

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

AGENDA OF THE PLANNING BOARD

March 3, 2022

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

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

Until further notice, in accordance with Chapter 417 of the Laws of 2021, all Planning Board meetings will be held via videoconference utilizing the Webex platform. Each Board member will be participating remotely. There will not be an opportunity for the public to participate from the same location as a Board member. However, the public is welcome to view the videoconference contemporaneously by logging in to the Webex platform using the information below. There is also an option to participate by telephone for audio participation only. The meeting will be recorded and the recording will be posted on the Village website. A written transcript of the meeting also will be made available at a later date.

PLEASE TAKE NOTICE that the Planning Board of the Village of Wappingers Falls will hold a public meeting on March 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 309 2954
Meeting password: pMJ7NAjyg53

You may also use this link: [Join meeting](#)

To join by phone please call: 1-408-418-9388

The agenda is as follows:

ROLL CALL

STATEMENT OF COMPLIANCE BY THE CHAIR

APPROVAL OF FEBRUARY 3, 2022 MINUTES

NEW APPLICATIONS

1557-1571 ROUTE 9

1557-1571 Route 9 (Grid #6158-19-527150) - Ormater Development Corp. (Owner) - Steve Tinkelman, Tinkelman Architecture PLLC (Applicant) – Lot Line Adjustment.

The property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing a lot line adjustment.

14 CLINTON STREET

14 Clinton Street (Grid #6158-09-217511) – Daniel Quezada and Norma Torres-Campos (Owners), Hilda Duque, Architect (Applicant) – Site Plan with a Special Use Permit.

This property is located in the Residential (R) zoning district. The applicant is requesting a special use permit and site plan review to have an accessory dwelling unit.

NESH WINE & LIQUOR

1582 Route 9, Suite #8 (Grid #6158-19-559223) – Davis Fowler Group LLC (Owner), Nesh Wine & Liquor, Inc. (Applicant) – New Business and New Signs.

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing operating a retail business. The applicant is also proposing one wall sign and one space on the existing multitenant sign.

NORTHWAY FOREST ENTERPRISES LLC

33 Mc Kinley Street (Grid #6158-17-150250) – Wappingers Falls Estuary Enterprises, Inc. (Louis Snell) (Owner) – Mark Lippmann, Northway Forest Enterprises LLC (Applicant) – New Business.

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing storing firewood material on site to prep for delivery.

RAZOR SHARP BARBER SHOP

2689 W Main Street (Grid #6158-14-275321) – 2689 West Main Street LLC (Joseph LoBuono) (Owner) – William Zuluaga (Applicant) – New Business.

This property is located in the Village Commercial (VC) zoning district. The applicant is proposing operating a barber shop.



VILLAGE OF WAPPINGERS FALLS

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

APPLICATION FOR PLANNING BOARD REVIEW

Submission Date: Feburary 2, 2022

Date of Meeting: March 3, 2022

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

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

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

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

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

- PDF Emailed to Building Dept. and Ten (10) hard copy sets of construction/site/elevation/plans - Engineer drawings showing all areas to be affected. Or a sketch of the proposed floor plan layout (*All sets of plans must be folded*)
Survey Map - Property Line Realignment
- Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.) **Metes & Bounds Description**
- 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)



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E-mail: bmurphy@wappingersfallsny.gov
www.wappingersfallsny.gov

APPLICATION FOR PLANNING BOARD REVIEW

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

Date Submitted: February 2, 2022

Date of Meeting: March 3, 2022

Property Identification:

Address: 1557-1571 US Route 9, Wappingers Falls NY 12590

Zoning District: CMU - Commercial Mixed Use Existing site area: 737,576.00 sf (16.9 acres)

Owner Information:

Name: Ormater Development Corp

Address: 33 Arlington Avenue, Suite 8

City: Poughkeepsie

State: New York

Zip: 12603

Contact Numbers: (H) (845)473-0200 (office)

(C) _____

(E-mail) Tink@tinkarch.com

Applicant Information:

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

Name: Steve Tinkelman - Tinkelman Architecture PLLC

Address: 33 Arlington Avenue, Suite 8

City: Poughkeepsie

State: New York

Zip: 12603

Contact Numbers: (H) (845)473-0200 (office)

(C) _____

E-mail Address: Tink@tinkarch.com

Lead Design Professional: (If applicable)

(Indicate the primary design professional associated with this application)

Name: Robert Turner

Title: Architect

Architect Engineer

Company: Tinkelman Architecture PLLC

Address: 33 Arlington Avenue, Suite 8, Poughkeepsie, New York 12603

Telephone #: (845)473-0200 (ext 4)

E-mail Address: RTurner@tinkarch.com



VILLAGE OF WAPPINGERS FALLS

APPLICATION FOR PLANNING BOARD REVIEW

(Continued)

Proposed Site:

(Property where improvements are proposed)

Existing Use(s): Commercial/Service Uses/Retail/Restaurant

Proposed square footage: Not Applicable

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.)

Adjustment of an existing property line dividing two properties owned by the Ormater Development Corp. Land that was part of Parcel 'B' shall be transferred to Parcel 'C' . Parcel 'B' which had an area of 281,584 sf (6.464 ac.) shall have a new area of 252,207 sf (5.791 ac.). Parcel 'C' which had an area of 455,992 sf (10.468 ac.) shall have a new area of 485,369 sf (11.141 ac.).

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

- Ten (10) sets of plans.
- Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.)
- Consent Form
- Application for proposed sign
- Application Fee
- Proof that the taxes, utility bills and fines for the property are paid in full.

With the completion of this application, I hereby state that the information provided and all Accompanying documentation is accurate to the best of my knowledge, and that the attached plans contain all information required by the appropriate checklist.

X 
Signature of Applicant Signed

2 FEBRUARY 22
Date

Office use only:

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

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



VILLAGE OF WAPPINGERS FALLS

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www.wappingersfallsny.gov

CONSENT FORM

Name of property owner: Ormater Development Corp

Address of property owner: 33 Arlington Avenue, Suite 8

City: Poughkeepsie State: New York Zip: 12603

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

(H) _____ (C) _____

(W) (845)473-0200 (Email) Tink@tinkarch.com

Address of site where work is being conducted: _____

1557-1571 US Route 9, Wappingers Falls, New York 12590

Description of work: _____

Adjustment of an existing property line dividing two properties owned by the Ormater Development Corp. Land that was part of Parcel 'B' shall be transferred to Parcel 'C'. Parcel 'B' which had an area of 281,584 sf (6.464 ac.) shall have a new area of 252,207 sf (5.791 ac.). Parcel 'C' which had an area of 455,992 sf (10.468 ac.) shall have a new area of 485,369 sf (11.141 ac.).

Name of person doing work: Line & Grade Surveyors D.P.C.

Address of person doing work: 23 Nepperhan Avenue

City: Elmsford State: New York Zip: 10523

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

(H) _____ (C) _____

(W) (914)347-3141 (Email) Office@LineAndGrade.net

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

X 
Signature of Property Owner


Date Signed

617.20
Appendix B
Short Environmental Assessment Form


Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: Ormater Development Corp. - Property Line Realignment			
Project Location (describe, and attach a location map): <i>(Refer to the attached Survey Map for Vicinity & Area Maps)</i> 1557-1571 US Route 9, Wappingers Falls NY 12590			
Brief Description of Proposed Action: Adjustment of an existing property line dividing two properties owned by the Ormater Development Corp. Land that was part of Parcel 'B' shall be transferred to Parcel 'C'. Parcel 'B' which had an area of 281,584 sf (6.464 ac.) shall have a new area of 252,207 sf (5.791 ac.). Parcel 'C' which had an area of 455,992 sf (10.468 ac.) shall have a new area of 485,369 sf (11.141 ac.).			
Name of Applicant or Sponsor: Steven Tinkelman - Tinkelman Architecture PLLC		Telephone: (845)473-0200	
		E-Mail: Tink@tinkarch.com	
Address: 33 Arlington Avenue, Suite 8			
City/PO: Poughkeepsie		State: New York	Zip Code: 12603
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
			X
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
Village of Wappingers Fall - Planning Board - Amended Site Plan Approval			X
3.a. Total acreage of the site of the proposed action?		<u>16.932</u>	acres
b. Total acreage to be physically disturbed?		<u>0.00</u>	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>17.964</u>	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
Urban	Rural (non-agriculture)	Industrial	<input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)
Forest Agriculture Parkland		Aquatic	Other (specify): _____

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	X		
b. Are public transportation service(s) available at or near the site of the proposed action?			X
			X
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <i>The current development meets the energy code requirements. The Property Line Realignment will not affect the energy needs of the site.</i>	NO	YES	
			X
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	X		
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ <i>The Property Line Realignment does not require a connection to a wastewater treatment facility.</i>	NO	YES	
	X		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	X		
b. Is the proposed action located in an archeological sensitive area?			
	X		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
			X
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	NO	YES	
	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: Shoreline Forest <input checked="" type="checkbox"/> Agricultural/grassland Early mid-successional Wetland <input checked="" type="checkbox"/>			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties?	NO	YES	
	X		
b. Will storm water discharges be directed to established conveyance systems off and storm drains)? If Yes, briefly describe: _____			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <i>Steven Tinkelman - Tinkelman Architecture PLLC</i> Date: <i>February 2, 2022</i>		
X Signature: 		

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. **Part 3** should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

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



EAF Attachment – Part 1:

Date: February 2, 2022

Part 1(1) – Narrative Description:

The work that is to be conducted on the properties included with the Application for Planning Board Review shall consist of the adjustment of an existing property line dividing two properties owned by the Ormater Development Corp. Land that was part of Parcel 'B' shall be transferred to Parcel 'C'. Parcel 'B' which had an area of 281,584 sf (6.464 ac.) shall have a new area of 252,207 sf (5.791 ac.). Parcel 'C' which had an area of 455,992 sf (10.468 ac.) shall have a new area of 485,369 sf (11.141 ac.). With the approval of the Village of Wappingers Falls Planning Board, an amended certified Re-Subdivision Map as well as the corresponding Metes & Bounds Descriptions for the new parcels are to be submitted to the Dutchess County Clerks Office to amend the current property surveys on file.

PART "A"
OWNER AFFIDAVIT

State of New York }
County of Dutchess } ss:

Steven Tinkelman 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 Tinkelman Architecture PLLC, 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.

