

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

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**AGENDA OF THE PLANNING BOARD**

February 3, 2022

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

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

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 February 3, 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): 2632 126 5949  
Meeting password: 3spRji3b3qf

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 JANUARY 6, 2022 MINUTES**

**ONGOING APPLICATION**

**McDONALD'S**

**1567 Route 9 (Grid #6158-19-527150) - Ormater Development Corp. (Owner), Alan Roscoe PE (Applicant) – Menu Boards.** The property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing two digital menu boards and two digital pre-browse menu boards in the rear of the building.

**NEW APPLICATIONS**

**NEW BEGINNINGS WINDOW AND DOOR**

**62 Mc Kinley Street (Grid #6158-13-220254) – Dutchess Bleachery LLC (Owner), Domenica Haines (Applicant) – New Business and New Signs.**

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing to operate a window and door distribution company. The applicant is also proposing one wall sign and one freestanding sign.

**THE HOG**

**2703 W Main Street (Grid #6158-14-275361) – Hardy II Corp (Owner), Corrine Sternberg of Starhill Provisions LLC (dba The Hog) and FASTSIGNS (Applicants) – New Sign.**

This property is located in the Village Commercial zoning district. The applicants are proposing one projecting sign.



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www.wappingersfallsny.gov

# SIGN PERMIT APPLICATION

**Name of Applicant** Saxton Sign Corporation (Pat Boni)  
**Address** \_\_\_\_\_  
 \_\_\_\_\_  
**Email** patboni@saxtonsign.com  
**Phone** 1-800-942-6366 (ext. 103)

**Owner of Property** Ormater Development Corporation  
**Address** 25 Van Wagner Road  
Poughkeepsie, NY 12603  
**Phone** 845-473-0200

**Location of Property** 1567 US Route 9  
**Linear Frontage of building** 44-Ft. **Zoning District** CMU - Commercial

**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.

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**Sign Specifications**    **Type** Outdoor Digital Menu Board    **Placement** Rear of Building (See Site Plan)  
**Landscaping**     Yes     No    **Size of Sign** 4.13-Ft. **Height** 2.42-Ft. **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 Saxton Sign Corporation (Pat Boni)

Applicant Signature  Date: 1-4-22

Owner of Property Signature Alan D. Roscoe Digitally signed by Alan D. Roscoe  
DN: C=US, E=aroscoe@core-states.com, CN=Alan D. Roscoe  
Date: 2022.01.04 12:45:30-0500' Date: Jan. 3, 2022

As Authorized Agent for Ormater Development Corp. (Authorization Letter Attached)

**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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





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**Sign Specifications**    **Type** Outdoor Digital Menu Board    **Placement** Rear of Building (See Site Plan)

**Landscaping**     Yes     No    **Size of Sign**    4.13-Ft. Height    4.83-Ft. Width

**Single Faced**     **Double Faced**     **Lighted**

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Applicant Signature *Pat Boni* Date: 1-4-22

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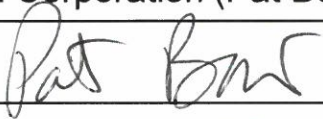


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Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



McDonald's Corporation  
110 N. Carpenter St.  
Chicago, Illinois 60607  
Direct Dial (630) 624-3835  
Email: [Lashawn.Hicks@us.mcd.com](mailto:Lashawn.Hicks@us.mcd.com)

October 18, 2018

**By Federal Express Delivery**

Ormater Development Corporation  
25 Van Wagner Road  
Poughkeepsie, NY 12603  
Attention: Property Owner

Re: Wappingers Falls, NY  
1567 Rte. 9  
L/C: 031-1255; File #09448

Dear Property Owner:

The Village of Wappingers Falls Land Use Board is requiring that Core State Group obtain authorization from the property owner in all matters relative to appearing before the board to obtain approval of the remodel work at the above-referenced site. If you approve, please sign the Owner's Authorization Form enclosed herewith and return to Alan Roscoe with Core State Group in the provided self-addressed Federal Express envelope. We have enclosed a copy of the Application for Planning Board Review from the Village for your reference and files.

Your assistance in expediting the return of the signed documents be greatly appreciated.

If you have any questions regarding this matter, please do not hesitate to contact Alan directly at (857) 500-4702.

Very truly yours,  
McDonald's Corporation

*LaShawn Hicks*

LaShawn Hicks  
Senior Paralegal  
U.S. Legal Department

Enclosures



# 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](mailto:bmurphy@wappingersfallsny.gov)  
[www.wappingersfallsny.gov](http://www.wappingersfallsny.gov)

## APPLICATION FOR PLANNING BOARD REVIEW

Submission Date: October 17, 2018

Date of Meeting: November 1, 2018

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 "PLANNING BOARD SCHEDULE" on the village web site <http://wappingersfallsny.gov/planning-board>

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)~~ <sup>Twelve (12)</sup> 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*)
- Proof that the taxes, water and sewer bills, garbage bills, fines payable to the Village Justice Court and all other fees or fines due and payable to the Village for the property subject to the application are paid in full.
- 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: October 17, 2018 Date of Meeting: November 6, 2018

#### Property Identification:

Address: 1567 US Route 9, Dutchess Co., Village of Wappingers Falls, NY 12590

Zoning District: CMU-Commercial Mixed Use Existing site area: 6.46 acres

#### Owner Information:

Name: Ormater Development Corp.

Address: ~~10 Middle Street~~ 25 VAN WAGNER ROAD

City: ~~Bridgeport~~ POUGHBKEEPSIE State: ~~CT NY~~ Zip: ~~06601~~ 12603

Contact Numbers: (H) \_\_\_\_\_ (C) \_\_\_\_\_

(E-mail) \_\_\_\_\_

#### Applicant Information:

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

Name: Alan D. Roscoe, PE (Core States Architecture & Engineering, P.C.)

Address: 9 Galen Street - Suite 117

City: Watertown State: MA Zip: 02472

Contact Numbers: (H) 857-500-4702 (C) \_\_\_\_\_

E-mail Address: aroscoe@core-eng.com

#### Lead Design Professional: (If applicable)

*(Indicate the primary design professional associated with this application)*

Name: Matthew DeWitt, P.E.

Title: Senior Project Manager

Architect  Engineer

Company: Core States Architecture & Engineering, P.C.

Address: 58 Mount Bethel Road - Suite 301 - Warren, NJ 07059

Telephone #: 215-809-2125

E-mail Address: mdewitt@core-eng.com



VILLAGE OF WAPPINGERS FALLS

APPLICATION FOR PLANNING BOARD REVIEW

(Continued)

**Proposed Site:**

*(Property where improvements are proposed)*

**Existing Use(s):** Fast food restaurant with drive-thru

**Proposed square footage:** Fast food restaurant with drive-thru

**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.)*

This project proposes building facade renovations and improvements to the existing accessible parking area and pathway to the building. Also being proposed is the replacement of the existing drive-thru signage and menu boards.

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

- ~~Ten (10)~~ <sup>Twelve (12)</sup> sets of plans.      ♦ Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.)
- Consent Form      ♦ Application for proposed sign
- Application Fee paid in full.      ♦ 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

\_\_\_\_\_  
Date

**Office use only:**

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

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



(S)

**OWNER'S AUTHORIZATION**

(S)

SUBMIT THE CURRENT

GRANTED PERMISSION TO

Ormater Development Corporation is the Owner of Property located at 1567 Route 9 in the Village of Wappingers Falls, NY and has ~~authorized~~ Core States Architecture & Engineering, PC to ~~prepare~~ applications for remodel of the existing McDonald's Restaurant at the referenced location and to take such necessary actions to secure approval from Village of Wappingers Falls land development departments.



Signature of Owner

Ormater Development Corporation  
~~10 Middle Street, 17<sup>th</sup> Floor~~ **25 VAN WAGEN ROAD**  
~~Bridgeport, CT 06601~~ **POUGKEEPSIE, NY 12603**

State of New York  
County of Dutchess

Sworn before me on this 31<sup>st</sup> day of October, 2018

  
Notary Public

**RACHEL J TINKELMAN**  
**NOTARY PUBLIC-STATE OF NEW YORK**  
**No. 01T16160151**  
**Qualified in Dutchess County**  
**My Commission Expires January 29, 2019**

# VILLAGE OF WAPPINGERS FALLS ZONING BOARD OF APPEALS

In the Matter of the Rehearing of the  
Area Variance Application  
For McDonald's Corporation (Signs)  
1567 Route 9, Wappingers Falls, New York  
Tax Parcel Identification No. 6158-19-527150-0002

**Whereas** the Zoning Board of Appeals of the Village of Wappingers Falls (hereinafter the "Board") received a letter on behalf of the applicant, McDonald's Corporation, requesting reconsideration of the Board's denial of its previous variance application, which was made with the consent of the owner of the parcel, Ormater Development Corp., seeking a variance from §151-25(C)(7) of the Village Code for permission to install two types of outdoor signs, namely a digital pre-browse board and a digital menu board, and more specifically, to install two of each type of sign, for a total of four signs (the "Proposed Signs"), to replace four existing manually-changeable signs; and

**Whereas** during its regular meeting held on January 12, 2021, the Board considered this request and unanimously voted to rehear that portion of the prior variance application; and

**Whereas** a public hearing was set for February 9, 2021, which public hearing was duly-noticed; and

**Whereas** on February 9, 2021, the Board opened the public hearing, and all who wished to speak were heard, following which the public hearing was closed; and

**Whereas** the property is located in the Commercial Mixed-Use (CMU) Zoning District; and

**Whereas** the prior application was referred to Dutchess County Department of Planning and Development, which submitted comments in opposition to the requested variance and recommended denial thereof, requiring, pursuant to GML §239-m(5), that the Board grant the application, if at all, by a vote of the majority plus one, here, that being four members of the five member Board; and

**Whereas** the Board recognizes that, because this is a rehearing, pursuant to Village Code §151-51(K), a unanimous vote of all members present is required for the variance to be granted; and

**Whereas** the Board determined that there were no other involved or interested agencies and declared its intent to be Lead Agency; and

**Whereas** the Board determined that the proposed action would not have a significant adverse environmental impact and thereafter issued a Negative Declaration; and

**Whereas**, in support of its application for rehearing, the applicant offered the following new evidence:

(1) Currently, the signs consist of cardboard behind plexiglass, which are required by McDonald's corporate to be changed three times per day, for breakfast, lunch, dinner and late night menus, the offerings for which vary from time to time. The applicant has indicated that McDonald's corporate will be discontinuing the production of these cardboard signs, such that maintaining the current signs in the future will not be possible or significantly more expensive; and

(2) The signs are currently changed by an employee of the applicant three times per day, requiring someone to enter the drive thru-traffic lane, causing an unsafe condition; and

(3) With the advent of COVID-19, even more traffic is utilizing the drive-thru, making the signage therein more critical to the business. The applicant asserts that the digital signs are more legible than the current cardboard signs and easier to read. In addition, having to have an employee block traffic to manually change the signs further impedes the flow of traffic through the drive-thru.

**Whereas** after due deliberation, including careful consideration of the standard of review for an area variance, namely "the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant," based upon the information before it and familiarity with the project site and the proposed location of the signs, the Board determined that the criteria for issuance of an area variance have been met, specifically:

**A) Whether an undesirable change will be produced in the character of the neighborhood, or a detriment to nearby properties will be created by the granting of the area variance;**

The Board notes that the property is located in a commercial district and is surrounded with commercial uses. The Proposed Signs face either unoccupied properties, other commercial properties, or low-traffic thoroughfares that are part of the commercial property. The signs do not face Route 9 and will not be visible or distracting to motorists on that road. Substituting the Proposed Signs for the existing signs will not change the character of the neighborhood or be a detriment to nearby properties.

**B) Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;**

The applicant has stated that digital signs would be easier to read than the existing menu signs and that this would improve traffic flow on the site, yet only anecdotal evidence has been presented for this. There has been no information presented about alternate methods to improve traffic flow on the site which could be achieved without this variance.

However, the direct benefit sought by the applicant is the signs in the drive thru, which it deems to be critical to its operations, that can be changed multiple times per day, without endangering the safety of an employee to enter the drive thru lanes to change the signs. The Board finds that there are no feasible alternatives for the applicant to achieve this benefit that do not require a variance.

**C) Whether the requested area variance is substantial;**

The variance is substantial in that the applicant is seeking to install a type of sign that is not permitted by code. However, the applicant has indicated that the Proposed Signs are approximately the same size (or smaller) as the signs currently in place, and is replacing the same number of signs, so there would be no change in number or size of signage by the granting of the variance.

**D) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district;**

As noted above, the number and size of the signs is not changing, and the signs will not face Route 9. In addition, the Proposed Signs can be adjusted to meet approved lighting standards and can be programmed to not animate or present the appearance of motion, which will be a condition of approval; and

**E) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variance.**

The hardship may be deemed to be self-created since it stems from the applicant's desire to install signs which do not conform to the Village Code. However, the need for the signs is driven by the fact that McDonald's corporate mandates that the drive-thru signs change multiple times per day and will no longer be supporting the manual signs which do conform to the Code. The fact that the hardship may be self-created does not preclude the granting of the variance.

**Now, therefore,** be it resolved that the Board finds that the benefit to the applicant outweighs the detriment to the health, safety and welfare of the neighborhood or community and thus

grants a variance from Village Code section 151-25(C)(7) to permit the installation of the Proposed Signs, namely, two digital pre-browse boards and two digital menu boards, subject to the following conditions:

- (1) The Proposed Signs are to be located to the rear of the property in the locations shown on the current, approved site plan.
- (2) The Proposed Signs shall change no more than 4 times per day. Turning a sign off shall not constitute a "change."
- (3) The contents of the signs shall transition to the next message without any effects between messages, but this transition may include a brief period where the screen is dark.
- (4) No part of the sign shall be animated or include special effects including, but not limited to, flashing, rotating, scintillating, blinking, strobing, showing action or motion, or present the appearance of any such effects.
- (5) The light intensity of the signs shall not exceed an average of 1.31 footcandles as provided in the lighting plan approved by the Planning Board on July 16, 2019.
- (6) The signs shall be no larger than 10.1 square feet for the pre-menu boards and 20.2 square feet for the menu boards each.

Motion: Allen Firstenberg  
Second: Bridget Gannon

|                          |            |
|--------------------------|------------|
| Allen Firstenberg, Chair | <u>Aye</u> |
| Frank Barresi            | <u>Aye</u> |
| Bridget Gannon           | <u>Aye</u> |
| Loretta Holloway         | <u>Aye</u> |
| Heidi Murphy             | <u>Aye</u> |

The foregoing resolution was duly adopted by a unanimous vote of the members of the Zoning Board of Appeals of the Village of Wappingers Falls at a regular meeting held on February 9, 2021.

By:   
Mercedes Perez, Secretary  
Village of Wappingers Falls Zoning Board of Appeals





October 29, 2021

**VIA FEDERAL EXPRESS**

Mercedes Perez  
Secretary to the Village of Wappingers Falls  
Planning and Zoning Boards  
Planning Board  
2582 South Avenue  
Wappingers Falls, NY 12590

Re: Village of Wappingers Falls (the "Village") October 15, 2021 Planning Board site plan and special permit approvals (the "Approvals") of the petition to remove or modify a condition of the August 1, 2019 site plan Approval (the "Petition") by McDonald's Corporation ("McDonald's") for the property located at 1567 Route 9, Wappingers Falls, New York (the "Property"); Tax Map No.: 6158-19-527150  
**Our File No.: 100-284-066**

Mercedes:

In connection with Approvals regarding the Property, enclosed are the following documents:

1. One (1) copy of the October 15, 2021 Amended Resolution Granting Amended Site Plan Approval to McDonald's Site Improvements ("2021 Amended Site Plan Approval") executed by McDonald's; and
2. One (1) copy of the October 15, 2021 Amended Resolution Granting Special Permit Approval to McDonald's Drive-Through Facility Expansion ("2021 Amended Special Permit Approval") executed by McDonald's.

