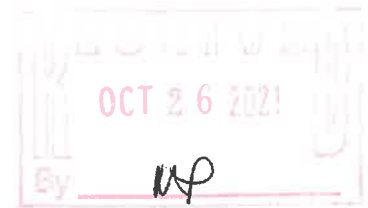
To: Zoning Administrator: Bryan Murphy

From: George & Victoria Kolb

7 Laffin ave Wappingers Falls NY 12590

Re: Site Plan/ Special Use permit for "Inn"

58 McKinley St Wappinger Falls NY 12590



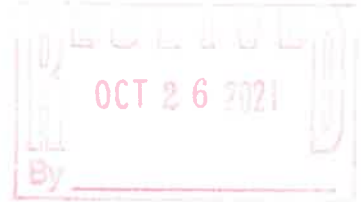
Dear Mr. Murphy,

Please see the enclosed application for approval for the operation of an "Inn" located in our building located at 58 McKinley St Wappingers Falls. We feel this operation falls under the Zoning regulations for an Inn as defined under the Village of Wappingers Code and is permitted in the CMU Zoning district. We will be providing transient lodging / breakfast and food items for our guests and we feel this is a good use of the historic building and provides both local tourism and benefit to our local restaurant's and businesses in the Village. This will be a low impact use as the Inn will only consist of one unit typically with only two guests. There is ample parking on the site and no exterior work is expected on the site with the exception of connection with Village sewer. All applications have been made as well for this work to your office. Any additional permits will be applied for at your request.

Thank you for your consideration

Sincerely,

George & Victoria Kolb



Village of Wappingers Falls
Office of Planning and Zoning
2582 South Avenue, Wappingers Falls, NY 12590
(845) 297-5277 Fax: (845) 296-0379

SPECIAL USE PERMIT APPLICATION

Part 1 – to be completed by all Applicants

Date: 10/26/2021

NAME OF PROJECT: (ex: Doe Accessory Apartment) _____

APPLICANT:

Name: George & Victoria Kolb

Address: 7 Laffin ave Wappingers falls ny 12590

Phone: 845-418-0299 Fax: _____

Email: Gwoodsmith@verizon.net

PROPERTY OWNER:

Name: Same

Address: _____

Phone: _____ Fax: _____

Email: _____

PROPERTY INFORMATION:

Address: 58 McKinley St Wappingers Falls ny 12590

Parcel ID #: 6158-13-208259 Parcel size: _____

Zoning District: CMU Current use: vacant

If this application seeks a special use permit for an accessory dwelling (apartment), complete and attach Part 2 of this form, including the affidavit included as Exhibit A thereto.

If this application seeks a special use permit for any use other than an accessory apartment, complete and attach Part 3 of this form.

Every application must be accompanied by an owner affidavit in the form set forth on the next pages.

The Planning Board of the Village of Wappingers Falls generally meets in regular session on the first Thursday of each month. In order to be placed on a Planning Board agenda for any given month, the original and **ten (10) copies of a** completed application form and all necessary supporting documentation, together with the required fee, must be received by the Zoning Enforcement Officer no later than noon on the date 15 days prior to the next-scheduled meeting of the Planning Board. There shall be no exceptions. The Zoning Administrator will review each application for completeness. Incomplete applications will not be placed on an agenda. The Zoning Administrator is without authority to vary this rule. Early submissions are encouraged so that, if deficiencies are noted, applicants have sufficient time to revise their submission to correct them and be placed on that month's agenda.

Application fees and escrow fees shall be paid by separate checks, each made payable to the "Village of Wappingers Falls." No application will be deemed complete or placed on an agenda until such fees have been received by the Village.

I certify that I have read the foregoing and that the information submitted is true and accurate to the best of my knowledge:

George A Kolb Jr.
Applicant

If this application seeks a special use permit for an accessory dwelling (apartment), complete and attach Part 2 of this form, including the affidavit included as Exhibit A thereto.

If this application seeks a special use permit for any use other than an accessory apartment, complete and attach Part 3 of this form.

Every application must be accompanied by an owner affidavit in the form set forth on the next pages.