X [Signature]
Applicant/Owner

Applicant/Owner

Sworn to before me this 2nd day of

February, 2022

[Signature]
Notary Public



PART "B"
APPLICANT / AGENT AFFIDAVIT

State of _____ }
County of _____ } ss:

Steven Tinkelman being duly sworn, deposes and says:

1. That I/we are the Applicant named in the foregoing application for Planning Board for ~~Subdivision~~ / Lot Line Change / ~~Site Plan~~ / ~~Land Contour~~ / ~~Aquatic Resource~~ approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at or conducts business at 33 Arlington Avenue, Suite 8, Poughkeepsie in the County of Dutchess and the State of New York.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application.
4. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Village Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Village of Wappingers Falls, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Village Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Village official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Village of Wappingers Falls Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

[Signature]
Applicant/Agent

Applicant/Agent

Sworn to before me this 2nd day of February, 2022

[Signature]
Notary Public



SCHEDULE A DESCRIPTION
"PARCEL B"

ALL that certain plot, piece or parcel of land, with buildings and improvements erected thereon, situate, lying and being in the Village of Wappingers Falls, County of Dutchess and State of New York, being more particularly described as follows:

BEGINNING at point along the southerly side of Main Street marking the division line between Parcel A and Parcel B as shown on a map entitled "Subdivision of Property prepared for Ormater Development Corp." file in the Dutchess County Clerks Office as Map No. 9972B;

RUNNING THENCE along the northerly and easterly boundary of Parcel B on aforesaid Filed Map the following eighth-(8) courses and distances;

- 1) Along a curve to the right having radial bearing of South $33^{\circ} 14'46''$ West, a radius of 980.25 feet, and an arc length of 41.62' to a point;
- 2) South $34^{\circ}23'06''$ West a distance of 5.56 feet to a point;
- 3) South $44^{\circ}34'06''$ East a distance of 107.05 feet to a point;
- 4) South $37^{\circ}14'37''$ East a distance of 100.00 feet to a point;
- 5) South $30^{\circ}48'24''$ East a distance of 83.43 feet to a point;
- 6) South $18^{\circ}41'13''$ East a distance of 68.28 feet to a point;
- 7) South $10^{\circ}54'20''$ East a distance of 153.84 feet to a point;
- 8) South $12^{\circ}12'57''$ East a distance of 232.57 feet to a point;

THENCE along the southerly boundary of Parcel B and northerly boundary of Filed Map No. 2601, North $87^{\circ}39'47''$ West a distance of 459.66 feet to a point;

THENCE through the lands of Parcel B the following three-(3) courses and distances;

- 1) North $12^{\circ}12'57''$ West a distance of 444.92 feet to a point;
- 2) North $64^{\circ}13'36''$ West a distance of 18.60 feet to a point;
- 3) North $25^{\circ}46'24''$ East a distance of 23.62 feet to a point marking the southerly corner of Parcel A shown on Filed Map 9972B;

THENCE along the division line between Parcel A and Parcel B shown on Filed Map No. 9972B the following five-(5) courses and distances;

- 1) North $77^{\circ}44'48''$ East a distance of 135.57 feet to a point;
- 2) South $66^{\circ}14'18''$ East a distance of 23.77 feet to a point;
- 3) North $23^{\circ}45'42''$ East a distance of 170.96 feet to a point;
- 4) North $35^{\circ}46'01''$ East a distance of 31.27 feet to a point;
- 5) North $30^{\circ}44'38''$ East a distance of 17.14 feet to the point and place of BEGINNING.

SCHEDULE A DESCRIPTION
"PARCEL C"

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village of Wappingers Falls, County of Dutchess and State of New York, being more particularly described as follows:

BEGINNING at point along the southerly side of Main Street marking the division line between Parcel C shown on a map entitled "Subdivision of Property prepared for Ormater Development Corp." filed in the Dutchess County Clerks Office as Map No. 9972B and lands n/f of United States Postal Service;

RUNNING THECNE along the northerly side of Parcel C as shown on said Filed Map No 9972B the following three-(3) courses and distances;

- 1) Along the southerly side of Main Street, South $65^{\circ}05'40''$ East a distance of 60.03 feet to a point;
- 2) South $23^{\circ}07'20''$ West a distance of 151.48 feet to a point;
- 3) South $65^{\circ}47'40''$ East a distance of 205.50 feet to a point;

THENCE along the westerly side of Parcel A the following two-(2) courses and distances;

- 1) South $23^{\circ}59'23''$ West a distance of 35.03 feet to a point;
- 2) South $12^{\circ}26'37''$ East a distance of 155.95 feet to a point;

THENCE through the lands of Parcel B the following three-(3) courses and distances;

- 1) South $25^{\circ}46'24''$ West a distance of 23.62 feet to a point;
- 2) South $64^{\circ}13'36''$ East a distance of 18.60 feet to a point;
- 3) South $12^{\circ}12'57''$ East a distance of 444.92 feet to a point;

THENCE partly along the southerly boundary of Parcel B and Parcel C the following two-(2) courses and distances;

- 1) North $87^{\circ}39'47''$ West a distance of 51.75 feet to a point;
- 2) North $87^{\circ}39'47''$ West a distance of 72.15 feet to a point;

THENCE continuing along the southerly and westerly boundary of Parcel C the following twelve-(12) courses and distances;

- 1) South $34^{\circ}11'00''$ West a distance of 135.54 feet to a point;
- 2) North $64^{\circ}28'00''$ West a distance of 601.07 feet to a point;
- 3) North $14^{\circ}13'24''$ East a distance of 101.98 feet to a point;
- 4) North $64^{\circ}28'00''$ West a distance of 70.00 feet to a point;
- 5) North $64^{\circ}28'00''$ West a distance of 150.00 feet to a point;
- 6) Along the easterly side of Remsen Avenue, North $25^{\circ}32'00''$ East a distance of 200.00 feet to a point;
- 7) South $64^{\circ}28'00''$ East a distance of 150.00 feet to a point;
- 8) North $25^{\circ}32'00''$ East a distance of 200.00 feet to a point;
- 9) North $64^{\circ}28'00''$ West a distance of 150.00 feet to a point;
- 10) Along the easterly side of Remsen Avenue, North $25^{\circ}32'00''$ East a distance of 80.97 feet to a point;
- 11) South $68^{\circ}47'30''$ East a distance of 321.66 feet to a point;
- 12) North $24^{\circ}24'50''$ East a distance of 257.00 feet to the point and place of BEGINNING.

Tax Bills Online

Town

Collection: Town & County 2022

Fiscal Year Start: 1/1/2022 Fiscal Year End: 12/31/2022 Warrant Date: 12/13/2021

[View Printable Version](#)

Total Tax Due (minus penalties & interest) \$13,328.28 \$13,328.28 \$4,442.76

Tax Bill #	SWIS	Tax Map #	Status
000773	135601	6158-19-527150-0000	Unpaid
Address	Municipality	School	
1557-1571 Route 9	Town of Wappinger	Wappingers CSD	

Owners	Property Information	Assessment Information
Ormater Development Corp 25 Van Wagner Rd Poughkeepsie, NY 12603	Roll Section: 1 Property Class: Nbh shop ctr Lot Size: 6.46	Full Market Value: 3100000.00 Total Assessed Value: 3100000.00 Uniform %: 100.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
NON-HOMESTEAD PARCEL		0.0000	0.000	0.00000000	\$0.00
County Tax	99727185	-5.3000	3100000.000	2.84887800	\$8,831.52
Town Inside Tax	400456	3.7000	3100000.000	1.45056700	\$4,496.76
Total Taxes: \$13,328.28					

FULL PAYMENT OPTION

From:	To:	Tax Amount	Penalty	Notice Fee	Total Due
Jan 01	Feb 28, 2022	\$13,328.28	\$0.00	\$0.00	\$13,328.28
Mar 01	May 31, 2022	\$13,328.28	\$266.57	\$0.00	\$13,594.85
Jun 01	Aug 31, 2022	\$13,328.28	\$533.13	\$2.00	\$13,863.41

INSTALLMENT PAYMENT OPTION

	From:	To:	Tax Amount	Penalty	Notice Fee	Total Due
Installment 1	Jan 01	Feb 28, 2022	\$4,442.76	\$0.00	\$0.00	\$4,442.76
	Mar 01	May 31, 2022	\$4,442.76	\$88.87	\$0.00	\$4,531.63
	Jun 01	Aug 31, 2022	\$4,442.76	\$177.71	\$0.00	\$4,620.47
Installment 2	Jan 01	Feb 28, 2022	\$4,442.76	\$0.00	\$0.00	\$4,442.76
	Mar 01	May 31, 2022	\$4,442.76	\$88.85	\$0.00	\$4,531.61
	Jun 01	Aug 31, 2022	\$4,442.76	\$177.71	\$0.00	\$4,620.47
Installment 3	Jan 01	Feb 28, 2022	\$4,442.76	\$0.00	\$0.00	\$4,442.76
	Mar 01	May 31, 2022	\$4,442.76	\$88.85	\$0.00	\$4,531.61

Mail Payments To:
Lee Anne Frens
Receiver of Taxes
20 Middlebush Road Wappingers Falls, NY 12590

Collection: **School 2021**

Fiscal Year Start: 7/1/2021

Fiscal Year End: 6/30/2022

Warrant Date: 8/9/2021

*School
#1234*

Total Tax Due (minus penalties & interest) \$0.00

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
10/15/2021	10/12/2021	\$68,949.54	\$68,949.54	\$0.00	\$0.00	Internet	Full Payment

Tax Bill #	SWIS	Tax Map #	Status
000771	135601	6158-19-527150-0000	Payment Posted
Address		Municipality	School
1557-1571 Route 9		Wappinger CSD	Wappingers CSD

Owners	Property Information	Assessment Information
Ormater Development Corp	Roll Section: 1	Full Market Value: 3100000.00
25 Van Wagner Rd	Property Class: Nbh shop ctr	Total Assessed Value: 3100000.00
Poughkeepsie, NY 12603	Lot Size: 6.46	Uniform %: 100.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
NON-HOMESTEAD PARCEL		0.0000	0.000	0.00000000	\$0.00
School Taxes	179699213	2.5000	3100000.000	22.24178800	\$68,949.54

Total Taxes: \$68,949.54

Mail Payments To:

Lee Anne Freno
Receiver of Taxes
20 Middlebush Road Wappingers Falls, NY 12590

Tax Year 2021 (Last Update: 11/8/2021)

Wappingers Falls Village

Jessica McMahon (845)297-8773 x4

Village

Property Info

Property Address:
1557-1571 Route 9

Account #:

SWIS Code:
135601

Owner:
Ormater Development Corp
25 Van Wagner Rd
Poughkeepsie NY 12603

Bill #:
2766

School Code:
135601

Tax Map #:
6158-19-527150-0000

School District:
Wappinger

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
06/01/2021	Tax Bill	\$39,355.54	
06/24/2021		(\$39,355.54)	Owner