Please note that the conditions of Approval require:

**2021 Amended Site Plan Approval**

Condition 5 (found on page 4): *The applicant shall sign a copy of this resolution and file with the Planning Board for the purpose of indicating familiarity with the provisions of this resolution and acknowledging receipt of a copy thereof.*

**Response:** Condition 5 acknowledged. A copy of the 2021 Amended Site Plan Approval signed by McDonald's is enclosed.

Responses to all other conditions contained in the 2021 Amended Site Plan Approval will be filed under a separate cover.



BROWN  
ALTMAN &  
DILEO, LLP

**2021 Amended Special Permit Approval**

Condition 6 (found on page 4): *The applicant shall sign a copy of this resolution and file with the Planning Board for the purpose of indicating familiarity with the provisions of this resolution and acknowledging receipt of a copy thereof.*

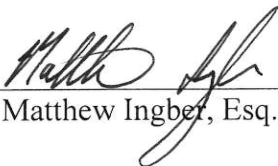
**Response:** Condition 6 acknowledged. A copy of the 2021 Amended Special Permit Approval signed by McDonald's is enclosed.

Responses to all other conditions contained in the 2021 Amended Special Permit Approval will be filed under a separate cover.

Kindly date stamp the enclosed duplicate copy of this submission cover letter and return to our office in the enclosed prepaid FedEx envelope. If you have any questions concerning the foregoing or require additional information, please do not hesitate to contact me at 516-222-0222 or by email at [kbrown@brownaltman.com](mailto:kbrown@brownaltman.com) and [mingber@brownaltman.com](mailto:mingber@brownaltman.com). Thank you

Very truly yours,

BROWN ALTMAN & DILEO, LLP

By:   
Matthew Ingber, Esq.

Encls.

cc: McDonald's Corporation (attn.: Charlie Miller w/o encls.)  
Core States Group (attn: Alan Roscoe, P.E. w/o encls.)

## **Amended Resolution Granting Special Permit Approval to McDonald's Drive-Through Facility Expansion**

**Name of Project:** McDonald's Drive-Through Facility Expansion

**Name of Applicant:** McDonald's Corporation

**Whereas**, the applicant, McDonald's Corporation, has submitted an application for a Special Permit to the Village of Wappingers Falls Planning Board to expand the drive-through facility of an existing restaurant on a  $\pm$  0.753-acre leased area of a  $\pm$  6.464 acre parcel (Tax Map No. 135601-6158-19-527150) located at 1567 Route 9 in the Commercial Mixed Use (CMU) District in the Village of Wappingers Falls, Dutchess County, New York; and

**Whereas**, the Planning Board reviewed the Site Plan entitled "Site Improvement Plan for McDonald's" prepared by Core States Group (Sheets C1 to C10, L1, LP1 and LP2 dated May 29, 2018, and last revised July 16, 2019), and Building Elevations prepared by Core States Group (Sheets A2.1 and A2.2 dated December 1, 2018, and revised July 16, 2019); and

**Whereas**, it was determined that the application required referral to the Village of Wappingers Falls Zoning Board of Appeals for a number of area variances for signage; and

**Whereas**, on May 14, 2019, the Zoning Board of Appeals granted all of the area variances pertaining to signs except those for digital pre-browse and menu boards, as reflected in its resolution of findings; and

**Whereas**, on January 12, 2021, the Zoning Board of Appeals granted a rehearing to the applicant and, on February 9, 2021, the ZBA held a public hearing on the applicant's request for a variance to permit the menu boards to be digital; and

**Whereas**, the ZBA granted the requested variance, imposing the following conditions:

1. The Digital Boards are to be located at the rear of the Property;
2. The Digital Boards shall change no more than four (4) times per day. Turning a sign off shall not constitute a change;
3. The contents of the Digital Boards shall transition to the next message without any effects between messages, but this transition may include a brief period where the screen is dark;
4. No part of the Digital Boards shall be animated or include special effects including, but not limited to, flashing, rotating, scintillating, blinking, strobing, showing action or motion, or present the appearance of any such effects;
5. The light intensity of the Digital Boards shall not exceed an average of 1.31 footcandles as providing in the lighting plan approved by the Planning Board on July 16, 2019; and



6. The Digital Pre-Browse Boards shall each be no larger than 10.1 square feet and the Digital Menu Boards shall each be no larger than 20.2 square feet.

**Whereas**, due to the location of the property on a State highway, the Special Permit application was referred to the Dutchess County Department of Planning and Development for review under General Municipal Law § 239m and the County Planning Department issued a review letter dated June 24, 2019, which recommended that the Planning Board rely upon its own study of the facts in the case with due consideration to the County's comments; and

**Whereas**, the Planning Board fully considered each of the County's comments, and directed the applicant to revise the plans as follows: (a) to remove three (3) parking spaces in the southeast corner of the site to reduce conflicts with vehicles entering the site; (b) to remove the two McDonald's flags on the east side of the building; (c) to make the proposed digital pre-browse and menu board signs be motion-sensor activated to automatically turn on when a car drives up and to automatically turn off when no vehicle is present in the drive-through lane for 5 minutes; (d) to indicate that video components are prohibited; and directed the applicant to revise the photometric plan to eliminate the 19'4" high building-mounted lights and reduce hot spots and overall lighting levels; to ensure that all fixtures are fully shielded, dark-sky complaint with a color temperature no more than 2700K; to include four (4) additional shade trees on site, with all shade trees having a 3½" caliper at time of planting; to include an "inverted U" bicycle rack near the southeast building entrance; and to include high-visibility ladder markings for all crosswalks; and

**Whereas**, the Planning Board considered the County's remaining comments and determined the width of the "in-only" entrance at the southeast corner of the site could not be narrowed since this entrance is used by supply trucks and emergency vehicles which need a wider access; that the additional signs cited by the County were granted area variances by the ZBA; and that a sidewalk along the front (east) facade to connect the two sidewalks would require the removal of landscaping in this area; and

**Whereas**, on March 7, 2019, the Planning Board classified the proposed action as an Unlisted action undergoing uncoordinated review pursuant to SEQR; and

**Whereas**, on July 11, 2019, the Planning Board, in consideration of the Short Environmental Assessment Form (EAF) dated October 17, 2018, and the 'criteria for determining significance' set forth in 6 CRR-NY Part 617.7(c) determined that the proposed action will not cause any potential significant adverse impact on the environment, and thus issued a Negative Declaration deeming an environmental impact statement need not be prepared; and

**Whereas**, on July 11, 2019, the Planning Board opened a duly noticed Public Hearing on the Special Permit application, at which time all interested persons were given the opportunity to speak, and the Planning Board closed the Public Hearing on July 11, 2019; and

**Whereas**, the Planning Board has determined that the proposed drive-through facility meets the specific conditions for an "automotive use" found in § 151-20 of the Zoning Law; and

**Whereas**, the Planning Board has reviewed the application for Special Permit against the standards for a special permit found in §151-27 of the Zoning Law, and specifically against the criteria for a special permit found in §151-27C, and has reached a finding that the proposed use is identical to the existing use, and is compatible with the district, adjoining properties, and the natural and man-made environment; the proposed changes to the existing drive-through will allow for enhanced landscaping, lighting, and improved vehicular circulation and pedestrian traffic flow and safety while allowing for adequate access and egress of emergency vehicles; there will be no impacts resulting from the use on traffic, noise, dust, odors, solid waste disposal, or glare, and the use will not result in the release of harmful substances; and the character of the proposed drive-through facility is consistent with the character of surrounding uses; and therefore on August 1, 2019 the Planning Board determined that the proposed use is consistent with the standards for a special use permit, subject to the imposition of certain conditions; and

**Whereas**, the applicant submitted extensive materials to the Planning Board seeking removal or modification of the portion of the cited condition that required that the menu boards “be motion-sensor activated to automatically turn on when a car drives up and to automatically turn off when no vehicle is present in the drive-through lane for 5 minutes;” and

**Whereas**, the Planning Board considered the applicant’s request at a public meeting held on October 7, 2021, and after review of the submitted materials and due deliberation thereon, determined to delete that portion of the condition, and replace it with a condition that the menu boards be turned off when the restaurant is closed, pursuant to Village Code § 151-12(D)(5); and

**Whereas**, the Planning Board previously had classified the proposed action as an Unlisted action and determined that the proposed action would not cause any potential significant adverse impact on the environment, and issued a Negative Declaration deeming an environmental impact statement need not be prepared; and

**Whereas**, the Planning Board hereby reaffirms that determination, and further specifically concludes that the substitution of a condition that the menu boards be turned off when the business is closed for the condition that the menu boards turn off when a car has not been in the drive-through lane for 5 minutes will not have a significant adverse effect in the environment.

**Whereas**, the project also requires a Site Plan approval; and

**Whereas**, the Planning Board has deliberated on the application and all the matters before it.

**NOW THEREFORE BE IT RESOLVED**, that the Planning Board hereby reaffirms its August 1, 2019 grant of Special Permit approval to McDonald’s Corporation for the proposed expansion of the drive-through facility in accordance with the plans and specifications heretofore submitted, subject to the provisions of the Village Code, upon the following conditions:



- (1) The applicant shall obtain Site Plan approval for the proposed project from the Planning Board.
- (2) The applicant shall comply with all conditions imposed by the Village of Wappingers Falls Zoning Board of Appeals in its resolution of findings, including that the menu boards shall change no more four (4) times per day.
- (3) The two pre-browse boards and two menu boards shall be turned off when the business is closed and shall not include video components.
- (4) Payment to the Village of Wappingers Falls of any outstanding fees due and owing for the review of this application.
- (5) Payment of any and all outstanding escrow balances for consultant review.
- (6) The applicant shall sign a copy of this resolution and file it with the Planning Board for the purpose of indicating familiarity with the provisions of this resolution and acknowledging receipt of a copy thereof.
- (7) The applicant shall continue to comply with all conditions imposed by any of the outside agencies in their permits.

**BE IT FURTHER RESOLVED**, that within five (5) business days of the adoption of this resolution, the Chairman or other duly authorized member of the Planning Board shall cause a copy of this resolution to be filed with the Village Clerk, and a copy sent to the applicant.

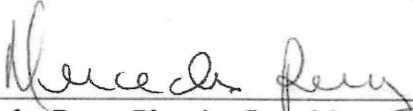
The foregoing resolution was duly adopted by the vote of a majority of the members of the Village of Wappingers Falls Planning Board at a regular meeting held on October 7, 2021, as follows:

Motion: Bonnie Kieffer

Second: Robert McDonough

|                                   |               |
|-----------------------------------|---------------|
| Thomas Morris, Chair              | <u>Aye</u>    |
| Bonnie Kieffer, Vice Chair        | <u>Aye</u>    |
| Alexandra Winsby                  | <u>Absent</u> |
| Joseph Simoni                     | <u>Absent</u> |
| Robert McDonough                  | <u>Aye</u>    |
| Laura Holmes McCarthy (Alternate) | <u>Aye</u>    |
| Rachelle Louis (Alternate)        | <u>Absent</u> |

Resolution Certified, Filed with the Village Clerk and Mailed to the Applicant.

|                                                                                              |                            |
|----------------------------------------------------------------------------------------------|----------------------------|
| <br>_____ | <u>10/15/2021</u><br>_____ |
| Mercedes Perez, Planning Board Secretary                                                     | Date                       |

The Applicant has read the Village of Wappingers Falls Planning Board Resolution titled "Amended Resolution Granting Special Permit Approval to McDonald's Drive-Through Facility Expansion" signed by the Planning Board Secretary on October 15, 2021 and is familiar with its provisions.

**McDonald's Corporation**

|                                                                                                                                                                                 |                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| By: <br>Name: Brian T. Sheedy<br>Title: Senior Counsel<br>McDonald's Special Permit Approval | <u>10/27/21</u><br>Date              |
| Page 4                                                                                                                                                                          | for Drive-Through Facility Expansion |

## **Amended Resolution Granting Amended Site Plan Approval to McDonald's Site Improvements**

**Name of Project:** McDonald's Site Improvements

**Name of Applicant:** McDonald's Corporation

**Whereas,** the applicant, McDonald's Corporation, has submitted an application for Amended Site Plan approval to the Village of Wappingers Falls Planning Board to renovate building facades, construct a  $\pm$  22 sq. ft. building addition, install new signage, create an ADA accessible sidewalk, and expand the drive-through facility of an existing restaurant on a  $\pm$  0.753-acre leased area of a  $\pm$  6.464 acre parcel (Tax Map No. 135601-6158-19-527150) located at 1567 Route 9 in the Commercial Mixed Use (CMU) District in the Village of Wappingers Falls, Dutchess County, New York; and

**Whereas,** the applicant has submitted a Site Plan entitled "Site Improvement Plan for McDonald's" prepared by Core States Group (Sheets C1 to C10, L1, LP1 and LP2 dated May 29, 2018, and last revised July 16, 2019), and Building Elevations prepared by Core States Group (Sheets A2.1 and A2.2 dated December 1, 2018, and revised July 16, 2019); and

**Whereas,** it was determined that the application required referral to the Village of Wappingers Falls Zoning Board of Appeals for a number of area variances for signage; and

**Whereas,** on May 14, 2019, the Zoning Board of Appeals granted all of the area variances pertaining to signs except those for digital pre-browse and menu boards, as reflected in its resolution of findings; and

**Whereas,** on January 12, 2021, the Zoning Board of Appeals granted a rehearing to the applicant and, on February 9, 2021, the ZBA held a public hearing on the applicant's request for a variance to permit the menu boards to be digital; and

**Whereas,** the ZBA granted the requested variance, imposing the following conditions:

1. The Digital Boards are to be located at the rear of the Property;
2. The Digital Boards shall change no more than four (4) times per day. Turning a sign off shall not constitute a change;
3. The contents of the Digital Boards shall transition to the next message without any effects between messages, but this transition may include a brief period where the screen is dark;
4. No part of the Digital Boards shall be animated or include special effects including, but not limited to, flashing, rotating, scintillating, blinking, strobing, showing action or motion, or present the appearance of any such effects;



5. The light intensity of the Digital Boards shall not exceed an average of 1.31 footcandles as providing in the lighting plan approved by the Planning Board on July 16, 2019; and

6. The Digital Pre-Browse Boards shall each be no larger than 10.1 square feet and the Digital Menu Boards shall each be no larger than 20.2 square feet.