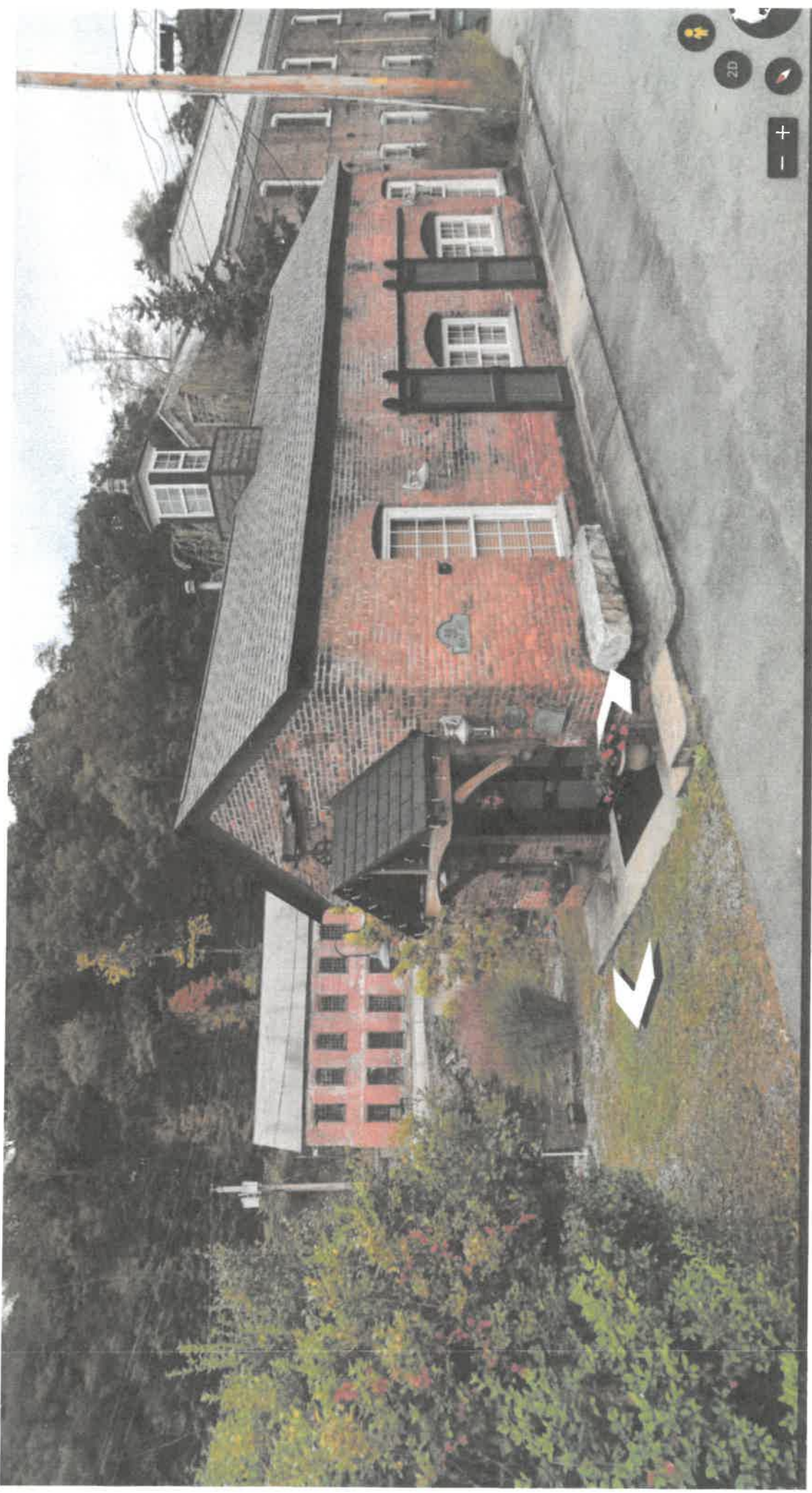
The Planning Board of the Village of Wappingers Falls generally meets in regular session on the first Thursday of each month. In order to be placed on a Planning Board agenda for any given month, the original and ten (10) copies of a completed application form and all necessary supporting documentation, together with the required fee, must be received by the Zoning Enforcement Officer no later than noon on the date 15 days prior to the next-scheduled meeting of the Planning Board. There shall be no exceptions. The Zoning Administrator will review each application for completeness. Incomplete applications will not be placed on an agenda. The Zoning Administrator is without authority to vary this rule. Early submissions are encouraged so that, if deficiencies are noted, applicants have sufficient time to revise their submission to correct them and be placed on that month's agenda.

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I certify that I have read the foregoing and that the information submitted is true and accurate to the best of my knowledge:

George Kolb

Applicant





Google

30% Report a problem © 2021 Google



Wappinger Creek

Wappinger Creek

Part 3

(To be completed if a special use permit is sought for any use other than an accessory dwelling unit. Attach additional sheets if necessary.)

1. Describe the proposed use.

provide transient lodging for vistors to the village of Wappingers

2. Will the proposed use utilize the entire site or only a portion thereof? Describe.

Entire building

3. Are any new structures proposed to be constructed? If yes, describe.

NO

4. How many vehicle trips per day is the proposed use anticipated to generate? 1

5. How will the proposed use affect the development of the district in which it is located?

no impact precieved

6. Were any variances or special use permits previously granted for this property? If yes, please describe. NO

7. Describe how the proposed use is compatible with the principles of the zoning district in which it is located, the purposes set forth in this chapter, and the goals of the Comprehensive Plan of the Village of Wappingers Falls.

We feel this use is condusive to the CMU Zone and historical nature of the area

8. Describe how the proposed use is compatible with the adjoining properties and with the natural and man-made environment.

This use fits the nature of providing short term lodging to promote the history

of the village and local businesses in the village

9. Describe how the height of buildings, walls, fences and the nature and extent of landscaping on the site are such that the proposed use will not hinder or discourage the appropriate development and use of adjacent land and buildings.

No proposed changes to the building

10. Describe how the height of buildings, walls, fences and the nature and extent of landscaping on the site are such that the proposed use will not hinder or discourage the appropriate development and use of adjacent land and buildings.

No changes

11. Describe how parking areas will be of adequate size for the proposed use, properly located and suitably screened from adjoining residential uses, and how

appropriate vehicular circulation and infrastructure for the proposed use, including accessibility to fire, police, and emergency vehicles and sufficient water supply and appurtenances, will be provided.

The parcel has parking in front and on the side of the building

12. Will the proposed use generate any noise, fumes, vibration or other characteristics greater than would be the operations of any allowed use not requiring a special permit?

No

13. What will be the overall impact of the proposed use on the site and its surroundings, considering environmental, social and economic impacts of traffic, noise, dust, odors, release of harmful substances, solid waste disposal, glare, or any other nuisances?

No impact

14. Is the location of the proposed use consistent with the goal of creating a healthy mix of uses that enhances the viability of the Village?

Yes by promoting business to local establishments in the Village

15. Is the property located in the historic district or adjacent to a historic structure?
If yes, describe the compatibility of the proposed use with the historic character and use of the structure or structures and the historic character of the site and in the surrounding area.

Yes, the buildings exterior has been restored and maintained

**Supporting Documentation for a
Special Use Permit other than for an Accessory Dwelling**

1. A plot plan to convenient scale showing lot lines, the dimension(s) of all existing structures, and the locations and dimensions of any proposed structures.
2. If the proposed special use is in conjunction with the development of a lot, a formal site plan must be submitted that complies with the site plan requirements found in the Village Code. The site plan must be signed by a licensed professional engineer and shall show all required information, unless otherwise specified by the Planning Board.
3. An EAF short form (or long form if deemed necessary).
4. For any special use permit application that constitutes a land development activity, attach a storm water pollution prevention plan.
5. A copy of the deed for the property showing the current ownership, and copies of any easements for the property.
6. The owner's affidavit.
7. Photographs of the existing structure(s) are helpful but not required.

OWNER'S AFFIDAVIT

This affidavit must be signed by all owners of record of the property.