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Property Details

Land Assessment:
\$1,200,000.00

Front:
0

Book #:
22005

Total Assessment:
\$3,100,000.00

Depth:
0

Page #:
6058

Tax Before Star:
\$39,355.54

Acreage:
6.46

Roll Section:
1

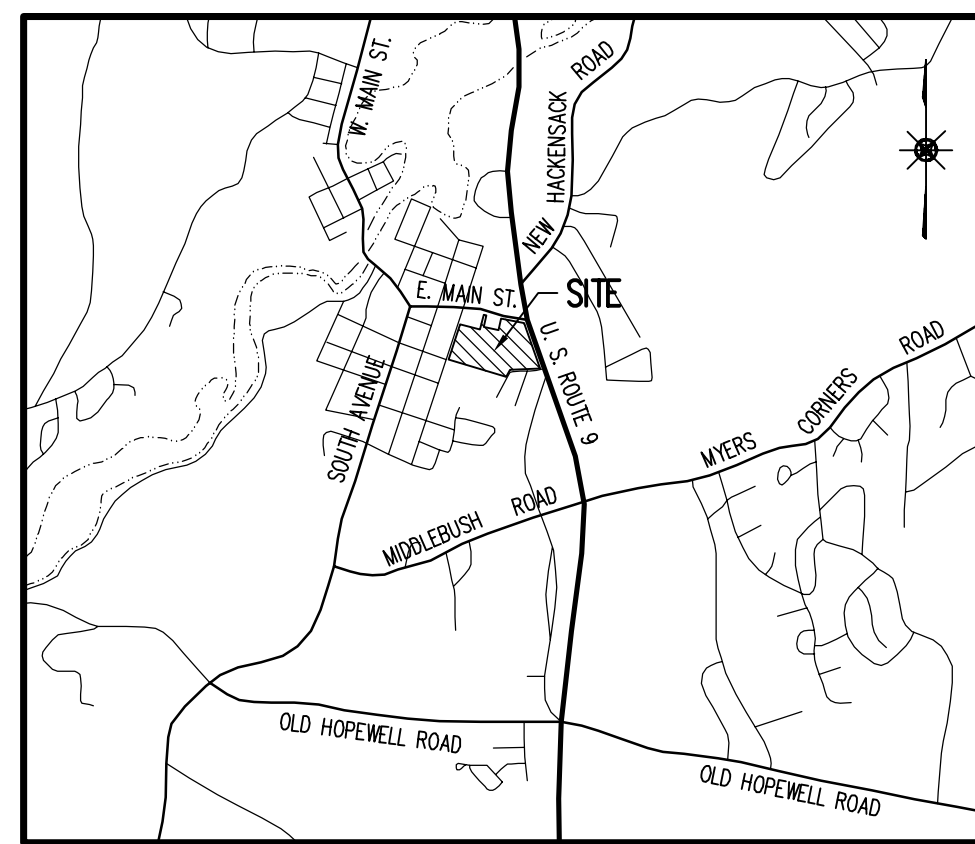
Star Savings:
\$0.00

Bank:

Class:
452

Exemptions:

There are currently no exemptions applied to this property.



VICINITY MAP



AREA MAP

DUTCHESS COUNTY DEPARTMENT OF HEALTH:

This plan does not constitute a Ready Subdivision as defined by Article XI, Title II, Section 1115 of the Public Health Law of the State of New York, and Article XI of the Dutchess County Sanitary Code. Permission is hereby granted for the filing of this map with the Clerk of Dutchess County. Approval for arrangements for water supply and/or sewage disposal is neither sought nor granted.

Authorized Representative of the Commissioner of Health _____ Date _____

CONSENT TO FILE:

The undersigned owner(s) of this property is familiar with this map contents and legends and hereby consents to the filing of this map in the Dutchess County Clerks Office.

Owner (Authorized Agent) _____ Date _____

EXISTING PLANIMETRIC INFORMATION SHOWN WAS PROVIDED BY GEOMAPS INTERNATIONAL. ADDITIONAL DETAIL PROVIDED BY CONTRACTORS LINE & GRADE SOUTH LLC AND TINKELMAN ARCHITECTURE PLLC.

THE SURVEYOR'S SEAL, SIGNATURE AND ANY CERTIFICATION APPEARING HEREON SIGNIFY THAT, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR LAND SURVEYS AS SET FORTH IN THE CODE OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC.

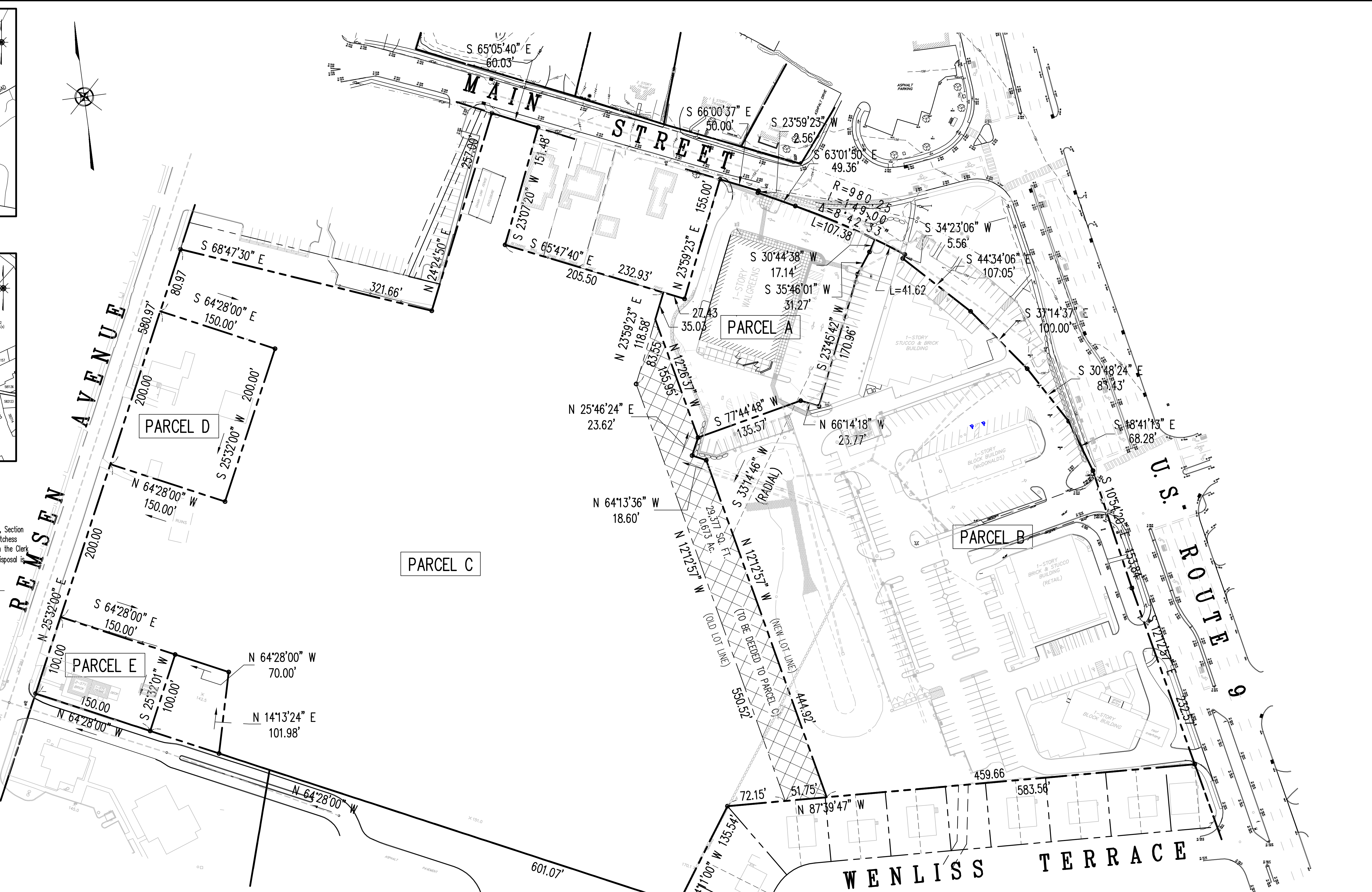
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

Map references:

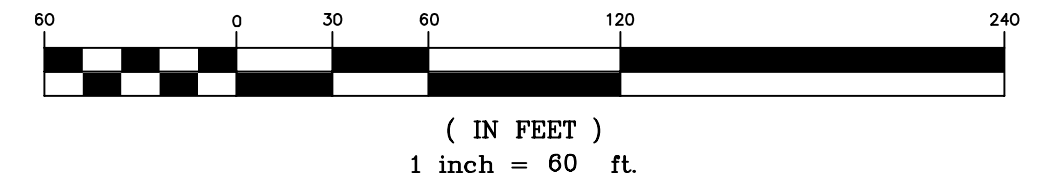
- Map entitled "Subdivision Map of Ormater Development Corp." prepared by Contractors Line & Grade South LLC filed in the Dutchess County Clerks Office as Map No. 9972B.
- Map entitled "Subdivision Map of Ormater Development Corp." prepared by Peter R. Hustis, LS filed in the Dutchess County Clerks Office as Map No. 9909.
- Map entitled "Amended DiMarco Subdivision" prepared by J. William Komoros, LS. filed in the Dutchess County Clerks Office as Map No. 9972A.
- Liber 22000, Page 109 of book of deeds on file in the Dutchess County Clerks Office.
- Liber 22000, Page 6633 of book of deeds on file in the Dutchess County Clerks Office.
- Liber 1752, Page 189 of book of deeds on file in the Dutchess County Clerks Office.
- Liber 1990, Page 448 of book of deeds on file in the Dutchess County Clerks Office.
- Liber 848, Page 575 of book of deeds on file in the Dutchess County Clerks Office.
- Liber 1187, Page 467 of book of deeds on file in the Dutchess County Clerks Office.
- Liber 1990, Page 420.6 of book of deeds on file in the Dutchess County Clerks Office.

LINE & GRADE SURVEYORS D.P.C.