**Whereas**, due to the location of the property on a State highway, the site plan application was referred to the Dutchess County Department of Planning and Development for review under General Municipal Law § 239m and the County Planning Department issued a review letter dated June 24, 2019, which recommended that the Planning Board rely upon its own study of the facts in the case with due consideration to the County's comments; and

**Whereas**, the Planning Board fully considered each of the County's comments, and directed the applicant to revise the plans as follows: (a) to remove three (3) parking spaces in the southeast corner of the site to reduce conflicts with vehicles entering the site; (b) to remove the two McDonald's flags on the east side of the building; (c) to make the proposed digital pre-browse and menu board signs be motion-sensor activated to automatically turn on when a car drives up and to automatically turn off when no vehicle is present in the drive-through lane for 5 minutes; (d) to indicate that video components are prohibited; and directed the applicant to revise the photometric plan to eliminate the 19'4" high building-mounted lights and reduce hot spots and overall lighting levels; to ensure that all fixtures are fully shielded, dark-sky complaint with a color temperature no more than 2700K; to include four (4) additional shade trees on site, with all shade trees having a 3½" caliper at time of planting; to include an "inverted U" bicycle rack near the southeast building entrance; and to include high-visibility ladder markings for all crosswalks; and

**Whereas**, the Planning Board considered the County's remaining comments and determined the width of the "in-only" entrance at the southeast corner of the site could not be narrowed since this entrance is used by supply trucks and emergency vehicles which need a wider access; that the additional signs cited by the County were granted area variances by the ZBA; and that a sidewalk along the front (east) facade to connect the two sidewalks would require the removal of landscaping in this area; and

**Whereas**, on March 7, 2019, the Planning Board classified the proposed action as an Unlisted action undergoing uncoordinated review pursuant to SEQR; and

**Whereas**, on July 11, 2019, the Planning Board, in consideration of the Short Environmental Assessment Form (EAF) dated October 17, 2018, and the 'criteria for determining significance' set forth in 6 CRR-NY Part 617.7(c) determined that the proposed action will not cause any potential significant adverse impact on the environment, and thus issued a Negative Declaration deeming an environmental impact statement need not be prepared; and

**Whereas**, on June 6, 2019, the Planning Board determined pursuant to Article VIII of the Zoning Law that a public hearing on the Site Plan application was not necessary; and

**Whereas**, the project also requires a Special Permit and on August 1, 2019, the Planning Board granted the applicant a Special Permit which, as amended, was reaffirmed on October 7, 2021; and

**Whereas**, the applicant submitted extensive materials to the Planning Board seeking removal or modification of the portion of the cited condition that required that the menu boards “be motion-sensor activated to automatically turn on when a car drives up and to automatically turn off when no vehicle is present in the drive-through lane for 5 minutes;” and

**Whereas**, the Planning Board considered the applicant’s request at a public meeting held on October 7, 2021, and after review of the submitted materials and due deliberation thereon, determined to delete that portion of the condition, and replace it with a condition that the menu boards be turned off when the restaurant is closed, pursuant to Village Code § 151-12(D)(5); and

**Whereas**, the Planning Board previously had classified the proposed action as an Unlisted action and determined that the proposed action would not cause any potential significant adverse impact on the environment, and issued a Negative Declaration deeming an environmental impact statement need not be prepared; and

**Whereas**, the Planning Board hereby reaffirms that determination, and further specifically concludes that the substitution of a condition that the menu boards be turned off when the business is closed for the condition that the menu boards turn off when a car has not been in the drive-through lane for 5 minutes will not have a significant adverse effect in the environment.

**Whereas**, the Planning Board has deliberated on the application and all the matters before it.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board has determined that no new residential building lots or dwelling units will be created, and thus deems not applicable to this application the requirement for set-aside of recreation or other open space land or the alternative payment of a cash-in-lieu-of-land recreation fee.

**BE IT FURTHER RESOLVED**, that the Planning Board hereby issues Site Plan approval to McDonald’s Corporation for the proposed alterations in accordance with the plans and specifications heretofore submitted upon the following conditions:

- A. The Planning Board authorizes the Chairman or his authorized designee to sign the Site Plan after compliance with the following conditions:
  - (1) The Site Plan shall be revised as follows:
    - (a) To revise Details S3 and S4 on Sheet C8 to conform to the variance conditions imposed by the ZBA and to show that the menu boards will turn off when the business is closed and will not include video components.
    - (b) To include a signature block for the Planning Board on every sheet of the Site Plan, including the Building Elevations.



- (c) Address all comments set forth in the July 31, 2019 review memorandum from KC Engineering and Land Surveying, P.C. (attached herein) to the satisfaction of the Village Engineer.
  - (d) The applicant shall obtain permission from the NYS Department of Transportation (DOT) to connect the sidewalk and perform work within the DOT right-of-way.
- (2) Payment to the Village of Wappingers Falls of any outstanding fees due and owing for the review of this application.
  - (3) Payment of any and all outstanding escrow balances for consultant review.
  - (4) Submission of Site Plan drawings for stamping and signing in the number and form specified under the Village's Zoning Law, including all required stamps and signatures.
  - (5) The applicant shall sign a copy of this resolution and file it with the Planning Board for the purpose of indicating familiarity with the provisions of this resolution and acknowledging receipt of a copy thereof.

When the above conditions have been satisfied, three (3) sets of the above referenced plans shall be submitted for Planning Board Chairman endorsement. One (1) set shall be returned to the applicant, one (1) set will be retained by the Planning Board, and one (1) set will be provided to the Village Engineer. The applicant must return for approval from the Planning Board if any changes from the endorsed plans are subsequently desired.

B. The following conditions shall be fulfilled prior to the issuance of a Certificate of Compliance (CC):

- (1) All proposed improvements shall have been completed in accordance with the approved Site Plan. In the event that a CC is requested prior to completion of all proposed landscaping, a cash bond in an amount recommended by the Village Engineer will be posted to ensure completion of these features in accordance with the approved Site Plan.
- (2) A CC will not be issued until a member of the Planning Board has conducted a site inspection to verify that all proposed improvements have been completed in accordance with the approved Site Plan and offers their opinion to the Building Department.

C. The following are general conditions which shall be fulfilled throughout the construction and operation of the project:

- (1) The applicant shall continue to comply with all conditions imposed by any of the outside agencies in their permits and approvals.
- (2) All other conditions of the prior site plan approval shall continue to be in effect unless modified by this approval.

**BE IT FURTHER RESOLVED**, that within five (5) business days of the adoption of this resolution, the Chairman or other duly authorized member of the Planning Board shall cause a copy of this resolution to be filed with the Village Clerk, and a copy sent to the applicant.

The foregoing resolution was duly adopted by the vote of a majority of the members of the Village of Wappingers Falls Planning Board at a regular meeting held on October 7, 2021, as follows:

Motion: Bonnie Kieffer

Second: Robert McDonough

Thomas Morris, Chair

Aye

Bonnie Kieffer, Vice Chair

Aye

Alexandra Winsby

Absent

Joseph Simoni

Absent

Robert McDonough

Aye

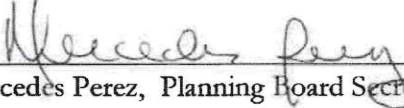
Laura Holmes McCarthy (Alternate)

Aye

Rachelle Louis (Alternate)

Absent

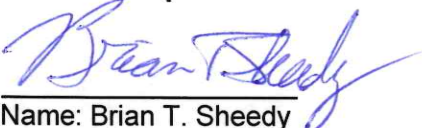
Resolution Certified, Filed with the Village Clerk and Mailed to the Applicant

  
Mercedes Perez, Planning Board Secretary

10/15/21  
Date

The Applicant has read the Village of Wappingers Falls Planning Board Resolution titled "Amended Resolution Granting Amended Site Plan Approval to McDonald's Site Improvements" signed by the Planning Board Secretary on October 15, 2021 and is familiar with its provisions.

**McDonald's Corporation**

By:   
Name: Brian T. Sheedy  
Title: Senior Counsel

10/27/21  
Date



DESIGN AND DEVELOPMENT CONTACTS:

PROPERTY OWNER: ORMATER DEVELOPMENT CORP
25 VAN WAGNER ROAD
POUGHKEEPSIE, NY 12603
APPLICANT: MCDONALD'S CORPORATION
1 MCDONALD'S PLAZA
OAK BROOK, IL 60523
CONTACT: PAUL TREFZ
TEL: (203) 367-3621

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW YORK STATE ONE-CALL SYSTEM (1-800-962-7962) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.

Table with 2 columns: UTILITY COMPANY, PHONE NUMBER. Includes AT&T, Cablevision of Hudson Valley, Central Hudson Gas and Electric Southeast Electric, etc.

ZONING BOARD OF APPEALS ACTIONS:

ON MAY 14, 2019, THE WAPPINGERS FALLS ZONING BOARD OF APPEALS ACTED ON THE FOLLOWING ITEMS:

- DIGITAL MENU BOARD - MENU BOARD APPROVED, DIGITAL - DENIED
ARCH (FRONT FAÇADE) - APPROVED
ARCH (NORTH FAÇADE) - APPROVED
ARCH (SOUTH FAÇADE) - APPROVED

ON FEBRUARY 9, 2021, THE WAPPINGERS FALLS ZONING BOARD OF APPEALS GRANTED A VARIANCE TO PERMIT THE INSTALLATION OF PROPOSED (DIGITAL) SIGNS AT THE SITE SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE PROPOSED SIGNS ARE TO BE LOCATED TO THE REAR OF THE PROPERTY IN THE LOCATIONS SHOWN ON THE CURRENT, APPROVED SITE PLAN.
2. THE PROPOSED SIGNS SHALL CHANGE NO MORE THAN FOUR (4) TIMES PER DAY. TURNING A SIGN OFF SHALL NOT CONSTITUTE A "CHANGE".

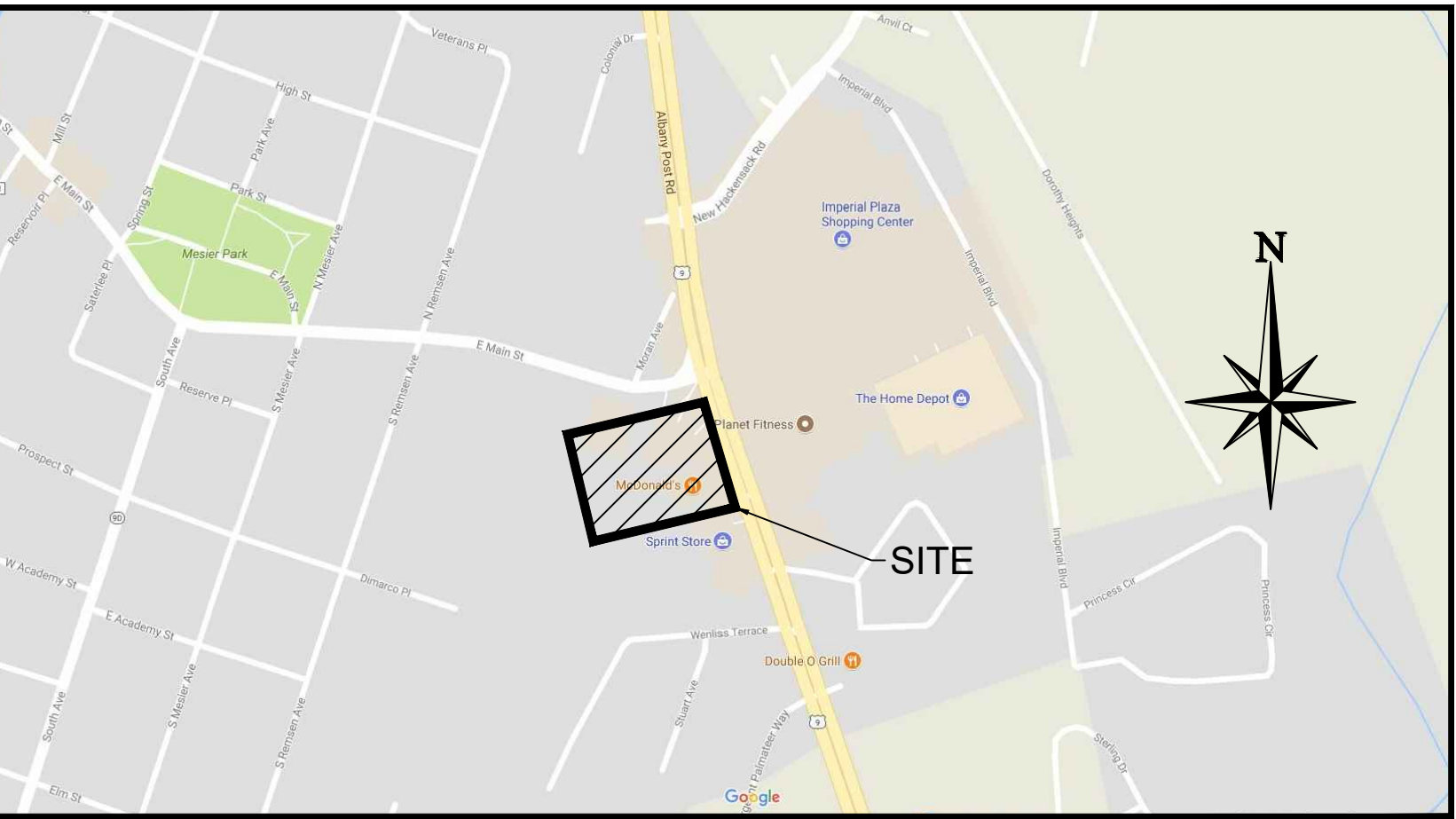
PLANNING BOARD ACTIONS:

ON AUGUST 1, 2019, THE VILLAGE OF WAPPINGER'S FALLS PLANNING BOARD GRANTED APPROVAL OF A SPECIAL PERMIT WITH CONDITIONS

ON OCTOBER 7, 2021, THE VILLAGE OF WAPPINGER'S FALLS PLANNING BOARD GRANTED APPROVAL OF AN AMENDED SPECIAL PERMIT MODIFYING CONDITIONS OF A PRIOR DECISION (DATED AUGUST 1, 2019) MODIFYING THE PRIOR APPROVAL TO REMOVE THE REQUIREMENT FOR A SENSOR AND MENU BOARD SHUTOFF AFTER 5 MINUTES OF INACTIVITY, WITH A CONDITION THAT THE DIGITAL MENU BOARDS SHALL BE TURNED OFF DURING THOSE TIMES WHEN THE RESTAURANT IS CLOSED FOR BUSINESS.

OWNER CERTIFICATION form with fields for OWNER SIGNATURE, DATE, APPLICANT SIGNATURE (ALAN ROSCOE), DATE.

SITE PLAN FOR MCDONALD'S SIDE BY SIDE
McDONALD'S STORE No.: 031-1255
1567 U.S. ROUTE 9
WAPPINGERS FALLS, NY 12590
DUTCHESS COUNTY



VICINITY MAP N.T.S.

SHEET INDEX table listing sheets C1 through C6-C10, their names (COVER SHEET, GENERAL NOTES, DEMOLITION AND EROSION CONTROL PLAN, etc.), and reference drawings.

GENERAL NOTES:

- 1. EXISTING CONDITION, INCLUDING PROPERTY LINES, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WERE TAKEN FROM THE BOUNDARY & TOPOGRAPHIC SURVEY ENTITLED: BOUNDARY & TOPOGRAPHIC SURVEY
2. ALL PHASES OF THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER/DEVELOPER SITE WORK SPECIFICATIONS

PROJECT NARRATIVE:

THIS PROJECT PROPOSES BUILDING FAÇADE RENOVATIONS AND SITE IMPROVEMENTS TO THE EXISTING ACCESSIBLE PARKING AREA AND PATHWAY TO THE BUILDING MAIN ENTRANCE. ALSO, BEING PROPOSED IS THE REPLACEMENT OF THE EXISTING DRIVE-THRU SIGNAGE AND MENU BOARDS.

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) NO. 36027C0456E, MAP EFFECTIVE DATE MAY 2, 2012.