State of New York)

County of Dutchess) ss.:

_____ 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 special permit approval and that the statements contained therein are true to the best of my/our knowledge and belief.

2. (If applicable) That I/we hereby authorize George & Victoria's 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 special permit 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 noncompliance with the approved application, and with non-compliance with any provision of the Village Code.

6. 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, Code Enforcement Officer or 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, the 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 Planning Board intends to rely on the foregoing representations in making a determination to issue the requested special permit approval.

Under penalty of perjury, I/we declare that I/we have examined this affidavit and that it is true and correct.

Georg Kolb

Owner

Victoria Kolb

Owner

Sworn to before me on the 26 day of October, ²⁰²¹2019

Andrea E. Casey
Notary Public

ANDREA E. CASEY
NOTARY PUBLIC, STATE OF NEW YORK
REG. NO. 01CA6340647
QUALIFIED IN DUTCHESS COUNTY
COMMISSION EXPIRES APR. 18, 2024

Short Environmental Assessment Form

Part 1 - Project Information

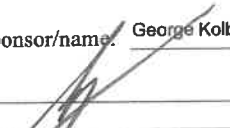
Instructions for Completing

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: Approval for " Inn" use			
Project Location (describe, and attach a location map): 58 McKinley St Wappingers Falls NY 12590			
Brief Description of Proposed Action: Approval to operate Inn in exsiting historiccally building			
Name of Applicant or Sponsor: George & Victoria Kolb		Telephone: 845-418-0299 E-Mail: Gwoodsmith@verizon.net	
Address: 7 Laffin Ave			
City/PO: Wappingers Falls	State: NY	Zip Code: 12590	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <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: Planning Board		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.04 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.04 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input 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			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" 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 type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input 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)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>George Kolb</u> Date: <u>10/26/2021</u>		
Signature:  Title: <u>owner</u>		

Inn

A commercial facility, resembling traditional residential character with common access, providing transient lodging and meals which is characterized by common dining facilities and leisure rooms available for use by lodgers and limited general public with no more than 12 guest rooms.

§ 151-10 Use regulations.

The accompanying Table 4, Use Table, lists the permitted uses of land and buildings and the standards and requirements applying to such uses for the various zoning districts. Only those uses specifically listed in the schedules for each district are permitted by right, site plan review, or subject to issuance of a special use permit. If a use is not listed it is prohibited. Unless otherwise indicated, requirements and standards listed in the tables shall be deemed to be the minimum in every instance of their application. The accompanying tables are herewith incorporated as a part of this chapter.

**Table 4
Use Table**

Legend:

- ¹ For uses in the CMU within the Historic District or a Special Use Permit is required.
- ² In the CMU District that is covered by the Historic District Overlay, the uses in the agricultural, automotive, and industrial categories are prohibited.
- ³ Manufactured Home Overlay.
- By Right.
- X By Site Plan Review.
- S By Special Permit and Site Plan Review.
- Blank = Not Allowed.

A. Residential.

	RMU	R	VR	VM	VC	CMU ¹	Supp Regs
Dwelling, One Family	▪	▪	▪	▪			
Dwelling, Two Family	X		S	S	S	S	
Dwelling, Multi Family	X		X	X	X	X	
Dwelling, Supported Living	X	S	S	S	S	S	
Dwelling, Street Level	X	▪	▪	S			
Dwelling, Accessory	X	S	S	S	S	S	✓
Home Occupation ¹	X	▪	▪	▪	▪	S	✓
Home Occupation ²	X	▪	▪	▪	▪	X	✓
Manufactured Home/Manufactured Home Park ³			S				✓

B. Lodging.

	RMU	R	VR	VM	VC	CMU ¹	Supp Regs
Hotel (no room limit)	X				X	X	
Inn (up to 12 rooms)	X		X	S	X	X	
Bed & Breakfast (up to 5 rooms)	X	S	X	X	X	X	

C. Commercial.

	RMU	R	VR	VM	VC	CMU ¹	Supp Regs
Amusement Centers/ Arcades						X	
Amusement Facility, Accessory						X	✓
Conference Center	X				S	X	
Day-care Center	X				S	X	
Fitness Center	X		S	S	X	X	
Funeral Home			X	X	X	X	
Indoor Recreation	X				S	X	
Marina					S	S	
Medical Clinic					S	X	
Office, Business	X			X	X	X	

	RMU	R	VR	VM	VC	CMU ¹	Supp Regs
Office, Medical	X		S	X	X	X	
Office, Professional	X		S	X	X	X	
Outdoor Recreation	X		S			X	
Restaurant			S	S	X	X	
Retail			S	X	X	X	
Shopping Center						X	
Theater					X	X	
Tavern				S	S	X	

D. Other: Agriculture.²

	RMU	R	VR	VM	VC	CMU	Supp Regs
Animal Hospital					S	X	
Kennel						S	
Garden Nursery				S	S	X	

E. Automotive.²

	RMU	R	VR	VM	VC	CMU	Supp Regs
Towing/ Automobile Service						X	✓
Car Wash						X	✓
Drive-Through Facility						S	✓
Gasoline/ Convenience Station						X	✓
Auto Sales						X	✓

F. Municipal/Civic.

	RMU	R	VR	VM	VC	CMU	Supp Regs
Club or Lodge				S	X	X	
Education Facility					X	X	
Hospital					X	X	
Library					X	X	
Museum				S	X	X	
Parking Structure	X			S	X	X	
Religious Assembly			S	X	X	X	
Municipal/ Institutional	X	X	X	X	X	X	

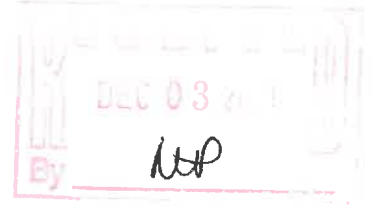
G. Industrial.²

	RMU	R	VR	VM	VC	CMU	Supp Regs
Laboratory						X	
Light Industrial Facility						X	
Heavy Equipment Facility						X	
Technology/ Research Facility					X	X	
Utility Distribution						X	
Wholesale Distribution						X	



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: _____

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)