23 Nepperhan Avenue
Elmsford, New York 10523
Phone: (914) 347-3141 Fax : (914) 347-3120
email: Office@LineAndGrade.net



OLD ACREAGE SCHEDULE			NEW ACREAGE SCHEDULE			NOTE:
PARCEL	SQ. FT.	ACRES	PARCEL	SQ. FT.	ACRES	
A	53,864	1.236	A	53,864	1.236	UNCHANGED
B	281,584	6.464	B	252,207	5.791	EXCL. AREA TO "C"
C	455,992	10.468	C	485,369	11.141	INCL. AREA FROM "B"
D	30,000	0.688	D	30,000	0.688	UNCHANGED
E	15,000	0.344	E	15,000	0.344	UNCHANGED
TOTAL	836,440	19.200	TOTAL	836,440	19.200	UNCHANGED



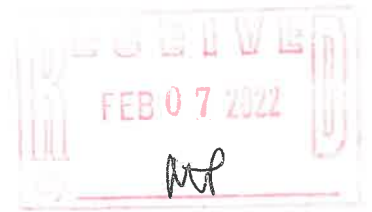
DATE: JANUARY 31, 2022
CADD FILE: LAND4/04-572_GDC ROUTE 9 WAPPINGERS/DWG/SUBDIVISION 1-28-22.DWG

RE-SUBDIVISION OF PROPERTY
PREPARED FOR
ORMATER DEVELOPMENT CORP.
PROPERTY SITUATE IN THE
VILLAGE OF WAPPINGERS FALLS
COUNTY OF DUTCHESS
STATE OF NEW YORK
GRAPHIC SCALE



VILLAGE OF WAPPINGERS FALLS

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



APPLICATION FOR PLANNING BOARD REVIEW

Submission Date: _____ Date of Meeting: March 3, 2022

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

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

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

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

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

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

(Separate Application)



VILLAGE OF WAPPINGERS FALLS

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

APPLICATION FOR PLANNING BOARD REVIEW

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

Date Submitted: _____ Date of Meeting: March 3, 2022

Property Identification:

Address: 14 Clinton St

Zoning District: R- Residential Existing site area: 7,500 SF

Owner Information:

Name : Daniel Quezada and Norma Torres-Campos

Address : 14 Clinton St

City: Wappingers Falls State: NY Zip: 12590

Contact Numbers: (H) _____ (C) 845.705.7633

(E-mail) _____

Applicant Information:

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

Name : Hilda Duque

Address: 18 Market St.

City: Wappinger Falls State: NY Zip: 12590

Contact Numbers: (H) _____ (C) 845.453.6208

E-mail Address: hduques@gmail.com

Lead Design Professional: (If applicable)

(Indicate the primary design professional associated with this application)

Name: HILDA DUQUE

Title: ARCHITECT

Architect Engineer

Company: HILDA DUQUE ARCHITECT

Address: 18 MARKET ST. WAPPINGERS FALLS, NY 12590

Telephone # : 845.453.6208

E-mail Address: hduques@gmail.com



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

Proposed Site:

(Property where improvements are proposed)

Existing Use(s): Residential

Proposed square footage: Dwelling unit 770 SF / Total area of construction 912 SF

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.)

Work to be perform in basement level; accessory dwelling unit fit in, one bedroom apartment.

Stairway addition of 146 sfto access basement unit and egress window well addition 23 sf. Exterior materials , horizontal siding and shingle roofing to match existing building. See Architectural plans.

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

- Ten (10) sets of plans.
- Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.)
- Consent Form
- Application for proposed sign
- Application Fee
- Proof that the taxes, utility bills and fines for the property are paid in full.

With the completion of this application, I hereby state that the information provided and all Accompanying documentation is accurate to the best of my knowledge, and that the attached plans contain all information required by the appropriate checklist.



 Signature of Applicant Signed

02.02.2022

 Date

Office use only:

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

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

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: Quezada and Torres Apartment			
Project Location (describe, and attach a location map): 14 Clinton St. Wappingers Falls NY 12590			
Brief Description of Proposed Action: Accessory Dwelling unit interior fit in at basement level and stairway addition			
Name of Applicant or Sponsor: Hilda Duque		Telephone: 845.453.6208	
		E-Mail: hduques@gmail.com	
Address: 18 Market St.			
City/PO: Wappingers Falls, NY 12590		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>0.172</u>	acres
b. Total acreage to be physically disturbed?		<u>0.003</u>	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.172</u>	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
Urban	Rural (non-agriculture)	Industrial	Commercial Residential (suburban)
Forest Agriculture Parkland	Aquatic	Other (specify): RELIGIOUS	

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		<input checked="" type="checkbox"/>	
b. Consistent with the adopted comprehensive plan?		<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? 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? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
		<input checked="" type="checkbox"/>	
			<input checked="" type="checkbox"/>
		<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
		<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
			<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
			<input checked="" type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
		<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	NO	YES	
		<input checked="" type="checkbox"/>	
	NO	YES	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: Shoreline Forest Agricultural/grassland Early mid-successional Wetland N/A			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
		<input checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
		<input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes. a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems off and storm drains)? If Yes, briefly describe: _____	NO	YES	
		<input checked="" type="checkbox"/>	
		<input checked="" type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: _____		Date: 02.02.2022
Signature: _____		

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	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.

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

PART "A"
OWNER AFFIDAVIT

State of New York
County of Dutchess

}
} ss:
}

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

Applicant/Owner

Daniel Quezada
Applicant/Owner

Sworn to before me this 15th day of
February 2022

[Signature]
Notary Public

MARYC CONN
Notary Public, State of New York
No. 01CA6294205
Qualified in Dutchess County
My Commission expires on December 16, 2025

PART "B"
APPLICANT / AGENT AFFIDAVIT

State of New York }
County of Dutchess } ss:

Hilda Duque being duly sworn, deposes and says:

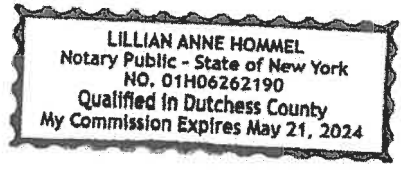
1. That I/we are the HILDA DUQUE named in the foregoing application for Planning Board for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at or conducts business at 18 MARKET ST WPP. Falls the County of DUTCHES and the State of NY.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application.
4. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Village Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Village of Wappingers Falls, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Village Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Village official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Village of Wappingers Falls Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

[Signature]
Applicant/Agent

[Signature]
Applicant/Agent

Sworn to before me this 02 day of February, 2022

Lillian Anne Hommel
Notary Public





VILLAGE OF WAPPINGERS FALLS

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

CONSENT FORM

Name of property owner: Daniel Quezada

Address of property owner: 14 Clinton St

City: Wappingers Falls State: NY Zip: 12590

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

(H) _____ (C) 845.705.7633

(W) _____ (Email) _____

Address of site where work is being conducted: 14 Clinton St.

Description of work: Accessory dwelling unit of 770 square feet in
basement level fit in and new entry to basement addition of 170 square feet.

Consent is given to file for special permit and site plan review to
corresponding boards.

Name of person doing work: Hilda Duque, RA

Address of person doing work: 18 Market St.

City: Wappingers Falls State: NY Zip: 12590

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

(H) _____ (C) 845.453.6208

(W) _____ (Email) hduques@gmail.com

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

Daniel Quezada

Signature of Property Owner

02/01/22

Date Signed



Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 5/24/2018
Time Recorded: 9:28 AM

PARTNERS ABSTRACT CORP
1025 OLD COUNTRY RD STE 409
WESTBURY, NY 11590

Document #: 02 2018 3731

Received From: PATNERS ABSTRACT CORP

Grantor: WILMINGTON SVGS FUND SOCIETY FSB
Grantee: QUEZADA DANIEL

Recorded In: Deed
Instrument Type:

Tax District: Town of Poughkeepsie

Examined and Charged As Follows :

Recording Charge: \$190.00
Transfer Tax Amount: \$1,144.00
Includes Mansion Tax: \$0.00
Transfer Tax Number: 6512

Number of Pages: 4

*** Do Not Detach This Page
*** This is Not A Bill

Red Hook Transfer Tax:

RP5217: Y
TP-584: Y

County Clerk By: ste
Receipt #: 17190
Batch Record: 194

Bradford Kendall
County Clerk



0220183731

pp 60 -
130 -
1144 -
1231 -

BARGAIN AND SALE DEED

THIS INDENTURE, made the 16 day of April, Two Thousand Eighteen
BETWEEN.

Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust, with offices at c/o Alta Residential Solutions, v. LLC, 120 South 6th Street, Suite 2100, Minneapolis, Minnesota 55402.

party of the first part, and

as husband and wife
Daniel Quezada and Norma Torres-Campos, 2651 East Main Street, Apt. 3, Wappingers Falls, NY 12590.

party of the second part.

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Poughkeepsie, Village of Wappingers Falls, County of Dutchess and State of New York, more particularly bounded and described in Schedule "A", attached hereto and incorporated herein by reference.

BEING the same premises conveyed to grantor herein by **Referee's Deed** from **Julianna Lobiondo, Esq., REFEREE**, dated October 18, 2017 and recorded on November 21, 2017 with the Dutchess County Clerk's Office in Document No. 02 2017 8728.

Property: 14 Clinton Street, Wappingers Falls, NY 12590

Tax ID No.: 6158-09-217511

This transfer does not constitute all or substantially all of the assets of the corporation.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

**Wilmington Savings Fund Society, FSB, D/B/A
Christiana Trust, not individually but as Trustee for
Pretium Mortgage Acquisition Trust**

BY: ALTA RESIDENTIAL SOLUTIONS, L.L.C.
AS ATTORNEY IN FACT

BY: [Signature]

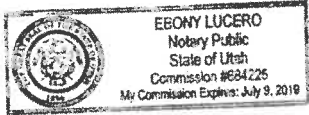
Name: STERLING BARTON

Title: AUTHORIZED PERSON

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.:

On the 16 day of April in the year 2018 before me, the undersigned, personally appeared STERLING BARTON, Authorized Person of Alta Residential Solutions, L.L.C., who executed the within instrument as Attorney-in-fact for Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, that by his/her/their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned.

Dated: 4/16/2018



[Signature]
Print Name: Ebony Lucero
Notary Public in the State of Utah ✓

Residing at: SALT LAKE
MY COMMISSION
EXPIRES: 7/9/19

Fidelity National Title Insurance Company

POA rec 4-6-17
02-2017-2447

SCHEDULE A

PROPERTY DESCRIPTION

Page 1 of 1

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Wappingers Falls, Town of Poughkeepsie, Dutchess County, New York and known and designated on a certain map of said Village on file in the Office of the Clerk of said County by the Number 84, said lot is situate on the north side of Clinton Street;

BEGINNING at a point 312 feet from the northwesterly corner of said Street and the Highland Turnpike;

AND runs westward along said street 50 feet;

THENCE northwardly at right angles to said 150 feet;

THENCE eastwardly on a parallel line with the said street 50 feet;

THENCE southwardly and at right angles to said street 150 feet to the place of BEGINNING.