ZONING DATA:

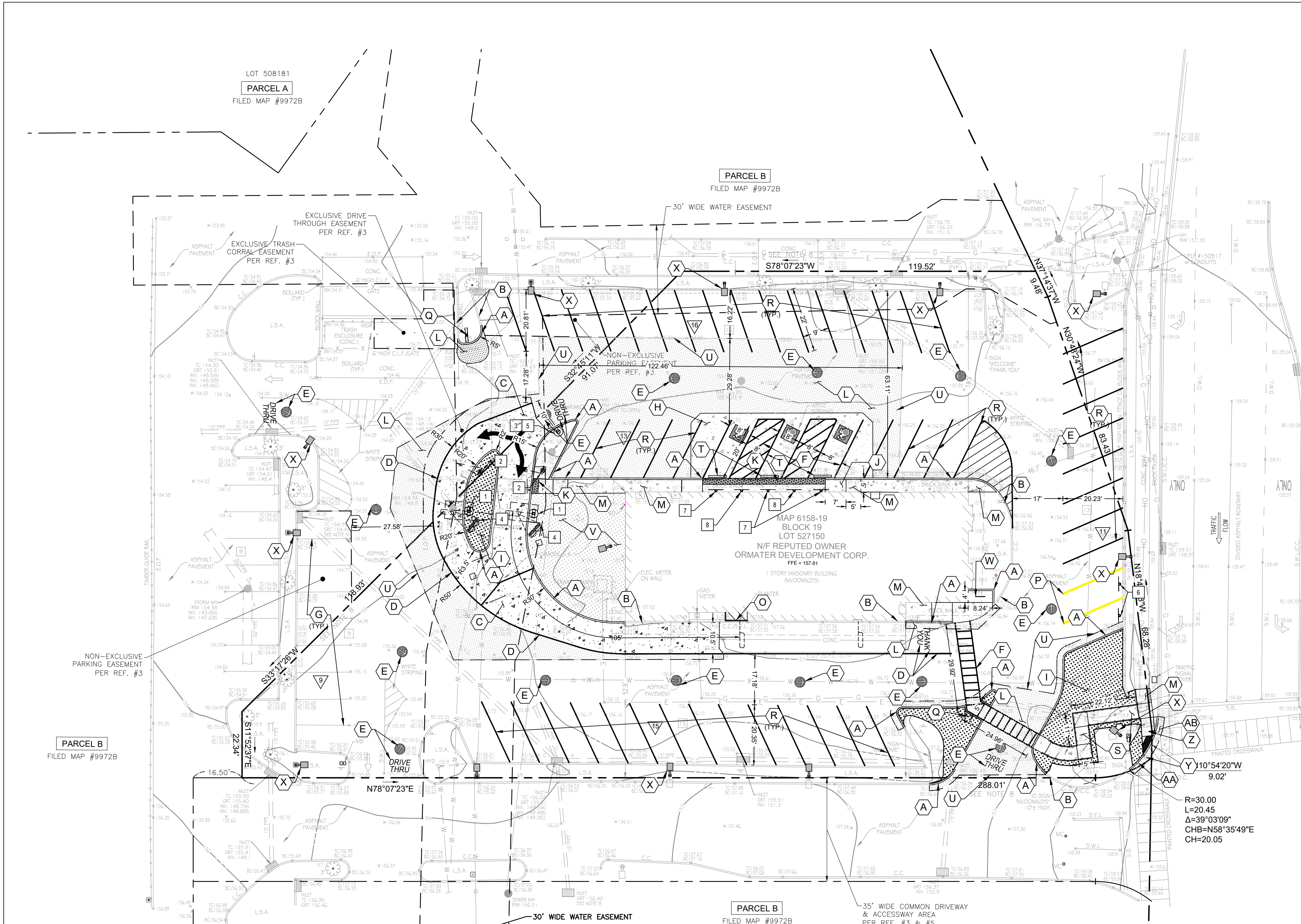
ZONING DATA table comparing required vs existing vs proposed dimensions for Commercial Mixed Use (CMU).

Village of Wappingers Falls Planning Board Final Approval Dated: PB Chairman: PB Secretary:

Logos for Dig Safely New York and Core States Architecture and Engineering P.C. with contact information.

Vertical sidebar containing project title 'SITE IMPROVEMENTS PLAN FOR MCDONALD'S COVER SHEET', sheet number 'C1', and various project details and signatures.





**U.S. ROUTE 9 (S.H. 5154)**  
(A.K.A. ALBANY POST ROAD)  
(VARIABLE WIDTH)

**GENERAL NOTES:**

THIS DRAWING REFERENCES: BOUNDARY & TOPOGRAPHIC SURVEY VILLAGE AND TOWN OF WAPPINGERS FALLS, DUTCHESS COUNTY, STATE OF NEW YORK LOT 527150, BLOCK 19, MAP 6158-19 PREPARED BY: GALLAS SURVEYING GROUP DATED: 02/06/17

1) **EQUITABLE OWNER/APPLICANT:** McDONALD'S CORPORATION  
1 McDONALD'S PLAZA  
OAK BROOK, IL 60523  
TEL: (914) 631-9620

2) **SITE ADDRESS:** 1567 U.S. ROUTE 9  
VILLAGE AND TOWN OF WAPPINGERS FALLS, NY 12590  
DUTCHESS COUNTY, STATE OF NEW YORK

3) **ZONING DATA:** ZONED: CMU - COMMERCIAL  
PROPOSED USE: RESTAURANT (PERMITTED)  
FAST FOOD RESTAURANT WITH DRIVE-THRU (PERMITTED BY SPECIAL USE)

|                          | REQUIRED         | EXISTING | PROPOSED       |
|--------------------------|------------------|----------|----------------|
| MIN. LOT AREA:           | N/A              | 6.464 AC | 6.464 AC       |
| MIN. LOT FRONTAGE:       | N/A              | 792.35'  | 792.35'        |
| MIN. LOT WIDTH:          | 100'             | 472.27'  | 472.27'        |
| MIN. MAX. FRONT SETBACK: | 2112' (25' MIN.) | 46.7'    | 46.7'          |
| MIN. MAX. SIDE SETBACK:  | 0/24' (25' MIN.) | 52.9' *  | 52.9' *        |
| MIN. REAR SETBACK:       | 0' (25' MIN.)    | 325'     | 325'           |
| MAX. LOT COVERAGE:       | 85%              | 82.88%   | 82.88%         |
| MIN. FRONTAGE BUILDOUT:  | 80%              | E.C.     | (Δ32,398 S.F.) |
| MIN. GREENSPACE:         | 5%               | 16.03%   | 17.12%         |
| HEIGHT:                  | 25'              | 16' 4"   | 16' 0"         |

\*TO LEASE LINE

4) **PARKING REQUIREMENTS:**  
FOR A RESTAURANT USE PARKING REQUIREMENTS ARE DETERMINED BY SITE PLAN REVIEW (SPR).  
EXISTING MCDONALD'S AREA PARKING: 67 SPACES (INCLUDING 2 HANDICAPPED SPACES)  
PROPOSED MCDONALD'S AREA PARKING: 64 SPACES (INCLUDING 3 HANDICAPPED SPACES) (WITHIN EASEMENT, LEASEHOLD, AND PROPERTY SUBJECT TO NYDOT LICENSE)

**PARKING STALL DIMENSIONS:**  
EXISTING: 9'X18'  
REQUIRED: 9'X18'  
PROPOSED: 9'X18'

5) ALL EXISTING FEATURES ARE TO REMAIN UNLESS OTHERWISE NOTED.

6) ALL PAVEMENT MARKINGS SHALL BE LONG LIFE EPOXY.

7) PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.

8) ALL OFF-PREMISE CONSTRUCTION ACTIVITIES SHALL ONLY BE PERFORMED WITH CONSENT OF PROPERTY OWNER.

9) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

10) ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

11) SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

12) ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.

13) CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.

**GENERAL DEVELOPMENT NOTES:**

- MCDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR. THE FOUNDATION DESIGN ARE BY OTHERS.
- BASES, ANCHOR BOLTS, CONDUIT AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
- PROPOSED UTILITIES ARE ONLY SHOWN IN SCHEMATIC LAYOUT. EXACT LOCATIONS SHALL BE DETERMINED PRIOR TO CONSTRUCTION. SHOULD THERE BE ANY DISCREPANCIES, THE CONTRACTOR SHALL HALT WORK AND NOTIFY THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
- FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAYMENT UNLESS OTHERWISE NOTED ON THESE PLANS.
- ALL DIMENSIONS SHOWN ARE TAKEN FROM FACE OF CURB UNLESS OTHERWISE INDICATED.
- ALL FEATURES SHOWN ARE EXISTING UNLESS OTHERWISE INDICATED.
- EXISTING CONDITIONS ARE BASED ON BOUNDARY & TOPOGRAPHIC SURVEY BY GALLAS SURVEYING GROUP DATED 02/06/2017.
- ALL DIMENSIONS FROM PROPERTY LINES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING THE SITE UNTIL WORK IS ACCEPTED BY THE OWNER.
- ANY DAMAGE TO THE EXISTING CURB AS A RESULT OF THIS DEVELOPMENT MUST BE REPLACED AS NECESSARY.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ANY DEBRIS AND FLUSH OUT ALL EXISTING AND NEW STORM DRAINAGE FACILITIES WITHIN THE PROJECT LIMITS AT THE COMPLETION OF THE CONSTRUCTION.
- ALL NEW BUILDING SIGNAGE WILL COMPLY WITH ZONING REGULATIONS.
- PROVIDE ADEQUATE OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
- ALL QUANTITIES SHOWN ON PLANS ARE APPROXIMATE AND FOR REFERENCE ONLY.
- CONTRACTOR TO VERIFY ALL MINIMUMS CALLED OUT ON THE CIVIL PLANS AND SHALL NOTIFY ENGINEER AND ACM IF MINIMUMS CANNOT BE MET.
- REFER TO SHEET C2 FOR GENERAL NOTES.
- AT TIME OF CONSTRUCTION IN THE VICINITY OF THE WATER LINE, THE CONTRACTOR SHALL DIG TEST PITS IN THE AREAS OF PROPOSED FRESHWATER FIXTURES TO ENSURE NO CONFLICT EXISTS. THE CONTRACTOR SHALL NOTIFY THE VILLAGE IN ADVANCE OF ANY TEST PITS ACTIVITIES.
- AFTER VERIFYING ADEQUACY OF GREASE TRAP CAPACITY, CONTRACTOR SHALL PUMP OUT, REMOVE ACCUMULATED GREASE AND DISPOSE OF APPROPRIATELY TO ENSURE CONTINUED FUNCTION.

**SITE LEGEND**

|  |                                    |
|--|------------------------------------|
|  | EXISTING PROPERTY BOUNDARY LINE    |
|  | EXISTING ADJOINING PROPERTY LINE   |
|  | EXISTING ROAD CENTERLINE           |
|  | PROPOSED ROAD CENTERLINE           |
|  | PROPOSED DITCH CENTERLINE          |
|  | PROPOSED LIMITS OF BMP / DETENTION |
|  | PROPOSED SAWCUT LINE               |
|  | LIMITS OF DISTURBANCE              |
|  | EXISTING CURB                      |
|  | PROPOSED CURB                      |
|  | PROPOSED MOUNTABLE                 |
|  | PROPOSED BUILDING                  |
|  | PROPOSED ASPHALT (± 5.607 S.F.)    |
|  | PROPOSED CONCRETE (± 4.523 S.F.)   |
|  | PROPOSED LANDSCAPE (± 576 S.F.)    |
|  | PROPOSED BRIDGE                    |
|  | PROPOSED WATER STRUCTURES          |
|  | PROPOSED STORM STRUCTURES          |
|  | PROPOSED SANITARY STRUCTURES       |
|  | EXISTING SANITARY STRUCTURES       |
|  | EXISTING WATER STRUCTURES          |
|  | PROPOSED PARKING COUNT             |

**SITE KEY NOTES:**

- A. PROPOSED CURB. REFER TO SHEET C7 FOR DETAIL.
- B. EXISTING CURB TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- C. PROPOSED CONCRETE SIDE BY SIDE DRIVE-THRU PAD. REFER TO SHEET C7 AND C8 FOR DETAIL.
- D. PROPOSED DRIVE THRU MARKING. MUST BE LONG LIFE EPOXY. REFER TO SHEET C11 FOR DETAIL.
- E. PROPOSED DIRECTIONAL STRIPING. MUST BE LONG LIFE EPOXY. REFER TO SHEET C11 FOR DETAIL.
- F. PROPOSED ACCESSIBLE STRIPING. MUST BE LONG LIFE EPOXY. REFER TO SHEET C8 FOR DETAIL.
- G. EXISTING PARKING STRIPING TO REMAIN (TYP.). CONTRACTOR TO PROTECT IN PLACE.
- H. PROPOSED ACCESSIBLE PARKING CONCRETE PAD. REFER TO SHEET C8 FOR DETAIL.
- I. PROPOSED SOD LANDSCAPE.
- J. PROPOSED ACCESSIBLE PARALLEL CURB RAMP. REFER TO SHEET C7 FOR DETAIL.
- K. PROPOSED 2" WIDE DETECTABLE WARNING. REFER TO SHEET C7 FOR DETAIL.
- L. PROPOSED ASPHALT PAVEMENT. REFER TO SHEET C8 FOR DETAIL.
- M. PROPOSED CONCRETE SIDEWALK. REFER TO SHEET C7 FOR DETAIL.
- N. NOT USED.
- O. PROPOSED BUILDING ADDITION. REFER TO ARCHITECTURAL DRAWING FOR DETAIL.
- P. PROPOSED PULL FORWARD YELLOW PAVEMENT MARKING. THE PAINT COLOR OF THE STRIPE SHOULD MATCH PMS 123 YELLOW.
- Q. PROPOSED RELOCATED "DO NOT ENTER" SIGN.
- R. PROPOSED PARKING STRIPING (TYP.).
- S. PROPOSED ACCESSIBLE RAMP WITH HANDRAILS. REFER TO SHEET C7 FOR DETAIL.
- T. PROPOSED WHEELSTOP. REFER TO SHEET C7 FOR DETAIL.
- U. PROPOSED SAWCUT.
- V. EXISTING LANDSCAPED AREA TO REMAIN.
- W. PROPOSED BIKE RACK. REFER TO SHEET C7 FOR DETAIL.
- X. PROPOSED LUMINAIRE. REFER TO SHEET LP1 FOR DETAIL.
- Y. EXISTING WATER SHUTOFF TO REMAIN. ADJUST COVER TO GRADE.
- Z. PROPOSED NYSDOT CURB RAMP WITH DETECTABLE WARNING SURFACE. REFER TO SHEET C10 FOR DETAIL.
- AA. PROPOSED NYSDOT CURB. REFER TO SHEET C10 FOR DETAIL.
- AB. PROPOSED NYSDOT PAVEMENT RECONSTRUCTION. REFER TO SHEET C10 FOR DETAIL.

**SIGN LEGEND:**

1. PROPOSED DRIVE-THRU CANOPY.
2. PROPOSED DIGITAL PRE-BROWSE MENU.
3. PROPOSED WELCOME POINT GATEWAY.
4. PROPOSED DIGITAL MENU BOARD.
5. PROPOSED ANY LANE ANY TIME BOLLARD SIGN.
6. PROPOSED PULL FORWARD SIGN.
7. ACCESSIBLE PARKING SIGNS.
8. PROPOSED "NO STOPPING ANYTIME" SIGN.

VERIFY SIGNAGE WITH SIGN ORDER REQUEST FORM. VERIFY LOCATIONS WITH MCDONALD'S REPRESENTATIVE.