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: _____ Date of Meeting : _____

Property Identification:

Address: 2648-2650 E. Main St Wappingersfalls, Ny 12590

Zoning District: _____ Existing site area: _____

Owner Information:

Name : Jeff Berifha

Address : 196 Main St

City: Beacon State: NY Zip: 12508

Contact Numbers: (H) 845 765 2281 (C) _____

(E-mail) berifhabrothers@optonline.net

Applicant Information:

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

Name : Norma Corner Shoppe LLC

Address: 2648-2650 E. Main St

City: Wappingersfalls State: NY Zip: 12590

Contact Numbers: (H) 917 974 9110 (C) 917 991 6496

E-mail Address: normaswappigers@gmail.com

Lead Design Professional: (If applicable)

(Indicate the primary design professional associated with this application)

Name: Jason Lichwick

Title: Architect

■ Architect Engineer

Company: Jason Lichwick Architecture PLLC

Address: 1207 US Route 9 Suit 6A, Wappingersfalls Ny 12590

Telephone # : 845 505 8524

E-mail Address: jason@jlarchitectureny.com



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

Proposed Site:

(Property where improvements are proposed)

Existing Use(s): Commercial Retail Space

Proposed square footage: 2500

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.)

See attached

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

12/06/2021
Date

Office use only:

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

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

Planning board application attachment
2648-2650 E Main Street

The two storefronts will be used as a bakery cafe by Norma's Corner Shoppe LLC. The East side will consist of a retail shop and coffee service bar as well as a bakery kitchen in the rear. The West side will consist of an approx 700 square foot seating area, two bathrooms and a stage. There will be access in the rear to a small outdoor seating section.

The work to be completed on the East side will be building a new service counter which will involve plumbing an espresso and coffee machine as well as installing a hand sink. The kitchen area in the rear will be skinned with FRP. a 3 bay sink, 2 ovens and a hood will be installed. The remainder of the kitchen will be refrigeration and work tables along with bakery equipment and supplies.

The work to be completed on the West side will consist of installing a lintel and opening up the back window and door area. There will be a low stage built for storytelling events and small acoustic music groups. The bathrooms will have the doors relocated and will be retiled and wallpapered. Light fixtures will be changed throughout.



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: Jeff Berifha Berisha
Address of property owner: 196 Main St 169 Main Street
City: Beacon State: NY Zip: 12508
Phone number of property owner: (Include home, work, mobile number and e-mail address):
(H) 845 765 2281 (C) _____
(W) _____ (Email) _____
Address of site where work is being conducted: 2648-2650 E. Main St, Wappingerfalls, Ny 12590

Description of work: see attached

Name of person doing work: Jason Radich
Address of person doing work: _____
City: _____ State: _____ Zip: _____
Phone number of person doing work (Include home, work, mobile numbers and e-mail address):
(H) 347 528 4642 (C) _____
(W) _____ (Email) jwradich1@gmail.com

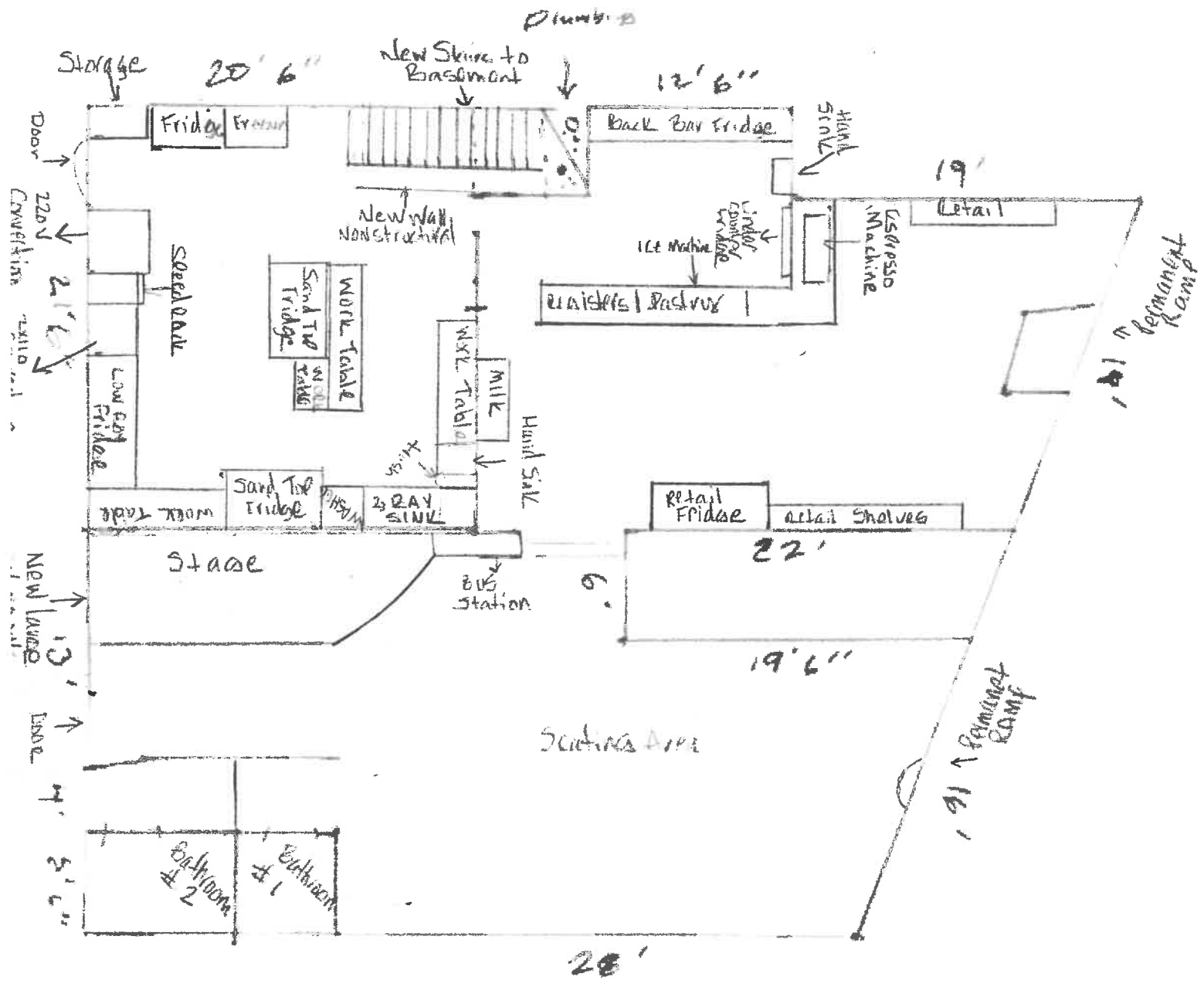
I, as property owner for the above mentioned property, am aware of all work described above and give my consent to the aforementioned person to do the work.