Our policies of title insurance include such buildings and improvements thereon which by law constitute real property, unless specifically excepted therein. Now is the time to determine whether we have examined all of the property and easements which you desire to be insured. If there are appurtenant easements to be insured, please request such insurance. In some cases, our rate manual provided for an additional charges for such insurance.

FOR CONVEYANCING ONLY

TOGETHER with all right, title and interest of, in and to any land lying in the street and roads abutting the above described premises.

Issued by

Partners Abstract Corp.

1025 Old Country Road Suite 409

Westbury, NY 11590

Telephone (516) 338-2655 Fax (516) 338-2751

IN PERSON
PAYMENT

Poughkeepsie Town Hall
1 Overocker Road
Poughkeepsie, NY 12603
Monday - Friday
8:30AM-4:00PM

MAKE CHECKS PAYABLE TO:

Kelly Tremper, Receiver of Taxes
1 Overocker Road
Poughkeepsie, NY 12603
PH: (845) 485-3611

Quezada Daniel
Torres-Campos Norma
14 Clinton St
Wappingers Falls, NY 12590

**STATEMENT OF SCHOOL TAXES
WAPPINGERS CENTRAL SCHOOL DISTRICT**

Page No.	Roll Sect.	SWIS Code	Bill No.	Sequence No.
1 of 1	1	134601	222	138
Fiscal Year		Warrant Dated	Bank Code	Account No.
7/1/2021 to 6/30/2022		8/9/2021		14217511
Estimated State Aid			NYS Tax & Finance School District Code	
SCHL 69,087,510			665	

FOR YOUR INFORMATION

SEE REVERSE SIDE FOR MORE INFORMATION

PROPERTY IDENTIFICATION

PARCEL ID 134601-6158-09-217511-0000
 LOCATION 14 Clinton St
 ACREAGE 0.17
 SCHOOL Wappingers CSD
 PROPERTY CLASS 210 - 1 Family Res

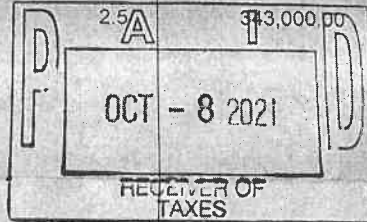
The assessor estimates the Full Market Value of this property as of July 1, 2020 was: 343,000
 The Total Assessed Value of this property is: 343,000
 The Uniform Percentage of Value used to establish assessments was: 100.00

For an explanation of the grievance process, please contact the local assessor and ask for the booklet entitled 'Contesting Your Assessment'. This booklet is also available from the Dutchess County Real Property Tax Service Agency or the NYS Office of Real Property Tax Services website at <http://www.tax.ny.gov/pdf/publications/orpts/grievancebooklet.pdf>. Please note that the period for filing complaints on the above assessment has passed.

Exemption	Value	Tax Purpose	Full Value Estimate	Exemption	Value	Tax Purpose	Full Value Estimate

PROPERTY TAXES

Taxing Purpose	Total Levy	% Change in Levy from Prior Year *	Taxable Assessed Value or Units	Rates per \$1000 or per Units	Tax Amounts
HOMESTEAD PARCEL VILLAGE OF V. Wappingers Falls School Taxes	179,699,213		343,000.00	16.575572	5,685.42



An estimated STAR check has been or will be mailed to you by the NYS Tax Department. Any overpayment or underpayment can be reconciled on your next tax return or STAR credit check.

* This is the percent of increase or decrease of the current year's tax levy over the previous year's tax levy. This does not represent the total percent of your tax increase or decrease. The tax levy is the total amount to be raised by property taxes.

PENALTY SCHEDULE

If Paid between	Amount	Penalty/Interest	Total Due
Today - 10/12/2021	5,685.42	0.00	\$5,685.42
10/13/2021 - 11/1/2021	5,685.42	113.71	\$5,799.13

TOTAL TAX DUE: \$5,685.42

Due by: 10/12/2021

After this date see penalty schedule

Taxes paid by _____ CA CH

RECEIVER'S STUB MUST BE RETURNED WITH PAYMENT. INCLUDE YOUR PHONE NUMBER ON YOUR CHECK. FOR A RECEIPT OF PAYMENT, PLACE A CHECK MARK IN THIS BOX [] AND RETURN THE ENTIRE BILL WITH PAYMENT.

UTILITY BILL

Account: 00000178-00

Billing Dates: 12/16/2021 to 02/14/2022

Bill ID: 21-12-16

Date Due: 01/18/2022

Service Address: 14 CLINTON ST-20

VILLAGE OF WAPPINGERS FALLS
 2582 SOUTH AVENUE
 Wappingers Falls, NY 12590
 845-297-8773

PAID
 VILLAGE OF WAPPINGERS FALLS

JAN 18 2022

DANIEL QUEZADA
 14 CLINTON STREET
 WAPPINGERS FALLS NY 12590

2582 SOUTH AVENUE
 WAPPINGERS FALLS NY 12590

11/15/21 Last Payment: \$319.37

Past Due Balance: \$0.00

	Read Date	Previous	Current	Consumption	Code	Amount
Sanitation, reg	02/14/2022					\$36.00
SEWER	11/30/2021	156,777	158,372	1,595	A	\$82.16
WATER	11/30/2021	156,777	158,372	1,595	A	\$92.05
Total Current Charges						\$210.21
Total Amount Due						\$210.21
Total Due After 01/18/22						\$223.92

Tampering with meters and outside read-outs and unmetered connections before the meter are illegal and subject to civil/criminal action (as per Village Code #148-9-c).
 Garbage penalties \$5.00 per unit/per month. Owners of premises are responsible for the payment of this bill. Charges on this bill are a lien on the property. **NOTE:**
SODIUM RESTRICTED DIETS- "Water containing more than 20 mg/l of sodium should not be used for drinking by people on severely restricted sodium diets.
 Water containing more than 270 mg/l of sodium should not be used for drinking by people on moderately restricted sodium diets." As of 5/14/2012-Well #3 raw
 water =53 mg/l, Well #7A raw water =52 mg/l. As of 08/24/2018 Entry Point (finished water) = 160 mg/l.

NOTES:

SUBJECT to any easements, rights-of-ways, and/or agreements that the utility companies may have.
 SUBJECT to such facts disclosed by an accurate, up-to-date title search.
 OFFSETS shown hereon are not to be used for construction purposes and/or fence installation.

AREA = 7,500 S.F.
 = 0.172± acres

REFERENCES:

TAX MAP DATA:
 Section: 6158
 Block: 09
 Lot: 217511

Doc. No.: 22017-8728
 Doc. No.: 22000-2321

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, sub-division 2, of the New York State Education Law.

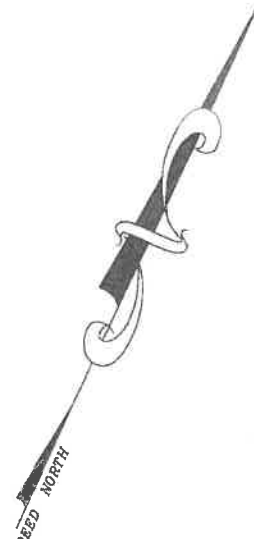
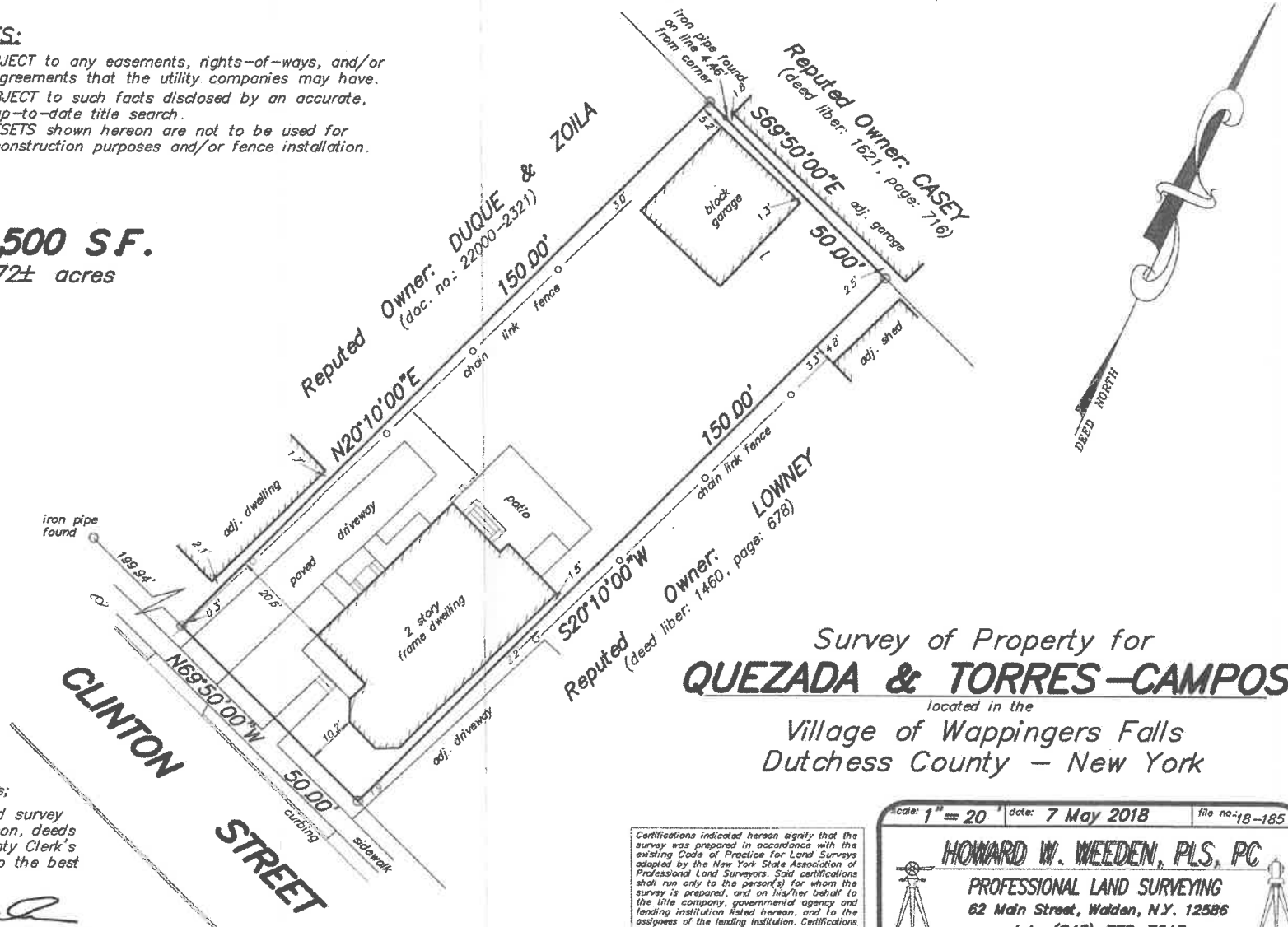
I hereby certify to:

-Daniel Quezada; Norma Torres-Campos;

that this mapping is based on a field survey performed on the date indicated hereon, deeds and/or maps obtained from the County Clerk's office, and is correct and accurate to the best of my knowledge.