VILLAGE OF WAPPINGERS FALLS  
PLANNING BOARD

FINAL APPROVAL DATED: \_\_\_\_\_

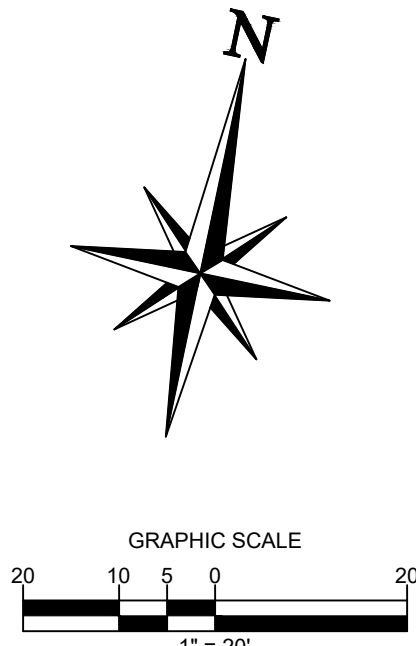
PB CHAIRMAN: \_\_\_\_\_

PB SECRETARY: \_\_\_\_\_

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| AI       | DIGITAL MENU BOARDS |   | DATE     | REV | DESCRIPTION                             |
|----------|---------------------|---|----------|-----|-----------------------------------------|
| 11/04/21 | 7                   | 6 | 07/16/19 | 5   | PER REVIEW COMMENTS DISCUSSED 7/11/19   |
|          |                     |   | 04/16/19 | 4   | REVISED PER ORWATER DEV. CORP. COMMENTS |
|          |                     |   | 2/20/19  | 3   | REVISED DRIVE-THRU TO SIDE BY SIDE      |
|          |                     |   | 11/28/18 | 2   | REVISIONS PER TECHNICAL REVIEW COMMENTS |
|          |                     |   | 11/20/18 | 1   | REVISIONS PER TECHNICAL REVIEW COMMENTS |
|          |                     |   |          |     |                                         |

TITLE: SITE IMPROVEMENTS PLAN FOR MCDONALD'S

SHEET: \_\_\_\_\_

SITE PLAN

SITE ADDRESS: 1567 U.S. ROUTE 9, WAPPINGERS FALLS, NY 12590

C.S.G. PROJECT # MCD-21069

C4

**CORE STATES**

ARCHITECTURE AND ENGINEERING P.C.

11/09/2021 DATE

BRIAN SEARCY, P.E.

NY LICENSE #094977

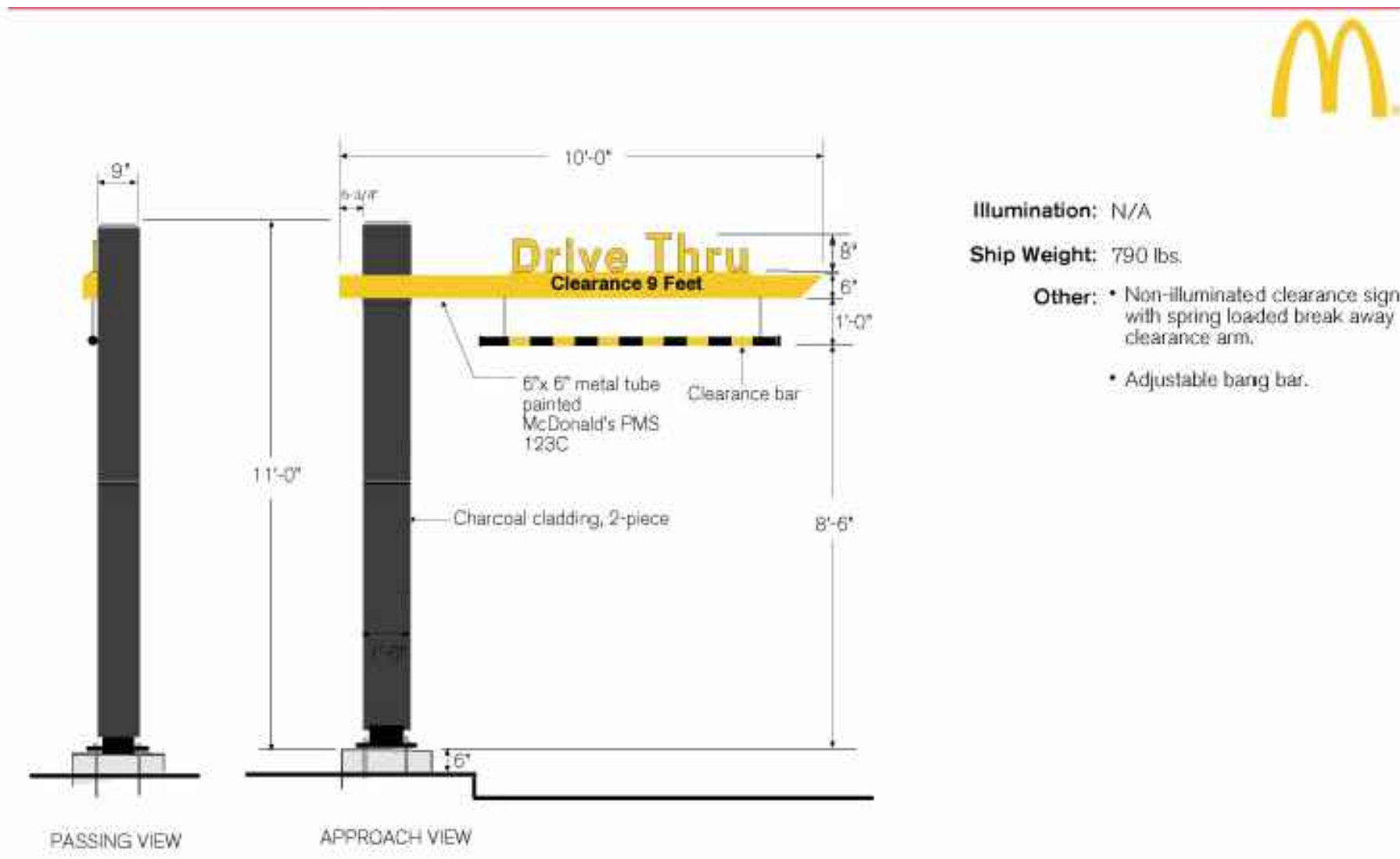
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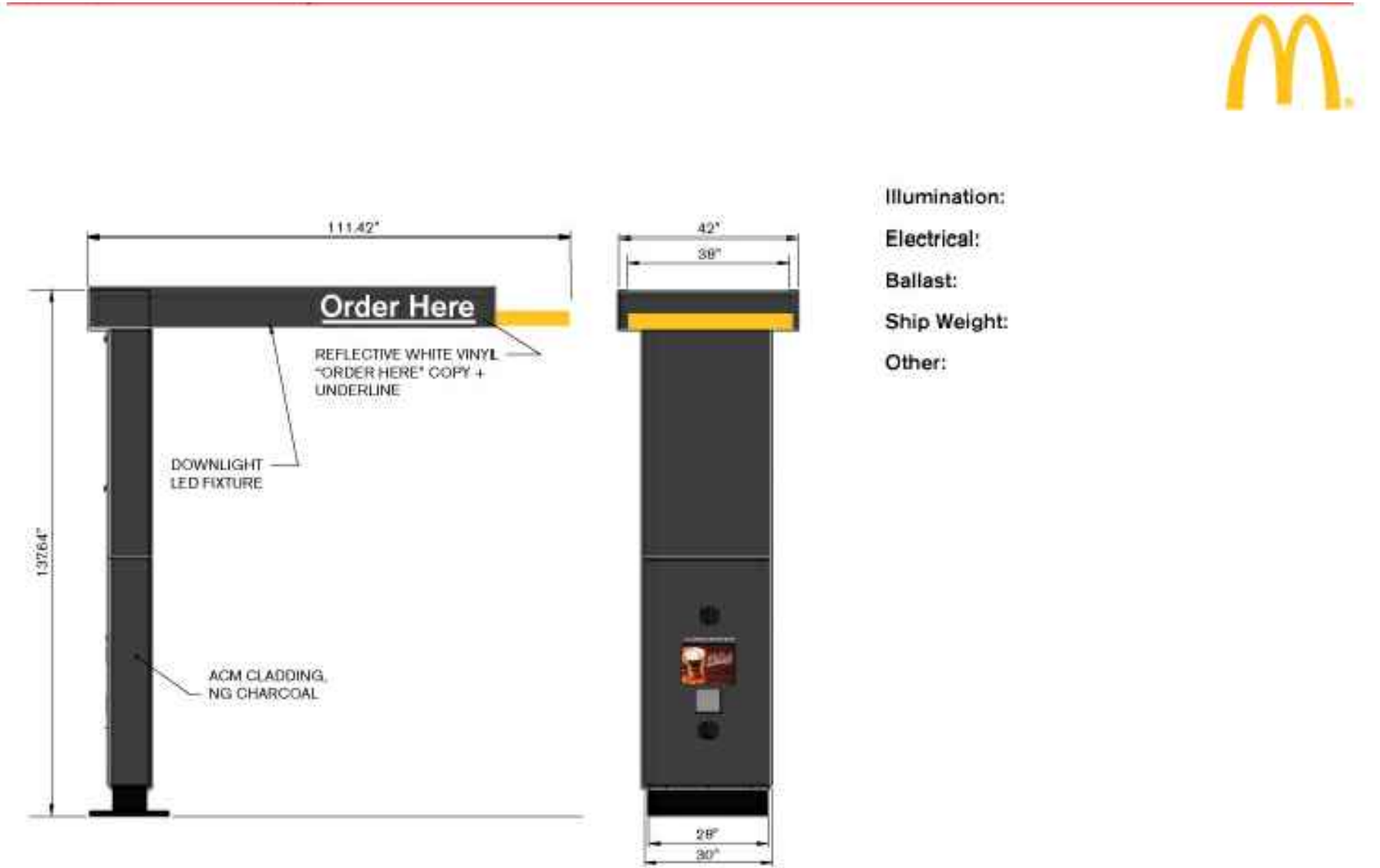
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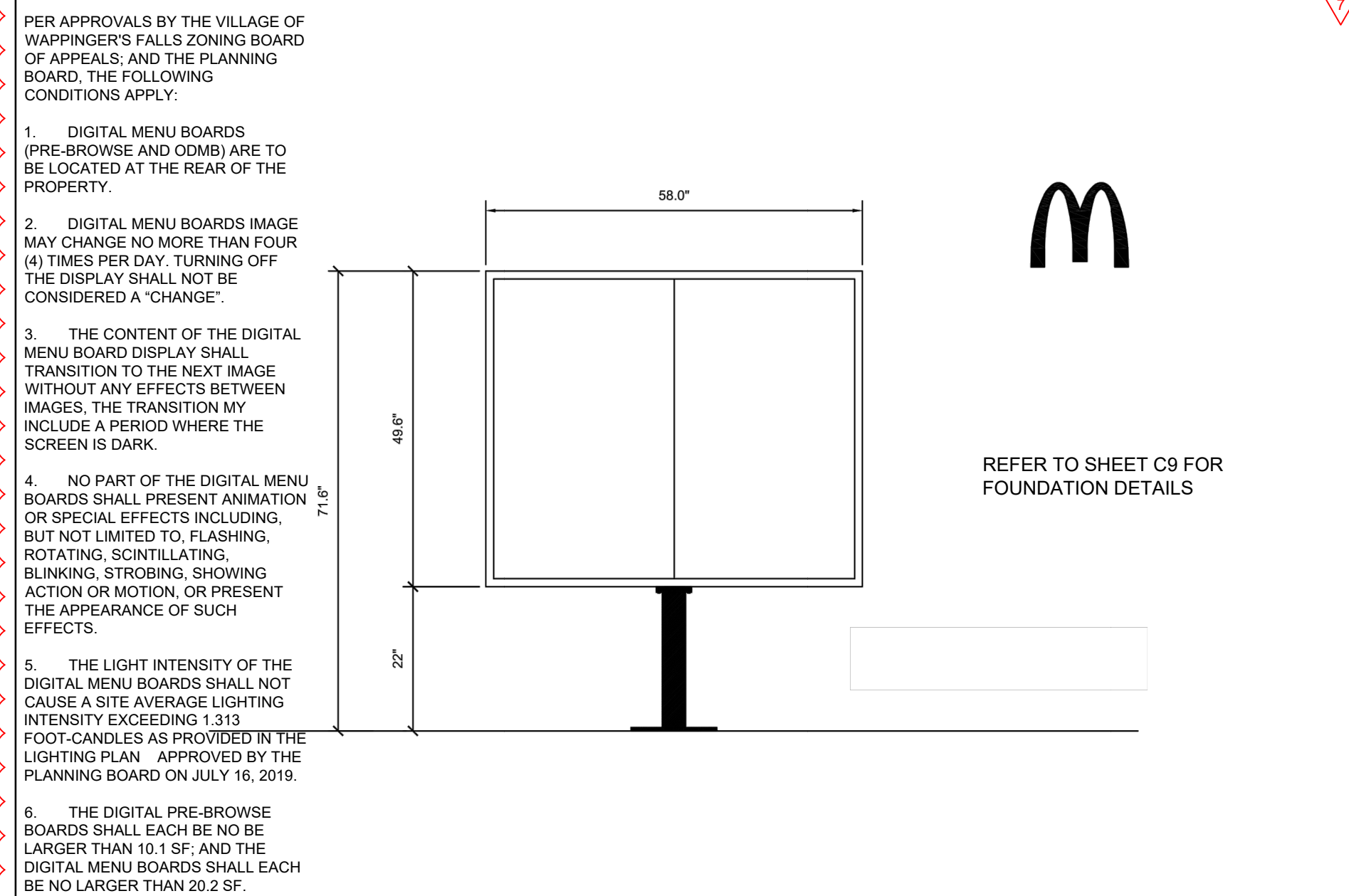