Signature of Property Owner

11/29/2021

Date Signed





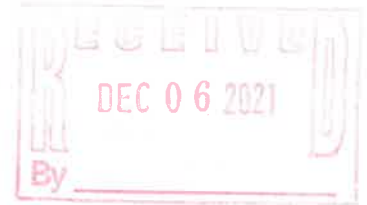
VILLAGE OF WAPPINGERS FALLS

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 Normas Corner Shoppe LLC
Address 2648-2650 E Main st
Wappingersfalls, Ny 12590
Email normaswappingers@gmail.com
Phone 917 991 6496

Owner of Property Jeff Berisha
Address 169 Main St
Beacon NY 12508
Phone 845 756 2281

Location of Property 2648-2650 E Main St, Wappingersfalls, NY 12590

Linear Frontage of building _____ **Zoning District** _____

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

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

Sign Location All applications must be accompanied by a plan, drawn to scale showing the following:

Freestanding signs- the position of the sign in relation to adjacent buildings, structures, roads, driveways, property lines, other signs, lighting fixtures, walls and fences.

Awning, Window, Wall or Projecting signs- the location on awning, window, wall or building, size of awning, total window area of principal façade, or linear frontage of building (as appropriate), projection from building, if relevant, proposed signs position in relation to adjacent signs and lighting fixtures.


Sign Specifications Type Projecting Placement Centered
Landscaping Yes No Size of Sign _____ Height _____ 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 Denise M Plowman

Applicant Signature  Date: 12/6/21

Owner of Property Signature  Date: 12/3/2021

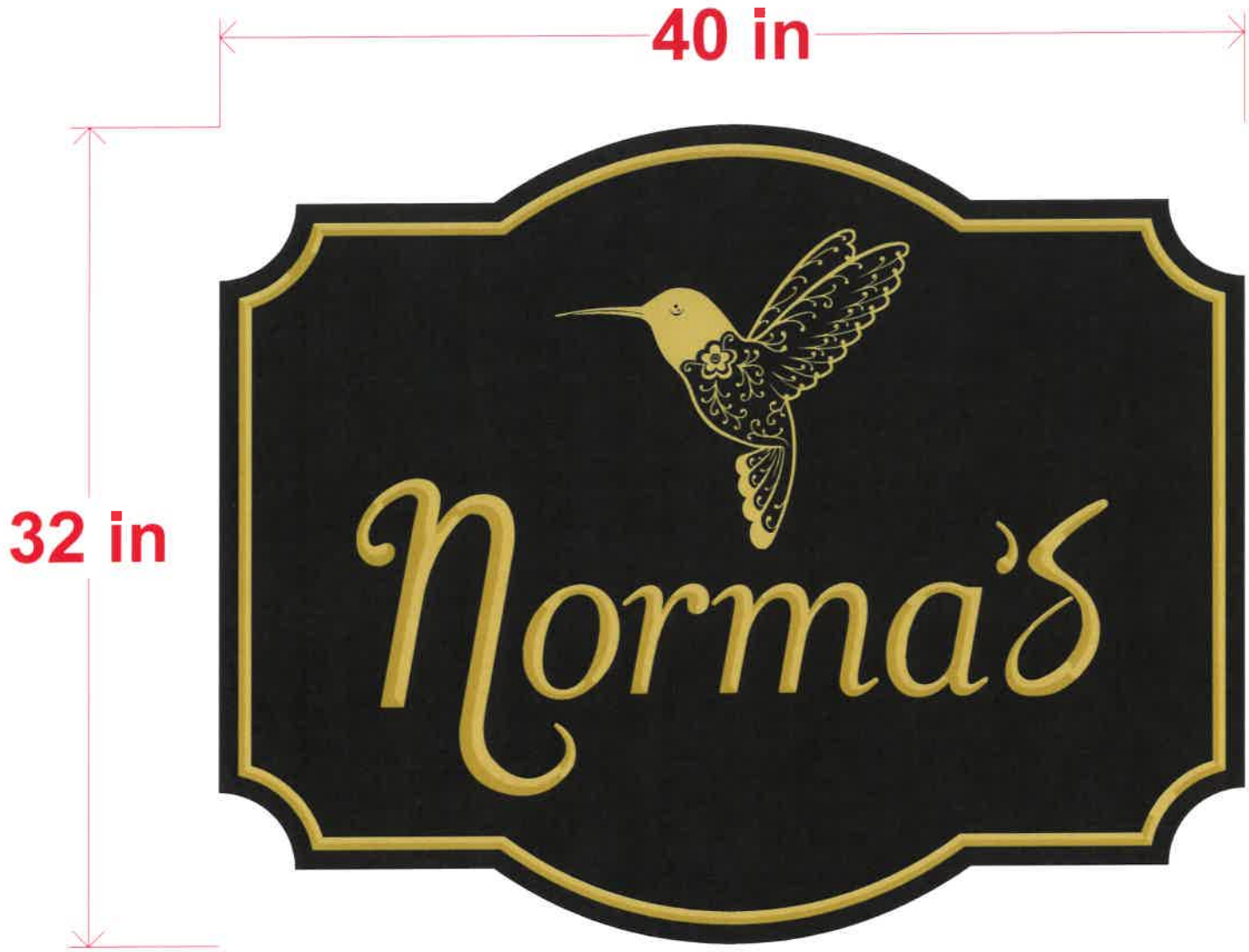
THIS SECTION TO BE COMPLETED BY THE CODE ENFORCEMENT OFFICER

Sign Permit Granted: Date _____ Permit # issued _____

Permit Fee \$ _____ Receipt # _____ Date _____

Sign Permit Application referred to Planning Board Date _____

Comments: _____



Approval Signature

Date

The artwork provided is the exclusive property of Hudson Valley Sign Studio. It is protected by all copyright laws. This artwork can not be used or reproduced without our consent. Unauthorized use is subject to all penalties provided for.