Howard W. Weeden

Howard W. Weeden, P.L.S., P.C. NYS Lic. No. 049967



Survey of Property for
QUEZADA & TORRES-CAMPOS

located in the
 Village of Wappingers Falls
 Dutchess County - New York

Certifications indicated hereon signify that the survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person(s) for whom the survey is prepared, and on his/her behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or their subsequent owners.

scale: 1" = 20' date: 7 May 2018 file no.: 18-185

HOWARD W. WEEDEN, P.L.S., P.C.
 PROFESSIONAL LAND SURVEYING
 62 Main Street, Walden, N.Y. 12586
 tel.: (845) 778-7643

© copyright by Howard W. Weeden, P.L.S., P.C. Walden, New York

QUEZADA & TORRES APARTMENT

14 CLINTON STREET WAPPINGERS FALLS, NY 12590

SCOPE OF WORK

EXTERIOR STAIR ADDITION TO BASEMENT LEVEL AND ACCESSORY APARTMENT INTERIOR FIT IN BASEMENT

SITE DATA

ADDRESS: 14 CLINTON STREET USE TYPE: RESIDENTIAL (R3)
 LOT: 217511 BLOCK: 09 SINGLE FAMILY HOME (EXISTING)
 SECTION: 6158 CONSTRUCTION TYPE: TWO FAMILY HOME / ACCESSORY APARTMENT (PROPOSED)
 ZONE: R - RESIDENTIAL 5B (EXISTING)
 LOT AREA: 0.172 ACRES (7,500 SF) 5B (PROPOSED)
 SPRINKLERS: NONE EXISTING, NOT REQUIRED

ZONING CODE REVIEW

ZONE: R- Residential	REQUIREMENTS/ALLOWED	EXISTING CONDITIONS	PROPOSED
USE (TABLE 4)	*DWELLING ACCESSORY (SPECIAL PERMIT & SITE REVIEW)		PROPOSED ACCESSORY DWELLING TO BE LOCATED IN...
HABITABLE ARE	MIN. 750 SF / MAX 1,000 SF	850 SF	770SF
MINIMUM LOT SIZE		7,500 sf (0.172 ACRES)	EXISTING TO REMAIN
WIDTH AT BUILDING LINE	50'	50'	EXISTING TO REMAIN
BUILDING HEIGHT (STORIES) (MAX)	35' (2 STORIES)	2 STORIES	EXISTING TO REMAIN
FAR (MAX.)			
MINIMUM YARD DIMENSIONS (FEET) - PRINCIPAL...			
FRONT YARD	15'	10.2'	EXISTING TO REMAIN
ONE SIDE	8'	1.5'	SIDE: 1.5' (EXISTING TO REMAIN)
REAR SETBACK	25'	18'	SIDE: 16.1'
		83.8'	87.3'
ACCESSORY BUILDING			
PRINCIPAL FRONTAGE	35'	125.1'	EXISTING TO REMAIN
SIDE & REAR SETBACKS (MIN)	5'	5.2' & 1.3'	EXISTING TO REMAIN
SHED BUILDING			
PRINCIPAL FRONTAGE	20' MIN + BLDG. SETBACK	N/A	
SIDE SETBACKS (MIN)	0	N/A	
REAR SETBACKS (MIN)	5'	N/A	
MAXIMUM LOT COVERAGE (That portion of the lot that is covered by buildings, structures, and impervious...)			SQ FT
MAXIMUM BUILDING COVERAGE (%)	35% (2,625 SF)	32%	2421.3 2591.3 SF (170 SF ADDITION)
GREEN SPACE	30 % MIN. (2,250 SF)	38%	4625.7 4455.7 SF
OFF-STREET PARKING REQUIREMENTS (MIN) (TABLE 5)	4	4	4 EXISTING TO REMAIN

DRAWING INDEX

SHEET No.	SHEET NAME
G1-0	COVER PAGE
S1-0	EXISTING AND PROPOSED SITE PLAN
A1-0	EXISTING AND PROPOSED PLANS
A2-0	ELEVATIONS

PROJECT TEAM

DANIEL QUEZADA & NORMA TORRES-CAMPOS
 OWNERS
 ADDRESS: 14 CLINTON ST. WAPPINGERS FALLS, NY 12590
 (P): 845.705.7833

HILDA DUQUE, RA
 ARCHITECT
 ADDRESS: 18 MARKET ST. WAPPINGERS FALLS, NY 12590
 (E): hduques@gmail.com
 (P): 845.453.8208
 CONTACT: HILDA DUQUE

SURVEY DATA

PLOT PLAN BASED ON SURVEY PREPARED BY HOWARD W. WEEDEN, PLS. PC FOR PROPERTY:
 QUEZADA & TORRES-CAMPOS DATED MAY 7, 2018

OWNER CERTIFICATION

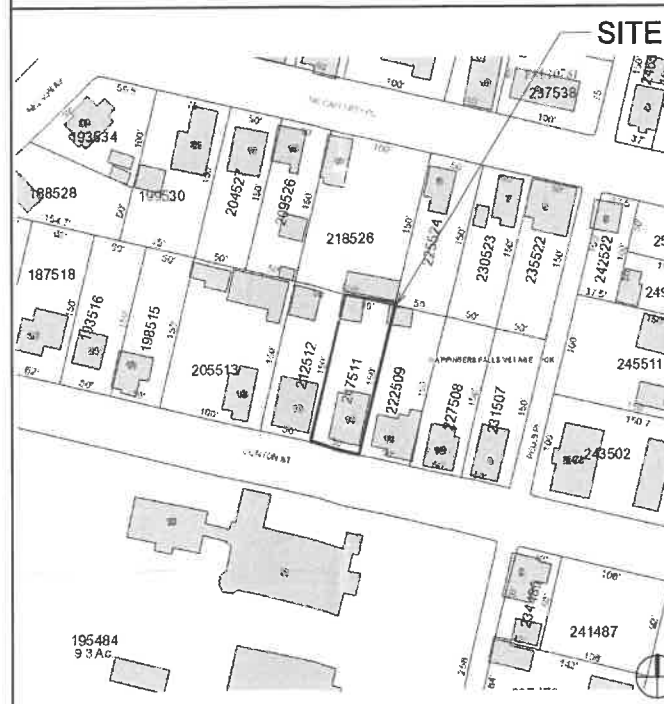
THE UNDERSIGNED, DANIEL QUEZADA, OWNER OF THE PROPERTY, HEREOF STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENT AND LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREOF

OWNER _____ DATE _____

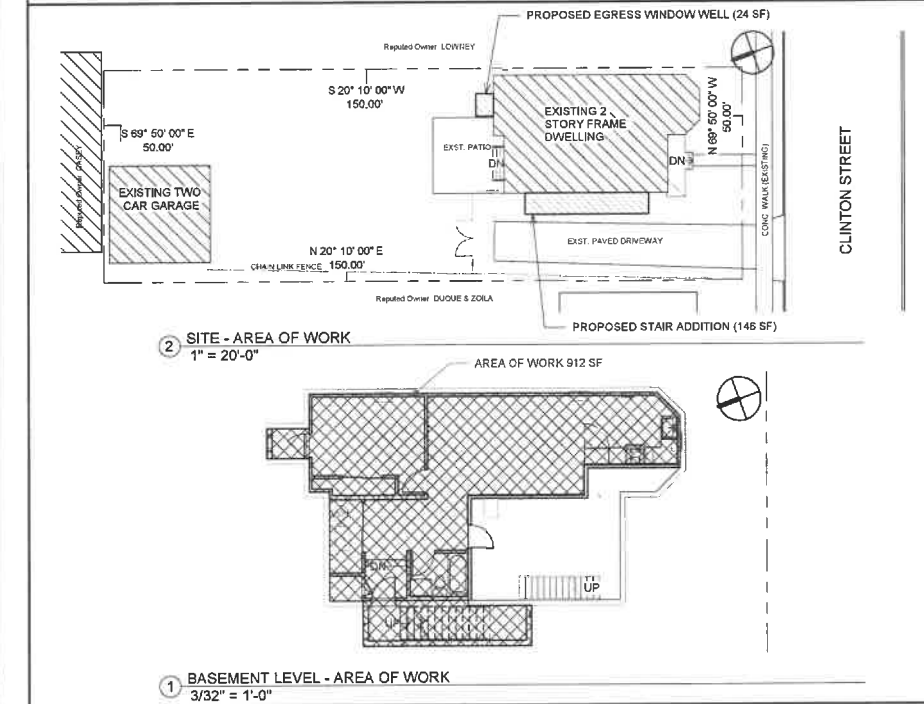
LOCATION MAP



PROJECT LOCATION



AREA OF WORK



Consultant
 Address
 Phone
 Fax
 e-mail

Consultant
 Address
 Phone
 Fax
 e-mail

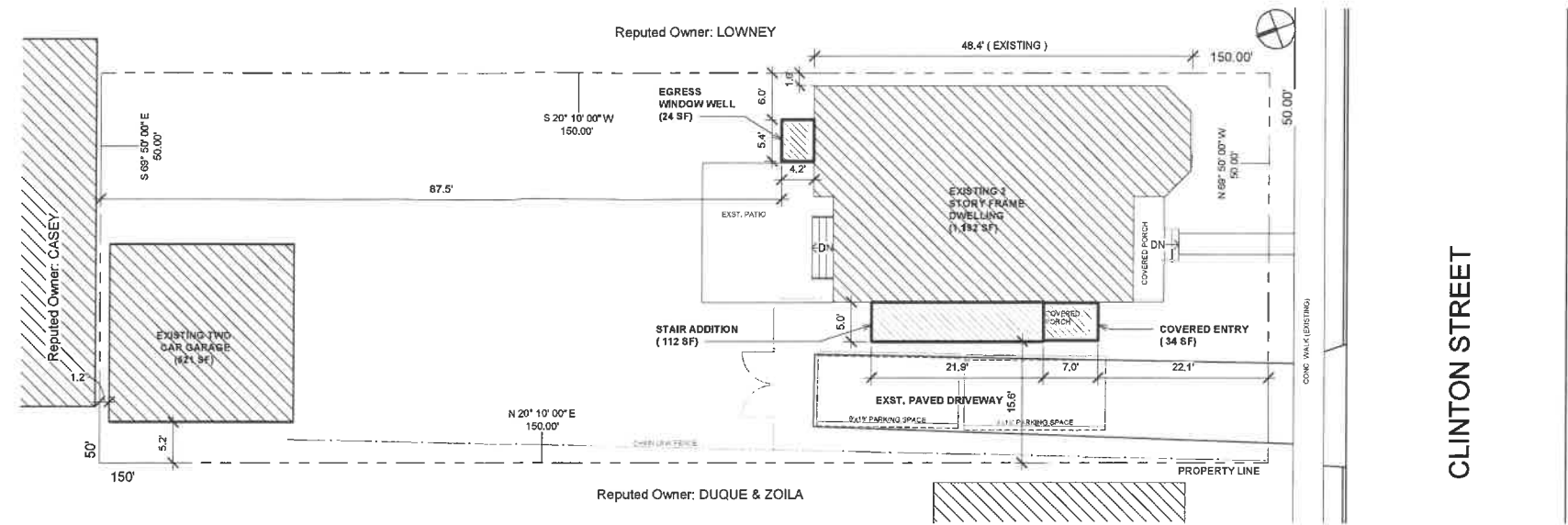
QUEZADA & TORRES
 CAMPOS
 ACCESS. APARTMENT

COVER PAGE

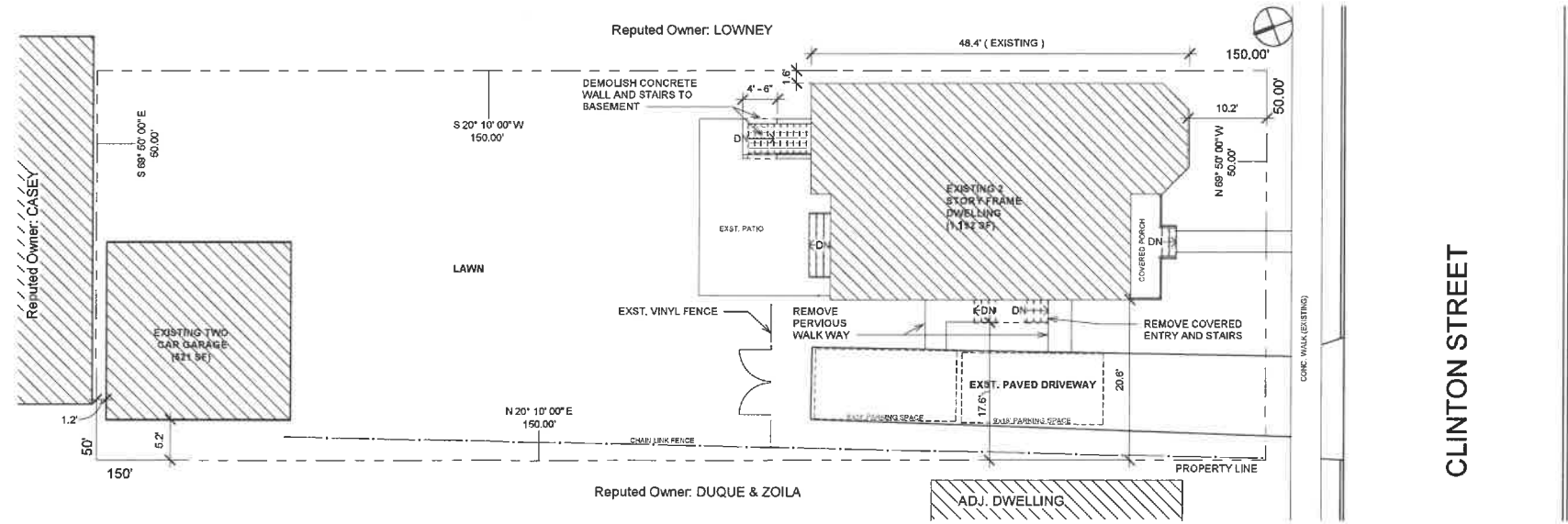
No.	Description	Date

Project number 2104
 Date 2.2.2022
 Drawn by H.D
 Checked by H.D

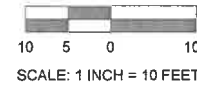
G1-0
 Scale As indicated



1 SITE PLAN PROPOSED
1" = 10'-0"



2 SITE PLAN - EXISTING & DEMOLITION
1" = 10'-0"



Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

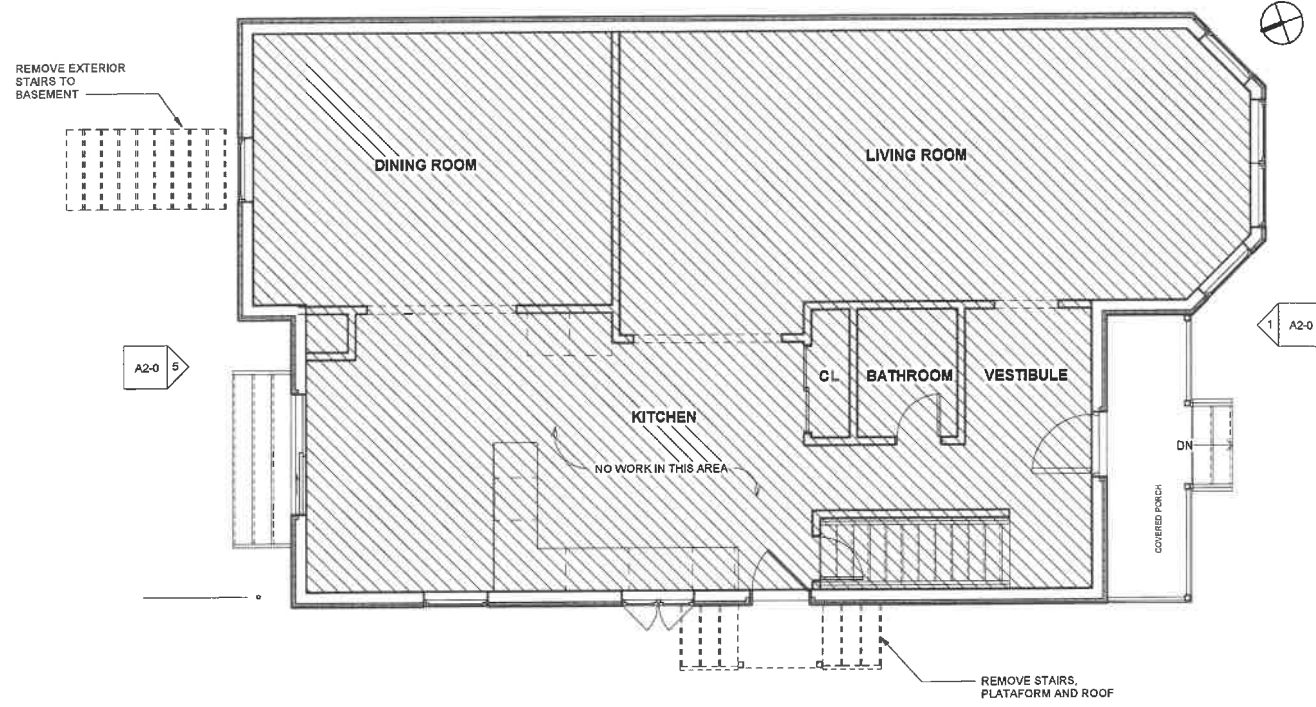
QUEZADA & TORRES
CAMPOS
ACCESS. APARTMENT