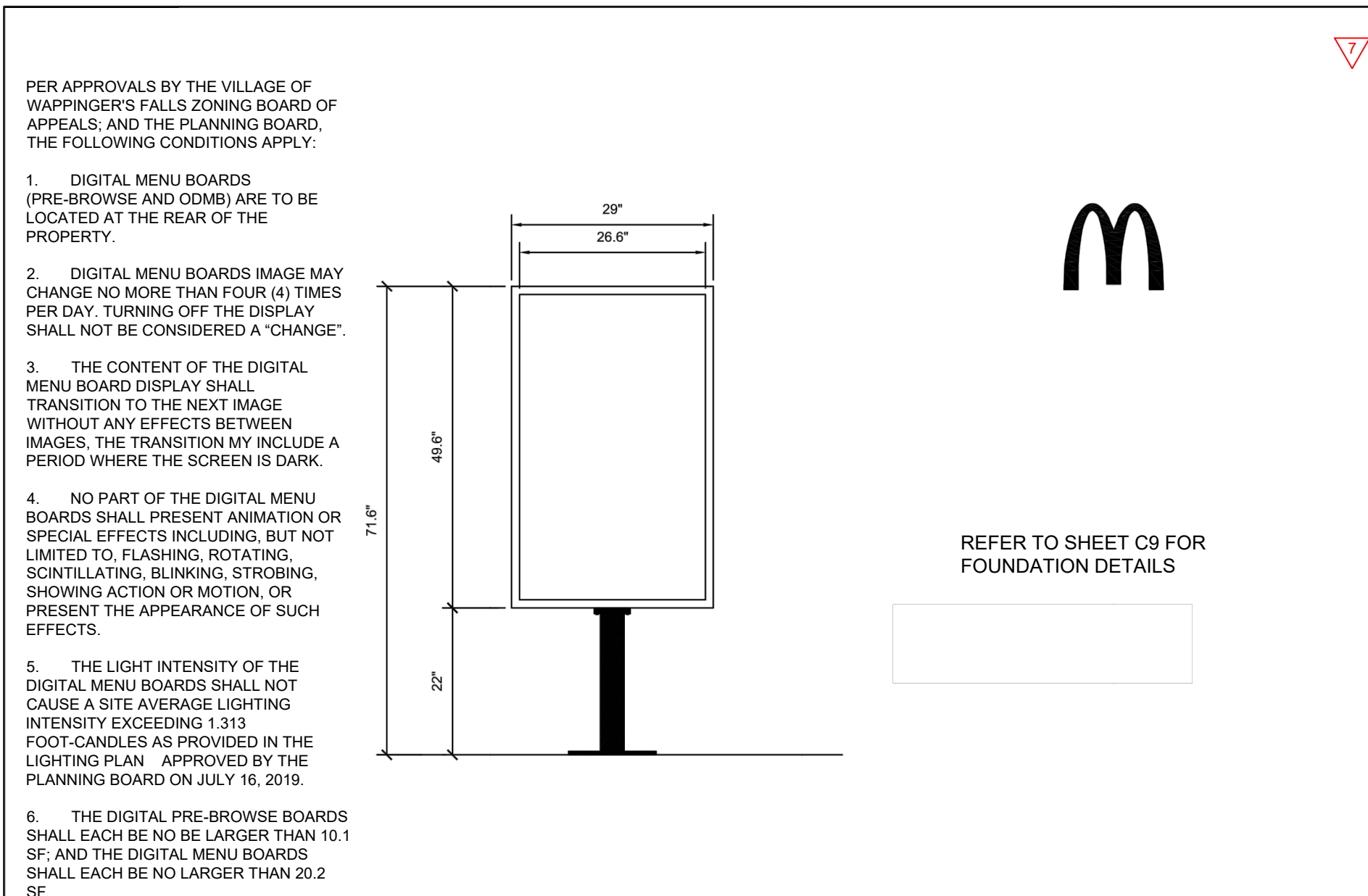
WELCOME POINT GATEWAY SCALE N.T.S. S1



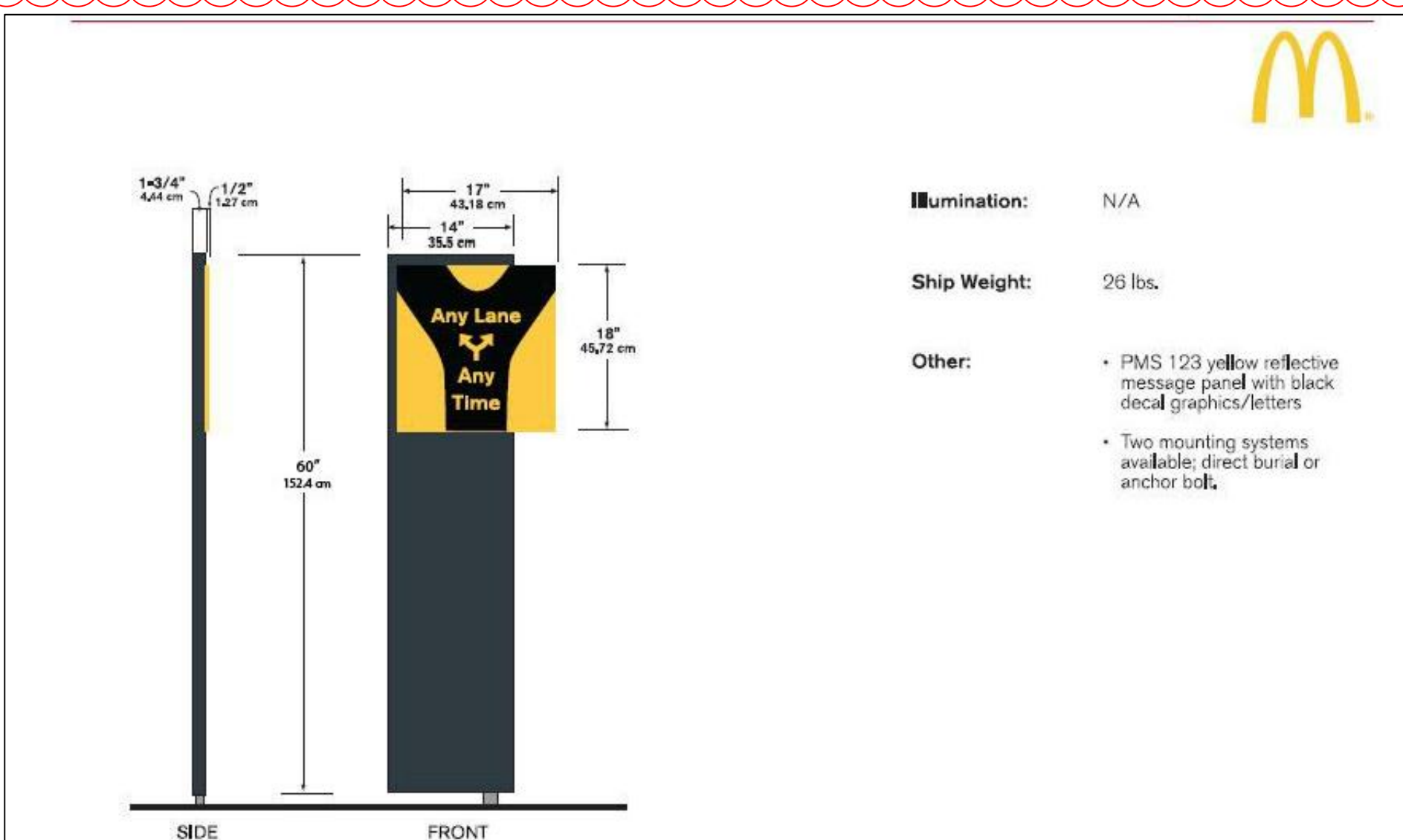
CANOPY WITH LCD CUSTOMER ORDER DISPLAY (COD) SCALE N.T.S. S2



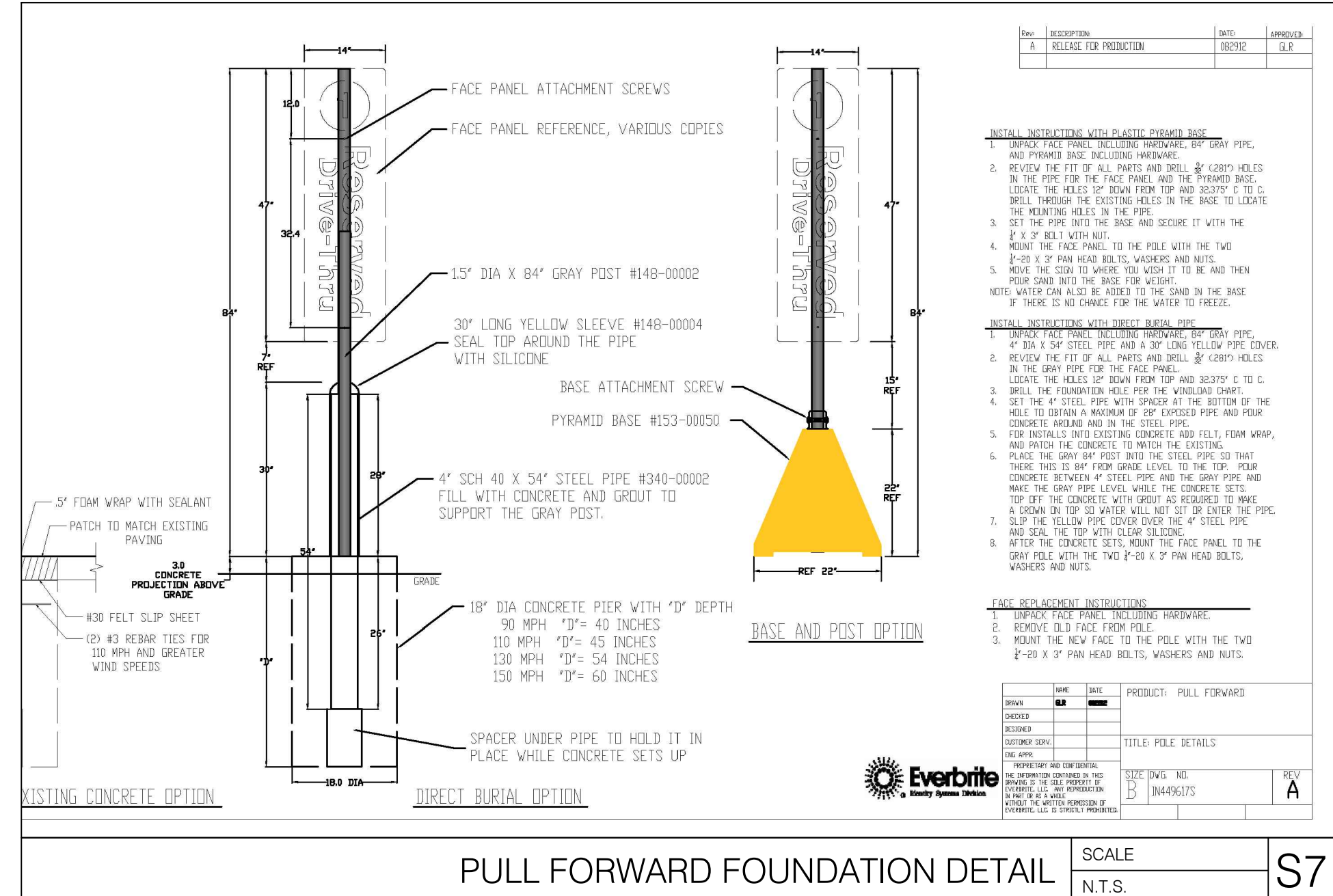
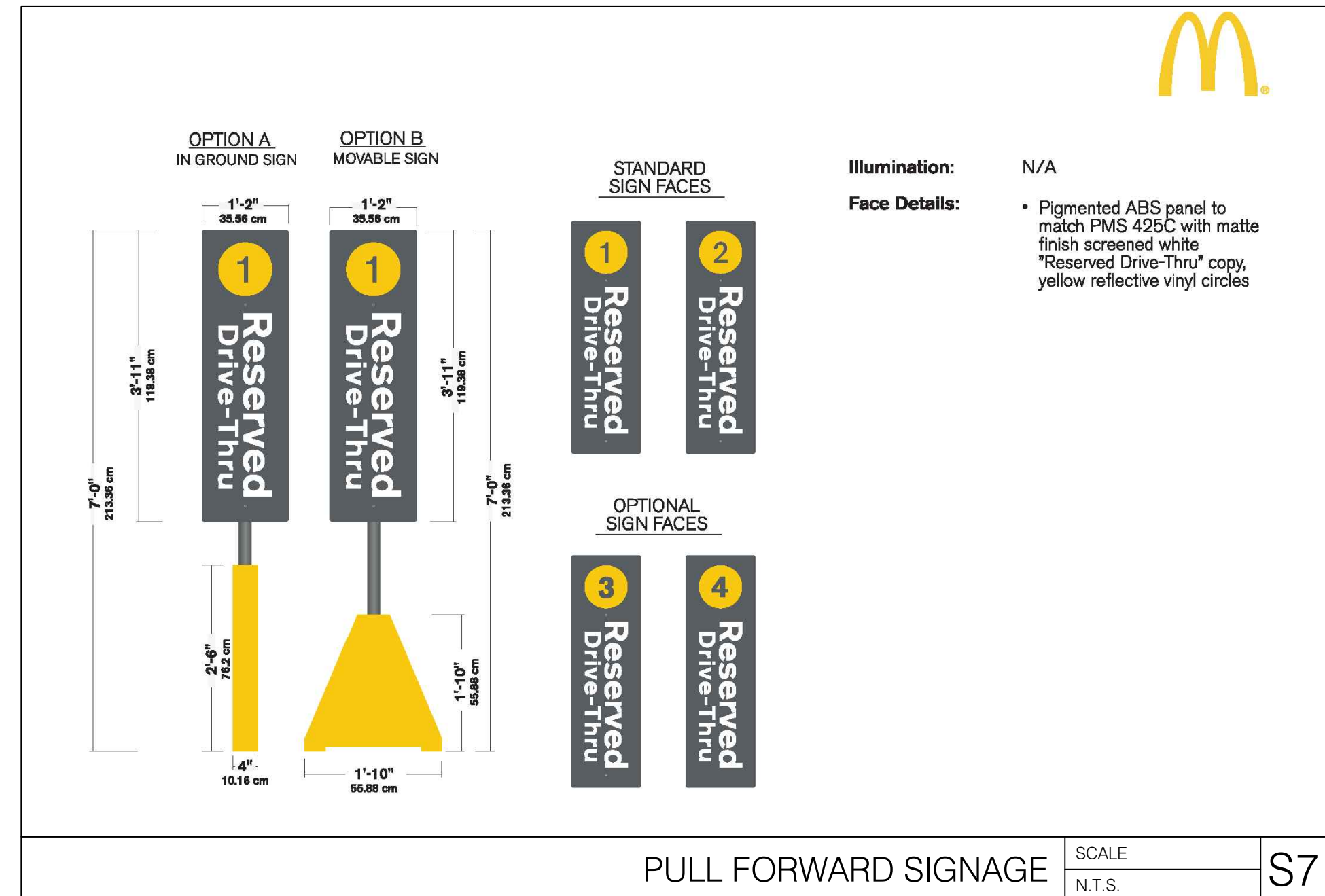
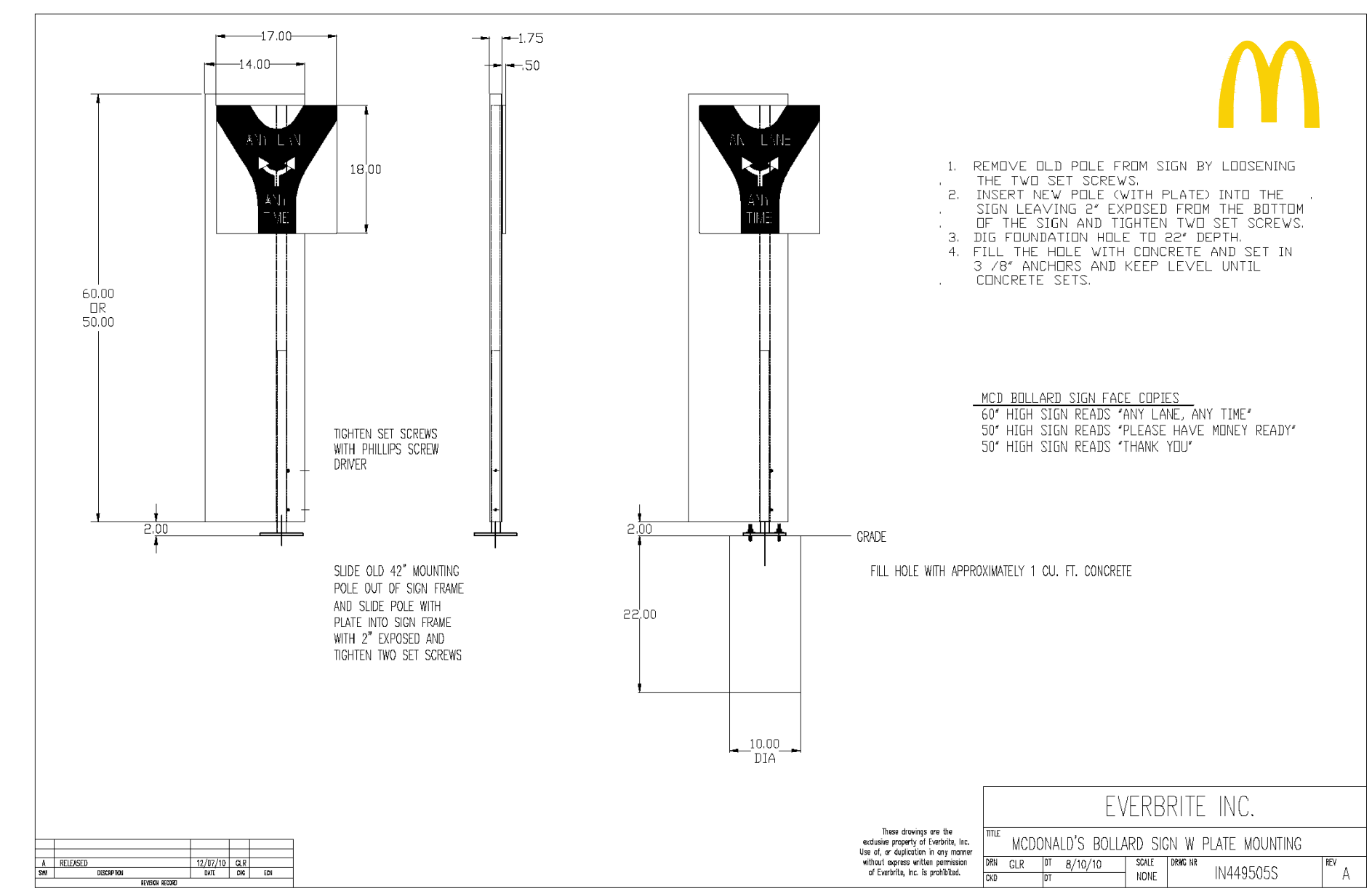
DIGITAL MENU BOARD SCALE N.T.S. S3