CLIENT INFORMATION

Name: Norma's Wappingers Falls
 Address: 2650 E. Main St. Wappingers Falls, NY
 Contact: Denise Plowman
 Email: normaswappingers@gmail.com
 Date: 12.03.21

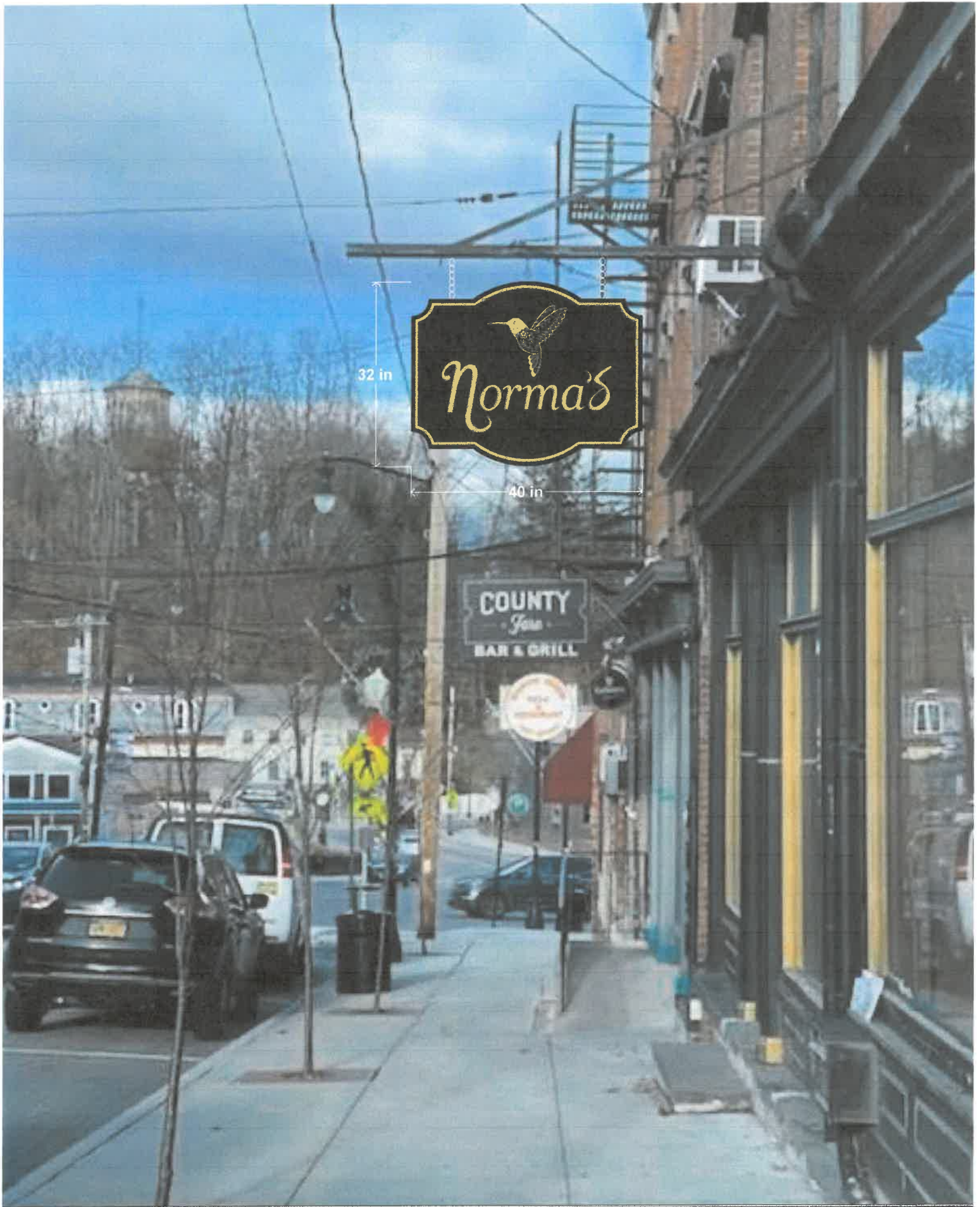
JOB INFORMATION

Quantity: 1x Double Sided Carved Sign
 Material: 1.5" Cedar
 Size: 32"(H) x 40"(W) x 1.5"
 Color: Black & Metallic Gold



(845) 709-6575

www.hudsonvalleysigns.com



Approval Signature _____

Date _____

CLIENT INFORMATION

Name: Norma's Wappingers Falls
 Address: 2650 E. Main St. Wappingers Falls, NY
 Contact: Denise Plowman
 Email: normaswappingers@gmail.com
 Date: 12 03 21

JOB INFORMATION

Quantity: 1x Double Sided Carved Sign
 Material: 1.5" Cedar
 Size: 32"(H) x 40"(W) x 1.5"
 Color: Black & Metallic Gold

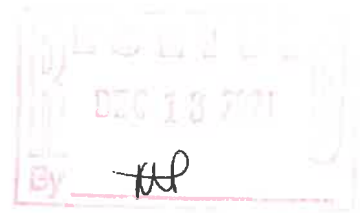
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VILLAGE OF WAPPINGERS FALLS

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: _____

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

DEC 13 2021
[Signature]

APPLICATION FOR PLANNING BOARD REVIEW

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

Date Submitted: _____ Date of Meeting: _____

Property Identification:

Address: Corner of Rt 9 & old Rt 9

Zoning District: CMU Existing site area: .35 Acre

Owner Information:

Name: Frank Alger

Address: 1839 South Rd

City: Wappingers Falls State: NY Zip: 12590

Contact Numbers: (H) 845-298-2926 (C) _____

(E-mail) info@1839southrd.com

Applicant Information:

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

Name: Ryan Figa

Address: 10 Holly Crescent

City: Hopewell Jct State: NY Zip: 12533

Contact Numbers: (H) 914 760 1624 (C) 914-760-1624

E-mail Address: rjgourmetfoods@aol.com

Lead Design Professional: (If applicable)

(Indicate the primary design professional associated with this application)

Name: _____

Title: _____

Architect Engineer

Company: _____

Address: _____

Telephone #: _____

E-mail Address: _____



VILLAGE OF WAPPINGERS FALLS

APPLICATION FOR PLANNING BOARD REVIEW

(Continued)

Proposed Site:

(Property where improvements are proposed)

Existing Use(s): Vacant Land

Proposed square footage: .20

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.)