DIGITAL PRE-BROWSE BOARD SCALE N.T.S. S4



"ANY LANE ANY TIME" SIGNAGE SCALE N.T.S. S5



VILLAGE OF WAPPINGERS FALLS  
PLANNING BOARD  
FINAL APPROVAL DATED: \_\_\_\_\_  
PB CHAIRMAN: \_\_\_\_\_  
PB SECRETARY: \_\_\_\_\_

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| AI  | DIGITAL MENU BOARDS | RESOLUTION COMPLIANCE                   | DATE |
|-----|---------------------|-----------------------------------------|------|
| 7   | 11/04/21            |                                         |      |
| 6   | 08/19/19            | PER REVIEW COMMENTS DISCUSSED 7/11/19   |      |
| 5   | 07/16/19            | REVISED PER WATER DEV. CORP. COMMENTS   |      |
| 4   | 04/16/19            | REVISED DRIVE-THROUGH TO SIDE BY SIDE   |      |
| 3   | 2/20/19             | REVISIONS PER TECHNICAL REVIEW COMMENTS |      |
| 2   | 11/20/18            | REVISIONS PER TECHNICAL REVIEW COMMENTS |      |
| 1   | 11/20/18            | REVISIONS PER TECHNICAL REVIEW COMMENTS |      |
| REV | DATE                | DESCRIPTION                             | BY   |



11/09/2021 DATE  
BRIAN SEARCY, P.E.  
NY LICENSE #094977  
CORE STATES ARCHITECTURE AND ENGINEERING P.C.  
1567 U.S. ROUTE 9, WAPPINGERS FALLS, NY 12580  
Phone: (617) 576-0007  
bsearcy@corestates.com

PREPARED FOR: McDonald's USA, LLC  
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| DATE       | BY                 | PROJECT      | TITLE        | SCALE | REVISIONS |
|------------|--------------------|--------------|--------------|-------|-----------|
| 11/09/2021 | BRIAN SEARCY, P.E. | PULL FORWARD | PULL FORWARD | 1/8"  | A         |

DRAWN BY: MW  
STD ISSUE DATE: 2018  
REVIEWED BY: DB  
DATE ISSUED: 05/29/2018  
C.S.G. PROJECT #: MCD-21069

SHEET NO. MCD-21069  
C8





## 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](mailto:bmurphy@wappingersfallsny.gov)  
[www.wappingersfallsny.gov](http://www.wappingersfallsny.gov)

### APPLICATION FOR PLANNING BOARD REVIEW

Submission Date: \_\_\_\_\_

Date of Meeting: Feb 3

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](http://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](mailto:bmurphy@wappingersfallsny.gov)  
[www.wappingersfallsny.gov](http://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: 01/11/22 Date of Meeting : \_\_\_\_\_

### Property Identification:

Address: 62 McKinley Street, Wappingers Falls, NY 12590

Zoning District: CMU Existing site area: \_\_\_\_\_

### Owner Information:

Name : Dutchess Bleachery, LLC

Address : 400 Market Industrial Park, Suite 50

City: Wappingers Falls State: NY Zip: 12590

Contact Numbers: (H) 845-297-1413 (C) 914-474-8706

(E-mail) info@marketproperties.net

### Applicant Information:

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

Name : Domenica Haines

Address: 42 Pleasant Ridge Drive

City: Poughkeepsie State: NY Zip: 12603

Contact Numbers: (H) 845-298-3667 X101 (C) 845-392-6646

E-mail Address: domenica@nbwindow.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

Proposed square footage: 2800 sq feet

**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 floor plan

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

- Ten <sup>5</sup> ~~(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

1/11/22  
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](mailto:bmurphy@wappingersfallsny.gov)  
[www.wappingersfallsny.gov](http://www.wappingersfallsny.gov)

### CONSENT FORM

Name of property owner: Dutchess Bleachery, LLC

Address of property owner: 400 Market Industrial Park, Suite 50

City: Wappingers Falls State: NY Zip: 12590

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

(H) \_\_\_\_\_ (C) 914-474-8706

(W) 845-297-1413 (Email) info@marketproperties.net

Address of site where work is being conducted: 62 McKinley Street, Wappingers Falls, NY 12590

Description of work: Signage on Building at 62 McKinley Street, Wappingers Falls, NY 12590

Name of person doing work: \_\_\_\_\_

Address of person doing work: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

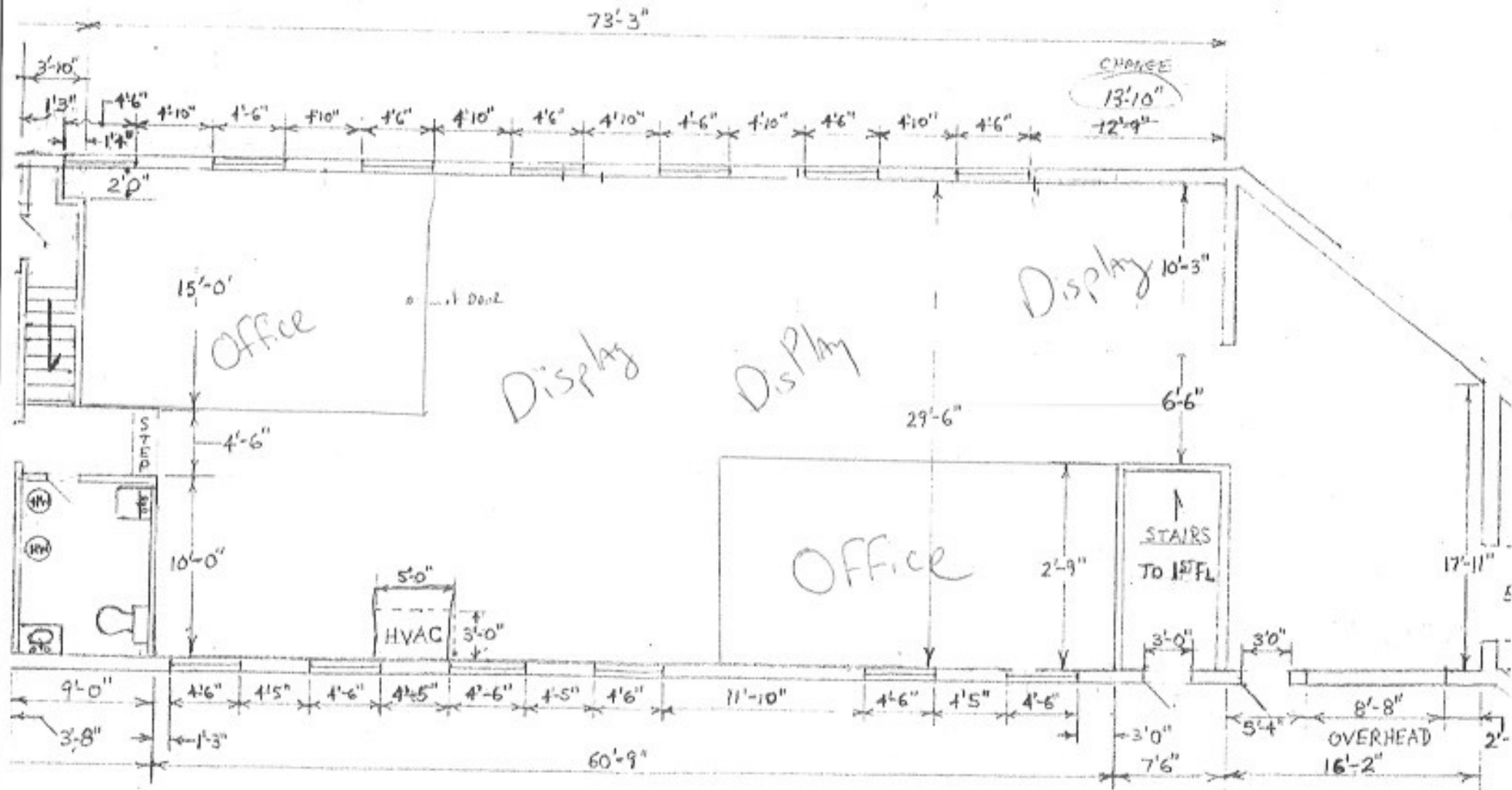
(H) \_\_\_\_\_ (C) \_\_\_\_\_

(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.

John V. Fodigan  
Signature of Property Owner

1-12-22  
Date Signed



62 MCKINLEY

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:<br><u>Domenica Haines / New Beginnings Warehouse &amp; Dev</u>                                                                                                                                                                                                                                                            |                          |                                                |                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |
| Project Location (describe, and attach a location map):<br><u>62 McKinnel Street Wappinger Falls, NY 12590</u>                                                                                                                                                                                                                                       |                          |                                                |                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |
| Brief Description of Proposed Action:<br><u>Warehouse + retail space</u>                                                                                                                                                                                                                                                                             |                          |                                                |                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |
| Name of Applicant or Sponsor:<br><u>New Beginnings Warehouse &amp; Dev</u>                                                                                                                                                                                                                                                                           |                          | Telephone: <u>845-298-3667</u>                 |                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |
| Address:<br><u>50 Pleasant Ridge Dr</u>                                                                                                                                                                                                                                                                                                              |                          | E-Mail: <u>domenica@nbwarehouse.com</u>        |                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |
| City/PO: <u>PK</u>                                                                                                                                                                                                                                                                                                                                   |                          | State: <u>NY</u>                               | Zip Code: <u>12603</u>                                                                                                                                                                                                                                                                                    |    |     |                                     |                          |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> | NO | YES | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| NO                                                                                                                                                                                                                                                                                                                                                   | YES                      |                                                |                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/> |                                                |                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency?<br>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 style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> | NO | YES | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| NO                                                                                                                                                                                                                                                                                                                                                   | YES                      |                                                |                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/> |                                                |                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |
| 3.a. Total acreage of the site of the proposed action?                                                                                                                                                                                                                                                                                               |                          | <u>62</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>0</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                                                                                                                                                                                                                                                                                                                          |                          | Residential (suburban)                         |                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |
|                                                                                                                                                                                                                                                                                                                                                      |                          | <input checked="" type="checkbox"/> Aquatic    |                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |
| Other (specify): _____                                                                                                                                                                                                                                                                                                                               |                          |                                                |                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |

|                                                                                                                                                                                                                                                                                                                                              |                                     |                                     |                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| 5. Is the proposed action,<br>a. A permitted use under the zoning regulations?                                                                                                                                                                                                                                                               | NO                                  | YES                                 | N/A                                 |
|                                                                                                                                                                                                                                                                                                                                              |                                     | <input checked="" type="checkbox"/> |                                     |
| b. Consistent with the adopted comprehensive plan?                                                                                                                                                                                                                                                                                           |                                     | <input checked="" type="checkbox"/> |                                     |
| 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?<br>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?<br>If the proposed action will exceed requirements, describe design features and technologies:<br>_____                                                                                                                                                       | NO                                  | YES                                 |                                     |
|                                                                                                                                                                                                                                                                                                                                              |                                     |                                     | <input checked="" type="checkbox"/> |
| 10. Will the proposed action connect to an existing public/private water supply?<br>If No, describe method for providing potable water: <u>already connected</u>                                                                                                                                                                             | NO                                  | YES                                 |                                     |
|                                                                                                                                                                                                                                                                                                                                              | <input checked="" type="checkbox"/> |                                     |                                     |
| 11. Will the proposed action connect to existing wastewater utilities?<br>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?                                                                                                                                                                                                                         | NO                                  | YES                                 |                                     |
|                                                                                                                                                                                                                                                                                                                                              |                                     |                                     | <input checked="" type="checkbox"/> |
| b. Is the proposed action located in an archeological sensitive area?                                                                                                                                                                                                                                                                        |                                     |                                     | <input checked="" type="checkbox"/> |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?                                                                                                                                                     | NO                                  | YES                                 |                                     |
|                                                                                                                                                                                                                                                                                                                                              |                                     |                                     | <input checked="" type="checkbox"/> |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?<br>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:<br><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                                 |                                     |
|                                                                                                                                                                                                                                                                                                                                              |                                     |                                     | <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?<br>If Yes,<br>a. Will storm water discharges flow to adjacent properties?                                                                                                                                                                 | NO                                  | YES                                 |                                     |
|                                                                                                                                                                                                                                                                                                                                              | <input checked="" type="checkbox"/> |                                     |                                     |
| b. Will storm water discharges be directed to established conveyance systems off and storm drains?<br>If Yes, briefly describe:<br>_____                                                                                                                                                                                                     | <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)?<br>If Yes, explain purpose and size: _____<br>_____ | 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?<br>If Yes, describe: _____<br>_____                                               | 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?<br>If Yes, describe: _____<br>_____                                             | NO                   | YES |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE                                                                                                                                |                      |     |
| Applicant/sponsor name: <u>Domenica Haines</u>                                                                                                                                                                               | Date: <u>1/13/22</u> |     |
| Signature: <u>D Haines</u>                                                                                                                                                                                                   |                      |     |

**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:<br>a. public / private water supplies?<br>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 New York )  
County of Dutchess ) ss:

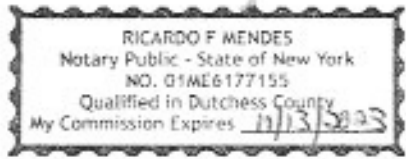
New Beginnings Window + Door being duly sworn, deposes and says:

1. That I/we are the Camerra Hane 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 62 McKinley St 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.

Camerra Hane / New Beginnings  
Applicant/Agent

\_\_\_\_\_  
Applicant/Agent

Sworn to before me this 11<sup>th</sup> day of January, 2022.



Ricardo F Mendes  
Notary Public

PART "A"  
OWNER AFFIDAVIT

State of New York }  
County of Dutchess } ss:

John V. Fedigan 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 Domenica Haines 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.

John V. Fedigan  
Applicant/Owner

Applicant/Owner

Sworn to before me this 13<sup>th</sup> day of

January, 2022.

Susan M. Michalko  
Notary Public

Susan M. Michalko  
01M14967913

Notary Public, State of New York  
Qualified in Dutchess County  
Commission Expires 6/11/2022



## 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** Domenica Haines, (New Beginnings Window & Door)  
**Address** 42 Pleasant Ridge Drive  
Poughkeepsie, NY 12603  
**Email** domenica@nbwindow.com  
**Phone** 845-392-6646

**Owner of Property** Dutchess Bleachery LLC  
**Address** 400 Market Industrial Park, Suite 50  
Wappingers Falls, NY 12590  
**Phone** 845-297-1413

**Location of Property** 62 McKinley Street, Wappingers Falls, NY 12590  
**Linear Frontage of building** \_\_\_\_\_ **Zoning District** CMU

**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** Wall / Post **Placement** None door / grass  
**Landscaping** Yes  No  **Size of Sign** 2 Height 5 Width 4x5  
 **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 (<sup>5</sup>ten sets)
- Sign design drawings (<sup>5</sup>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 D. Haines / No. 2 Beginnings Window Dev.  
Applicant Signature Domenica Haines Date: 1/11/22  
Owner of Property Signature John V. Fedigan Date: 1-17-22

**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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





NEW BEGINNINGS



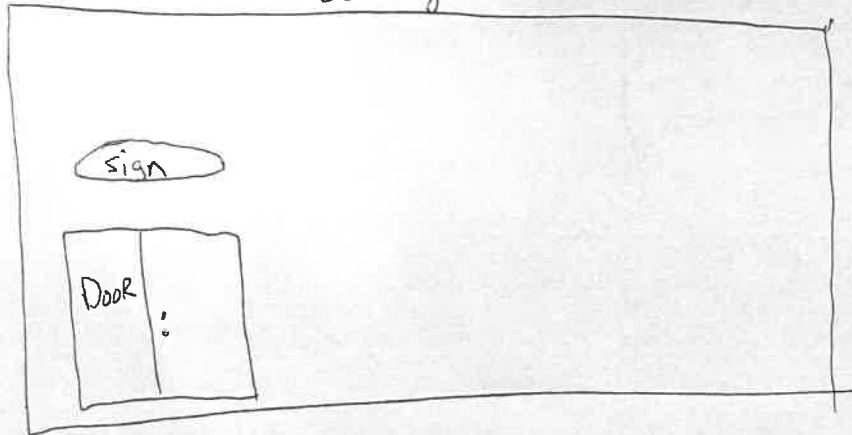
WINDOW & DOOR

845-298-DOOR

2321 • 2323 • 2325

FOR SALE  
CALL R. GAGLIARDI  
845.374.1212  
RICHMOND HILLS  
N.Y.

Building



in GRASS AREA

---

PARKING

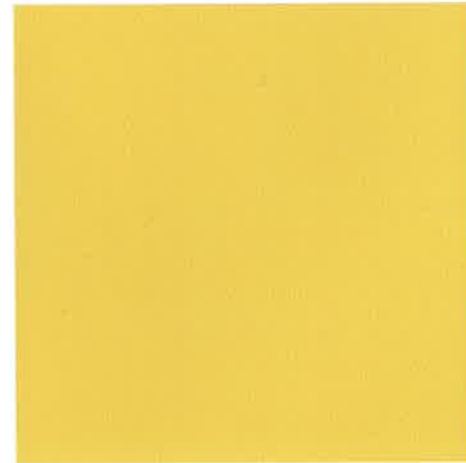




**Pantone 350 CV**



**Gold**



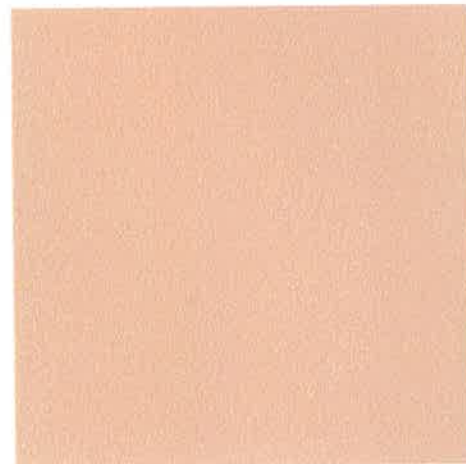




**Pantone 350 CV**



**Pantone 727 CV**





# 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** Starhill Provisions LLC (DBA The Hog) / FASTSIGNS  
**Address** 9 Briar Ct  
Fishkill, NY  
**Email** thesternbergs22@gmail.com / 455@fastsigns.com  
**Phone** 484-557-6489 / 845-298-5600

**Owner of Property** Anthony Hardisty  
**Address** 27 Old State Rd  
Hopewell Junction, NY 12533  
**Phone** (845) 597-7509

**Location of Property** 2703 W. Main St. Wappingers Falls, NY 12590

**Linear Frontage of building** 34' 10" **Zoning District** VC, Historic

**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** Hanging **Placement** Front north corner of building

**Landscaping** Yes  No **Size of Sign** 3' Height 3' 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** Corrinne Sternberg Owner, Starhill Provisions LLC (DBA The Hog)

**Applicant Signature** Verified by pdfFiller  
*Corrinne Sternberg*  
01/26/2022 **Date:** 1/26/22

**Owner of Property Signature** Verified by pdfFiller  
*Anthony Hardisty*  
01/26/2022 **Date:** 1/26/22

**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:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



36" w

36"h

6mm Aluminum Composite material with printed / UV gloss laminated vinyl applied.  
Sign panel will be mounted to pre-existing bracket.

Customers Name: Starhill Provisions LLC (DBA The Hog)

**FASTSIGNS**

PH: 845-298-5600

FAX: 845-297-0105

FASTSIGNS.COM/455

1839 South Rd Suite 2B, Wappingers Falls, NY 12590

SIGNS AND GRAPHICS REMAIN THE PROPERTY OF FASTSIGNS UNTIL PAID IN FULL

PLEASE CHECK EACH:

- FONT
- COLOR
- SPELLING
- POSITIONING
- SIZE

SIGNATURE OF APPROVAL

DATE



1/26/22

File Name:

Order #:

66373

COLORS OF PRINT ARE NOT EXACT \* CHANGES ARE CHARGED SEPARATELY

**CERTIFICATE OF WORKERS' COMPENSATION INSURANCE**

^^^^^^ 141552461  
FITZGERALD STUDIO & CAMERA CENTER  
INC  
520 ALBANY AVENUE SUITE 2  
KINGSTON NY 12401



SCAN TO VALIDATE  
AND SUBSCRIBE

|                                                                                                                   |                                     |                                                                                                            |                          |
|-------------------------------------------------------------------------------------------------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------|--------------------------|
| <b>POLICYHOLDER</b><br>FITZGERALD STUDIO & CAMERA CENTER<br>INC<br>520 ALBANY AVENUE SUITE 2<br>KINGSTON NY 12401 |                                     | <b>CERTIFICATE HOLDER</b><br>VILLAGE OF WAPPINGERS FALLS<br>2582 SOUTH AVENUE<br>WAPPINGERS FALLS NY 12590 |                          |
| <b>POLICY NUMBER</b><br>Z 748 452-0                                                                               | <b>CERTIFICATE NUMBER</b><br>371249 | <b>POLICY PERIOD</b><br>01/01/2022 TO 01/01/2023                                                           | <b>DATE</b><br>1/26/2022 |

THIS IS TO CERTIFY THAT THE POLICYHOLDER NAMED ABOVE IS INSURED WITH THE NEW YORK STATE INSURANCE FUND UNDER POLICY NO. 748 452-0, COVERING THE ENTIRE OBLIGATION OF THIS POLICYHOLDER FOR WORKERS' COMPENSATION UNDER THE NEW YORK WORKERS' COMPENSATION LAW WITH RESPECT TO ALL OPERATIONS IN THE STATE OF NEW YORK, EXCEPT AS INDICATED BELOW, AND, WITH RESPECT TO OPERATIONS OUTSIDE OF NEW YORK, TO THE POLICYHOLDER'S REGULAR NEW YORK STATE EMPLOYEES ONLY.

**IF YOU WISH TO RECEIVE NOTIFICATIONS REGARDING SAID POLICY, INCLUDING ANY NOTIFICATION OF CANCELLATIONS, OR TO VALIDATE THIS CERTIFICATE, VISIT OUR WEBSITE AT [HTTPS://WWW.NYSIF.COM/CERT/CERTVAL.ASP](https://www.nysif.com/cert/certval.asp). THE NEW YORK STATE INSURANCE FUND IS NOT LIABLE IN THE EVENT OF FAILURE TO GIVE SUCH NOTIFICATIONS.**

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS NOR INSURANCE COVERAGE UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICY.

NEW YORK STATE INSURANCE FUND

DIRECTOR, INSURANCE FUND UNDERWRITING

VALIDATION NUMBER: 254507452





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/26/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|                                                                                                               |  |                                                                                                                                                                             |  |
|---------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>PRODUCER</b><br>The Reis Group<br>475 Washington Avenue<br>PO Box 3967<br>Kingston NY 12401                |  | <b>CONTACT NAME:</b> Andrea Busch<br><b>PHONE (A/C, No, Ext):</b> (845) 338-4656<br><b>E-MAIL ADDRESS:</b> abusch@reisinsurance.com<br><b>FAX (A/C, No):</b> (845) 338-4113 |  |
|                                                                                                               |  | <b>INSURER(S) AFFORDING COVERAGE</b>                                                                                                                                        |  |
|                                                                                                               |  | <b>INSURER A:</b> *Michigan Millers Mutual Insurance Company                                                                                                                |  |
|                                                                                                               |  | <b>INSURER B:</b>                                                                                                                                                           |  |
|                                                                                                               |  | <b>INSURER C:</b>                                                                                                                                                           |  |
|                                                                                                               |  | <b>INSURER D:</b>                                                                                                                                                           |  |
|                                                                                                               |  | <b>INSURER E:</b>                                                                                                                                                           |  |
|                                                                                                               |  | <b>INSURER F:</b>                                                                                                                                                           |  |
| <b>INSURED</b><br>Fitzgerald Studio & Camera<br>DBA Fast Signs<br>520 Albany Ave Suite 2<br>Kingston NY 12401 |  |                                                                                                                                                                             |  |

**COVERAGES**

CERTIFICATE NUMBER: CL21112221139


REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE                                                                                                                                                                                                                                                                                           | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                    |              |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------|---------------|-------------------------|-------------------------|-------------------------------------------|--------------|
| A        | <input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b><br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br>OTHER: |           |          | C054721900    | 11/18/2021              | 11/18/2022              | EACH OCCURRENCE                           | \$ 1,000,000 |
|          |                                                                                                                                                                                                                                                                                                             |           |          |               |                         |                         | DAMAGE TO RENTED PREMISES (Ea occurrence) | \$           |
|          |                                                                                                                                                                                                                                                                                                             |           |          |               |                         |                         | MED EXP (Any one person)                  | \$ 10,000    |
|          |                                                                                                                                                                                                                                                                                                             |           |          |               |                         |                         | PERSONAL & ADV INJURY                     | \$ 1,000,000 |
|          |                                                                                                                                                                                                                                                                                                             |           |          |               |                         |                         | GENERAL AGGREGATE                         | \$ 2,000,000 |
|          |                                                                                                                                                                                                                                                                                                             |           |          |               |                         |                         | PRODUCTS - COMP/OP AGG                    | \$ 2,000,000 |
|          |                                                                                                                                                                                                                                                                                                             |           |          |               |                         |                         | Damage to Premises                        | \$ 300,000   |
| A        | <b>AUTOMOBILE LIABILITY</b><br><input checked="" type="checkbox"/> ANY AUTO<br><input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY                                                |           |          | V070203400    | 11/18/2021              | 11/18/2022              | COMBINED SINGLE LIMIT (Ea accident)       | \$ 1,000,000 |
|          |                                                                                                                                                                                                                                                                                                             |           |          |               |                         |                         | BODILY INJURY (Per person)                | \$           |
|          |                                                                                                                                                                                                                                                                                                             |           |          |               |                         |                         | BODILY INJURY (Per accident)              | \$           |
|          |                                                                                                                                                                                                                                                                                                             |           |          |               |                         |                         | PROPERTY DAMAGE (Per accident)            | \$           |
|          |                                                                                                                                                                                                                                                                                                             |           |          |               |                         |                         | Uninsured motorist                        | \$ 1,000,000 |
| A        | <input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b><br><input type="checkbox"/> EXCESS LIAB<br><input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE<br><input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000                                             |           |          | C070290200    | 11/18/2021              | 11/18/2022              | COMBINED SINGLE LIMIT EACH OCCURRENCE     | \$ 1,000,000 |
|          |                                                                                                                                                                                                                                                                                                             |           |          |               |                         |                         | AGGREGATE                                 | \$ 1,000,000 |
|          |                                                                                                                                                                                                                                                                                                             |           |          |               |                         |                         |                                           | \$           |
|          | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                                                                                               |           |          |               |                         |                         | PER STATUTE                               | OTH-ER       |
|          |                                                                                                                                                                                                                                                                                                             |           |          |               |                         |                         | E.L. EACH ACCIDENT                        | \$           |
|          |                                                                                                                                                                                                                                                                                                             |           |          |               |                         |                         | E.L. DISEASE - EA EMPLOYEE                | \$           |
|          |                                                                                                                                                                                                                                                                                                             |           |          |               |                         |                         | E.L. DISEASE - POLICY LIMIT               | \$           |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER****CANCELLATION**

|                                                                                   |                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Village of Wappingers Falls<br>2582 South Avenue<br><br>Wappingers Falls NY 12590 | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.<br><br>AUTHORIZED REPRESENTATIVE<br> |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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## ADDITIONAL COVERAGES

|                  |                                 |                        |                   |                 |         |
|------------------|---------------------------------|------------------------|-------------------|-----------------|---------|
| Ref #            | Description<br>Medical payments | Coverage Code<br>MEDPM | Form No.          | Edition Date    |         |
| Limit 1<br>5,000 | Limit 2                         | Limit 3                | Deductible Amount | Deductible Type | Premium |
| Ref #            | Description                     | Coverage Code          | Form No.          | Edition Date    |         |
| Limit 1          | Limit 2                         | Limit 3                | Deductible Amount | Deductible Type | Premium |
| Ref #            | Description                     | Coverage Code          | Form No.          | Edition Date    |         |
| Limit 1          | Limit 2                         | Limit 3                | Deductible Amount | Deductible Type | Premium |
| Ref #            | Description                     | Coverage Code          | Form No.          | Edition Date    |         |
| Limit 1          | Limit 2                         | Limit 3                | Deductible Amount | Deductible Type | Premium |
| Ref #            | Description                     | Coverage Code          | Form No.          | Edition Date    |         |
| Limit 1          | Limit 2                         | Limit 3                | Deductible Amount | Deductible Type | Premium |
| Ref #            | Description                     | Coverage Code          | Form No.          | Edition Date    |         |
| Limit 1          | Limit 2                         | Limit 3                | Deductible Amount | Deductible Type | Premium |
| Ref #            | Description                     | Coverage Code          | Form No.          | Edition Date    |         |
| Limit 1          | Limit 2                         | Limit 3                | Deductible Amount | Deductible Type | Premium |
| Ref #            | Description                     | Coverage Code          | Form No.          | Edition Date    |         |
| Limit 1          | Limit 2                         | Limit 3                | Deductible Amount | Deductible Type | Premium |
| Ref #            | Description                     | Coverage Code          | Form No.          | Edition Date    |         |
| Limit 1          | Limit 2                         | Limit 3                | Deductible Amount | Deductible Type | Premium |
| Ref #            | Description                     | Coverage Code          | Form No.          | Edition Date    |         |
| Limit 1          | Limit 2                         | Limit 3                | Deductible Amount | Deductible Type | Premium |
| Ref #            | Description                     | Coverage Code          | Form No.          | Edition Date    |         |
| Limit 1          | Limit 2                         | Limit 3                | Deductible Amount | Deductible Type | Premium |
| Ref #            | Description                     | Coverage Code          | Form No.          | Edition Date    |         |
| Limit 1          | Limit 2                         | Limit 3                | Deductible Amount | Deductible Type | Premium |