I am going to be operating a mobile Food Truck
on premises

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]
Signature of Applicant Signed

12/13/21
Date

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: Frank Algier
Address of property owner: 1839 South Rd
City: Wappingers Falls State: NY Zip: 12590
Phone number of property owner: (Include home, work, mobile number and e-mail address):
(H) 845-298-2926 (C) _____
(W) _____ (Email) info@1839soothed.com
Address of site where work is being conducted: Rt 9 & Old Rt 9

Description of work: operation of mobile food truck

Name of person doing work: Ryan Figa
Address of person doing work: 10 Holly Crescent
City: Hopewell Jct State: NY Zip: 12533
Phone number of person doing work (Include home, work, mobile numbers and e-mail address):
(H) 914-760-1624 (C) _____
(W) _____ (Email) rijgourmetfalls@aol.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.

Frank Algier
Signature of Property Owner

12.10.2021
Date Signed

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: The Dog House							
Project Location (describe, and attach a location map): corner of Rt 9 & Old Rt 9							
Brief Description of Proposed Action: Operation of mobile food truck							
Name of Applicant or Sponsor: Ryou Figa		Telephone: 914-760-1624					
		E-Mail: ryoumetfoods@aol.com					
Address: 10 Holly Crescent							
City/PO: Hopewell Jct.		State: NY	Zip Code: 12533				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center; vertical-align: middle;">X</td> <td></td> </tr> </table>	NO	YES	X	
NO	YES						
X							
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td></td> <td style="text-align: center; vertical-align: middle;">X</td> </tr> </table>	NO	YES		X
NO	YES						
	X						
3.a. Total acreage of the site of the proposed action?		.35 acres					
b. Total acreage to be physically disturbed?		.20 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.35 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
Urban	Rural (non-agriculture)	Industrial	Commercial				
		Residential (suburban)					
Forest Agriculture Parkland		Aquatic					
Other (specify): _____							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		<input checked="" type="checkbox"/>	
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<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"/>		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>		
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<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 checked="" 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 checked="" type="checkbox"/>		
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<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? 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:	NO	YES	
	<input checked="" type="checkbox"/>		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: Shoreline Forest Agricultural/grassland Early mid-successional Wetland <i>Wetland</i>			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>		
16. Is the project site located in the 100 year flood plain?	NO	YES	
<input checked="" type="checkbox"/>			
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems off and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input checked="" type="checkbox"/>		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name:  Ryan Figen Date: 12/13/21		
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 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.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PART "B"
APPLICANT / AGENT AFFIDAVIT

State of NY }
County of Dutchess } ss:

I Ryan Figa being duly sworn, deposes and says:

1. That I/we are the Applicant 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 10 Holly Creste Hill Dr NY 14933 in the County of Dutchess and the State of NY.
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

Applicant/Agent

Sworn to before me this 20th day of December, 2021.

[Signature]
Notary Public

KIM ASHCRAFT
NOTARY PUBLIC-STATE OF NEW YORK
No. 01AS6286060
Qualified in Dutchess County
My Commission Expires 07-22-2025

PART "A"
OWNER AFFIDAVIT

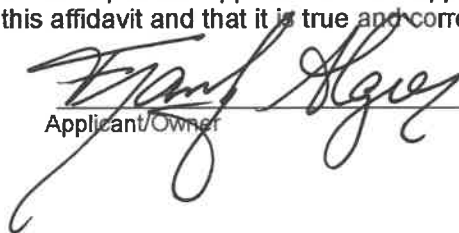
State of NY }
County of Dutchess } ss:

Frank Alger 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 Ryan Figa, 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.

Applicant/Owner

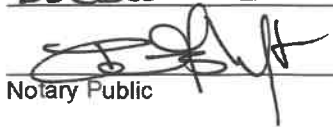
Applicant/Owner



Sworn to before me this 20th day of December, 2021.

Notary Public

KIM ASHCRAFT
NOTARY PUBLIC-STATE OF NEW YORK
No. 01AS6286060
Qualified in Dutchess County
My Commission Expires 07-22-2025



December 10, 2021

Village of Wappingers Falls
7 Spring Street
Wappingers Falls, NY 12590

To Whom It May Concern:

Please provide Mr. Ryan Figa assistance in acquiring the necessary permits in order to operate his business, Dog House Mobile Food Truck, on the property at the corner of Route 9 and Old Route 9 adjacent to Diner in Wappingers Falls, NY.

Your assistance and prompt attention to this matter will be greatly appreciated.

Cordially yours,

Frank O. Algier

Frank O. Algier
FOA/jl

APPLICATION FOR PEDDLER'S LICENSE

Name and Address of Applicant Ryan Fige 10 Holly Crescent Hopewell Jct NY 12533

Name of Corporation/DBA/LLC if applicable The Dog House DBA

Permanent Home Address 10 Holly Crescent Hopewell Jct NY 12533

Name and Address of Firm Represented, if any _____

**Letter of Consent from Firm Represented if applicable

Length of time license requested Yearly Renewal

Description of goods, wares or commodities to be offered for sale Hot Dog Ckn Fingers

Fries, Wings Drinks & Desserts

Method of Distribution Mobile Food truck

Has the applicant been convicted of any felonies and/or misdemeanors? NO

If yes, list ALL _____

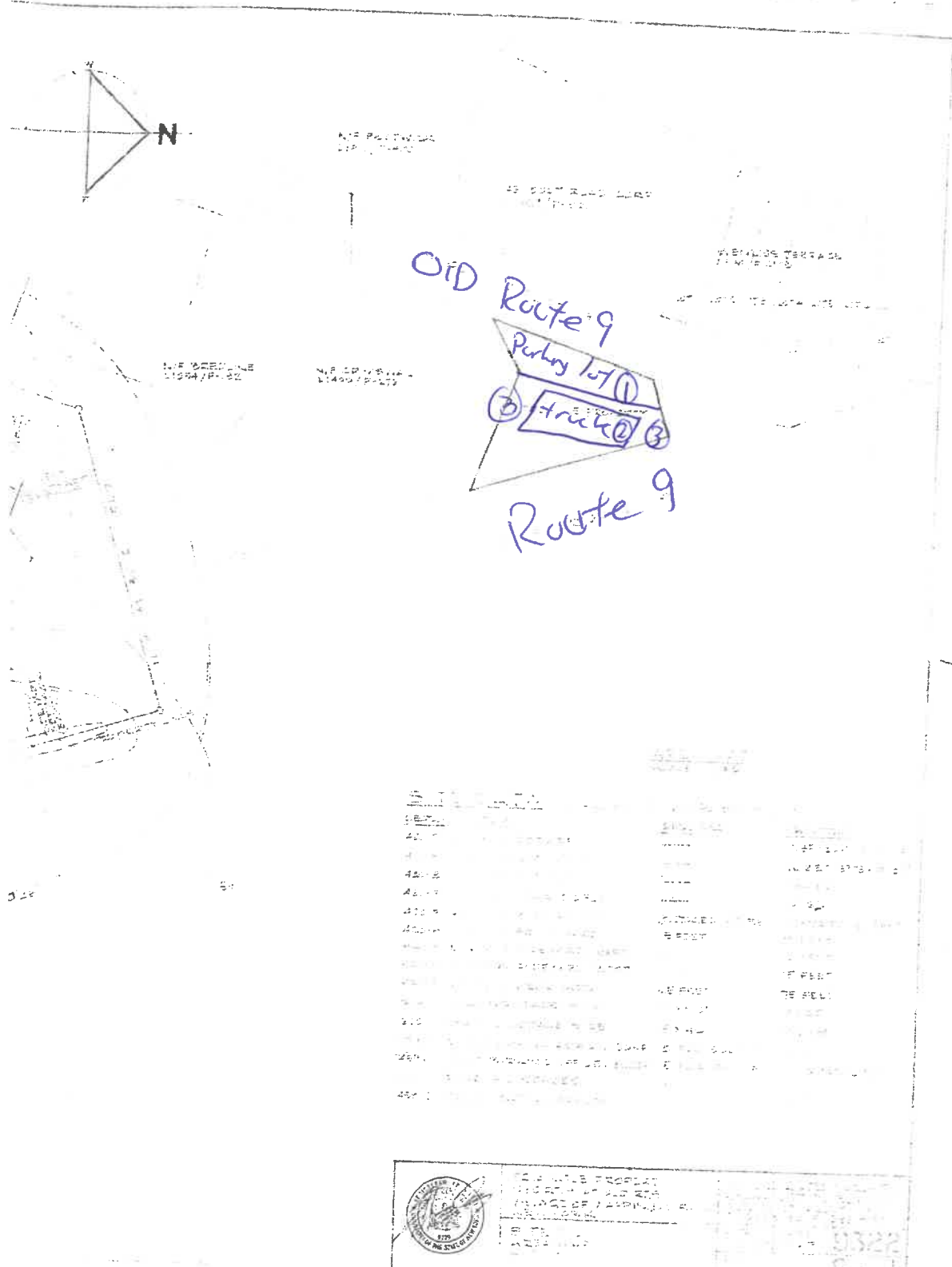
The amount and types of vehicles, if any, to be used by applicant in carrying out the business for which license is requested 1 Food truck Chevy P-30 Guman

Location where business may be conducted Corner of Rt 9 & Old Route 9

Schedule of Fees:

The fees for all licenses shall be \$750.00 per year or \$50.00 per day and \$25.00 per day for each employee of said applicant.

Applicants Signature 





1.) Proposed parking lot will have all new gravel

2.) Truck will be parked on property

3.) 2 picnic tables will be placed on either side of food truck

NO.	DESCRIPTION	AMOUNT	TOTAL
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
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30


 PROFESSIONAL ENGINEER
 STATE OF MICHIGAN
 LICENSE NO. 3722



ParcelAccess

Final Roll

Parcel Grid Identification #:
 135601-6158-19-572074-0000
 Municipality: V. Wappingers Falls

Parcel Location
 Route 9

Owner Name on March 1
 Algier, Frank (P)

Primary (P) Owner Mail Address
 1839 South Rd
 Wappingers Falls NY 125900000



Parcel Details

Size (acres):	0.35 Ac(s)	Land Use Class:	(330) Vacant Land Located in Commercial Areas
File Map:	9817	Agri. Dist.:	(0)
File Lot #:	1	School District:	(135601) Wappinger Falls Central School District
Split Town			

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$100000	\$100000	\$100000	\$100000	\$100000	\$100000

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
N: Non-Homestead	1	100	\$ 100000

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$49000	12/22/2017 2:33:06 PM	22018	823	(C)	1

Site Information:

Site Number: 1	Water Supply:	Sewer Type:	Desirability:	Zoning Code:	Used As:
	()	()	()	A1	()

Special District Information:

Special District: GRLVW	Primary Units:	Advalorem Value
Spec. Dist. Name: Grinnell Public Lib	0	100000

ABSOLUTELY NO ACCURACY OR COMPLETENESS GUARANTEE IS IMPLIED OR INTENDED. ALL INFORMATION ON THIS MAP IS SUBJECT TO CHANGE BASED ON A COMPLETE TITLE SEARCH OR FIELD SURVEY.

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