EXISTING AND
PROPOSED SITE
PLAN

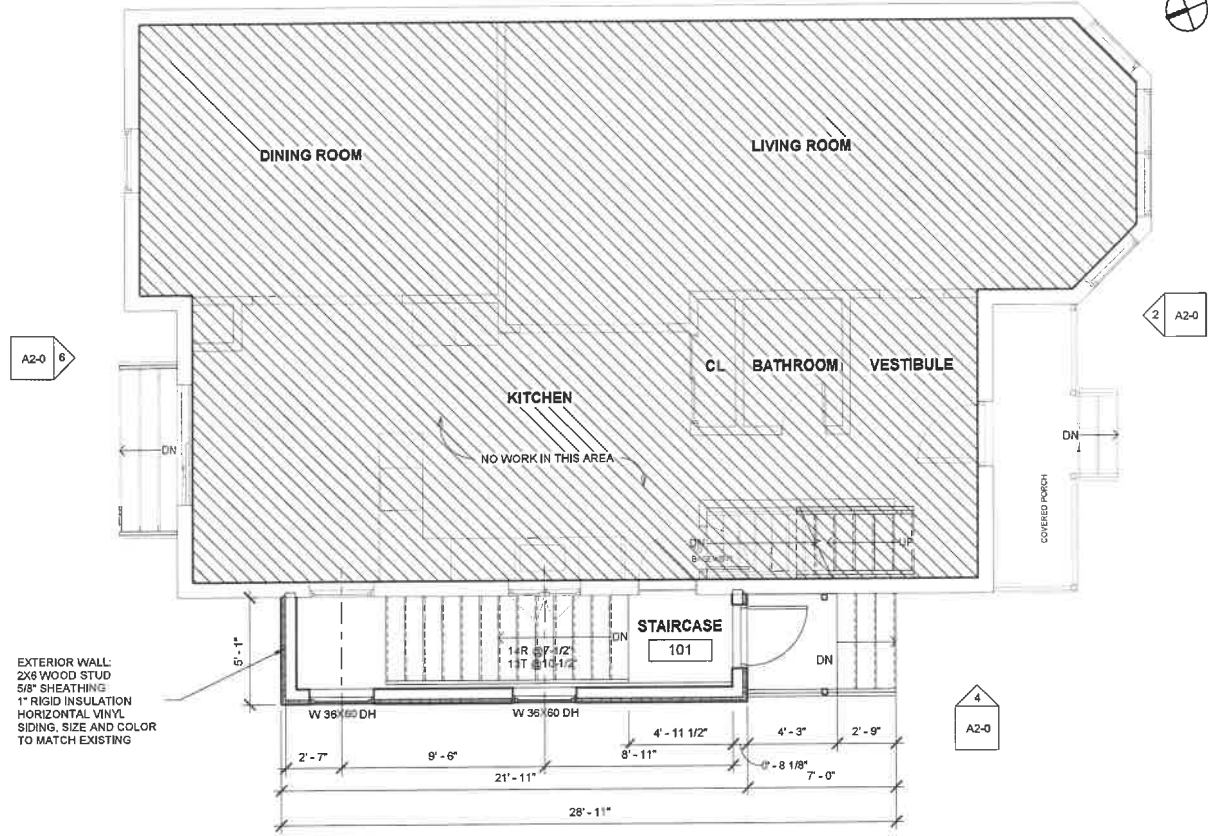
No.	Description	Date

Project number 2104
Date 2.2.2022
Drawn by H.D
Checked by H.D

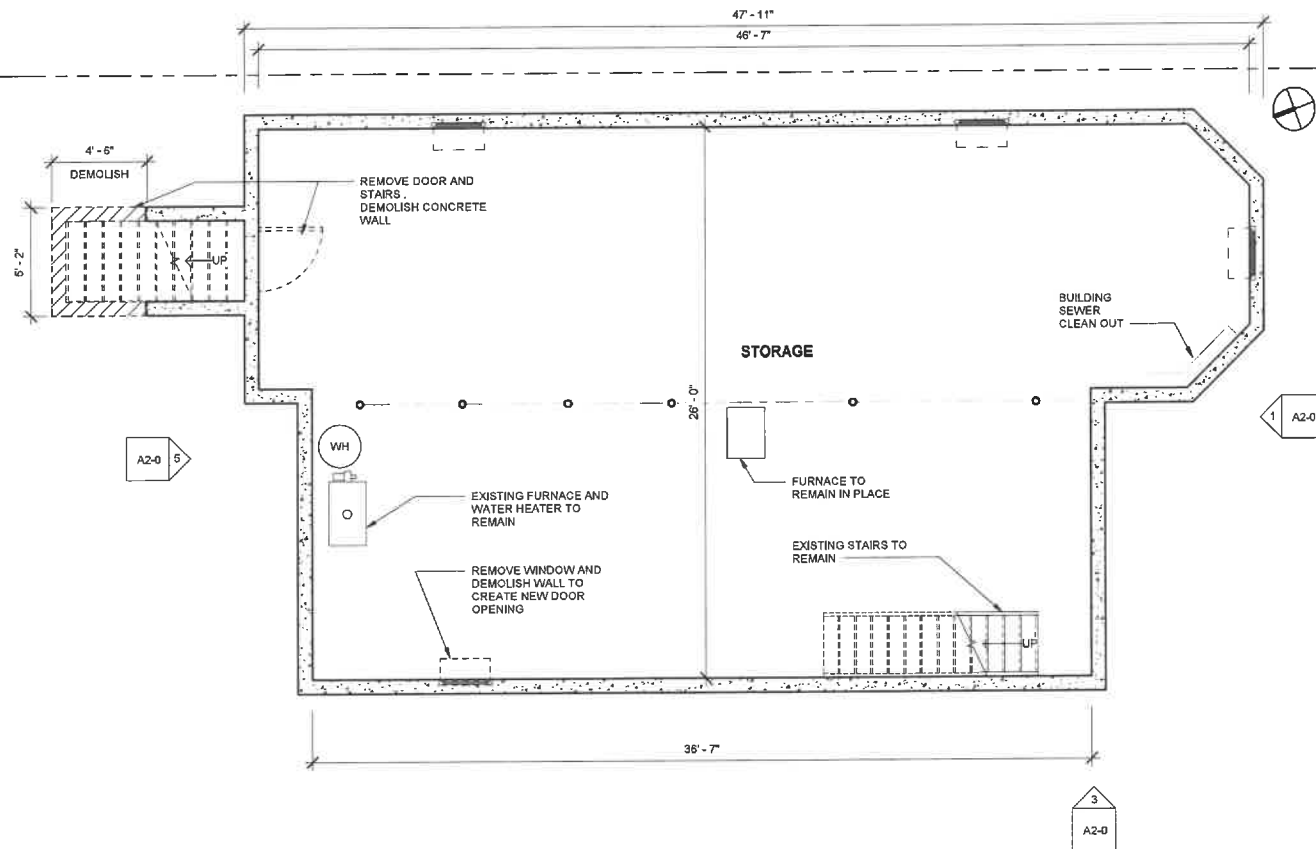
S1-0
Scale 1" = 10'-0"



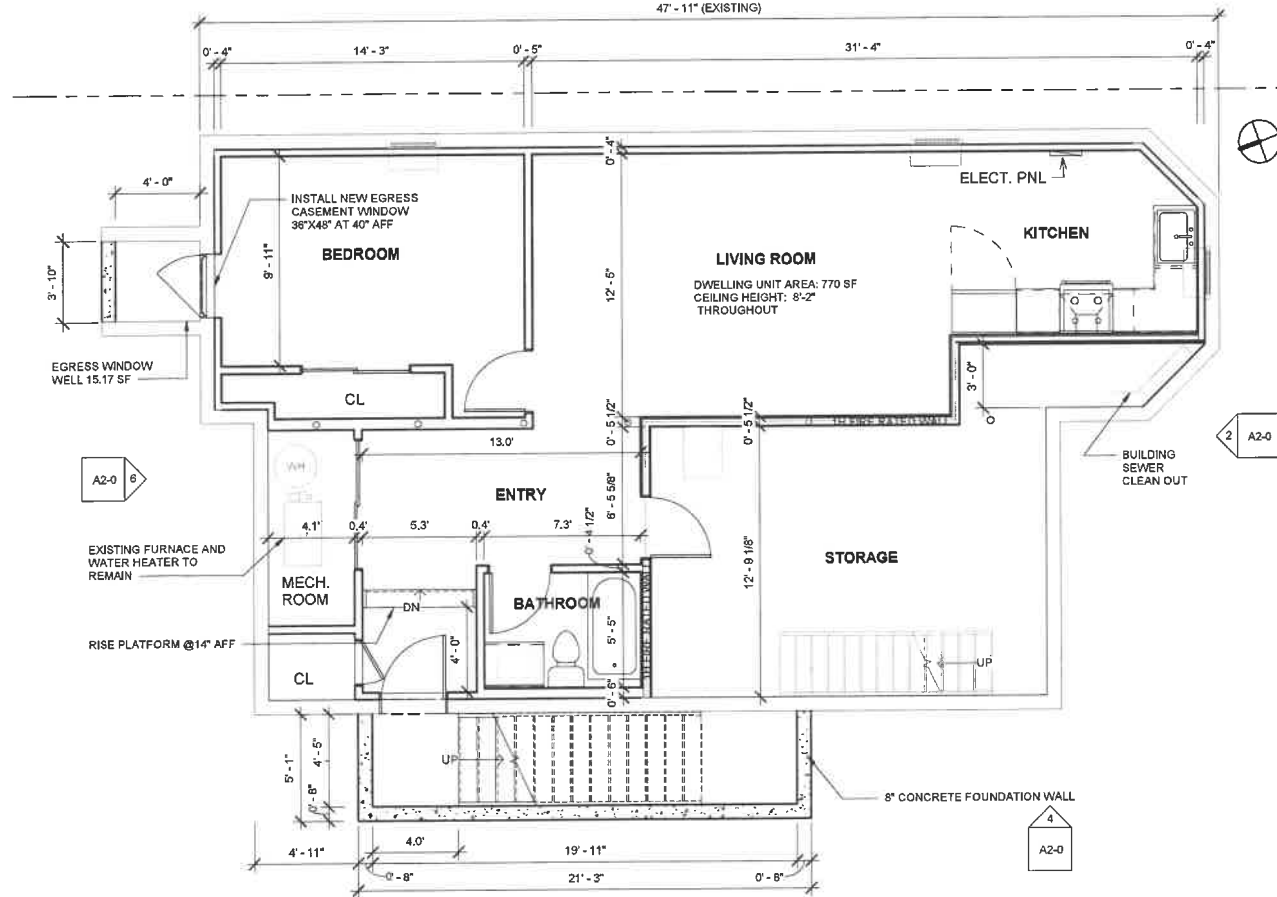
4 FIRST FLOOR EXISTING - DEMOLITION PLAN
1/4" = 1'-0"



3 FIRST FLOOR PLAN - PROPOSED
1/4" = 1'-0"



2 BASEMENT EXISTING / DEMOLITION PLAN
1/4" = 1'-0"



1 BASEMENT LEVEL - PROPOSED
1/4" = 1'-0"

No.	Description	Date

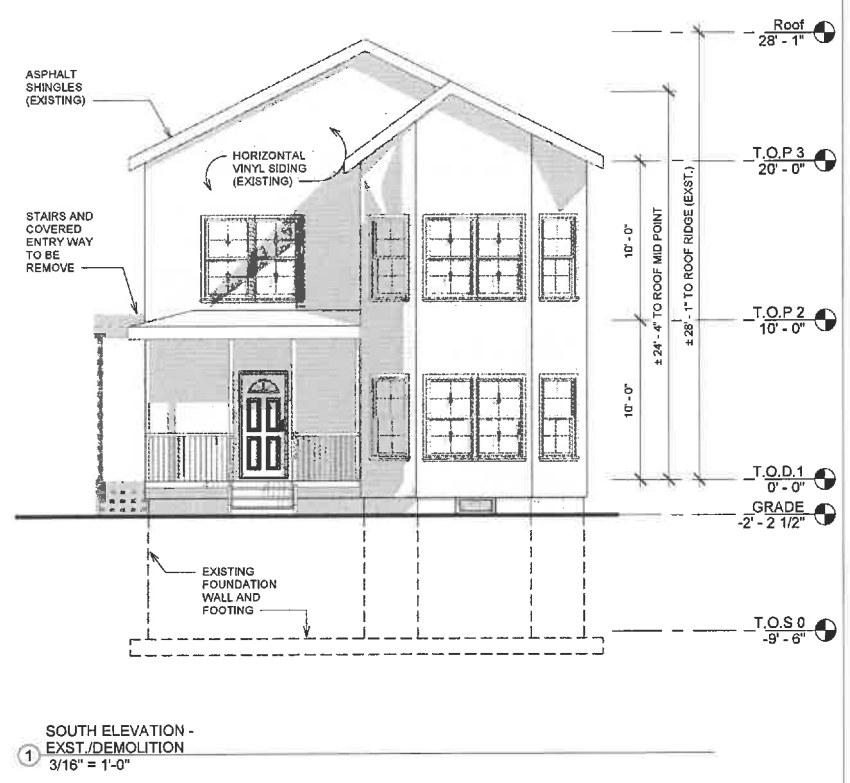
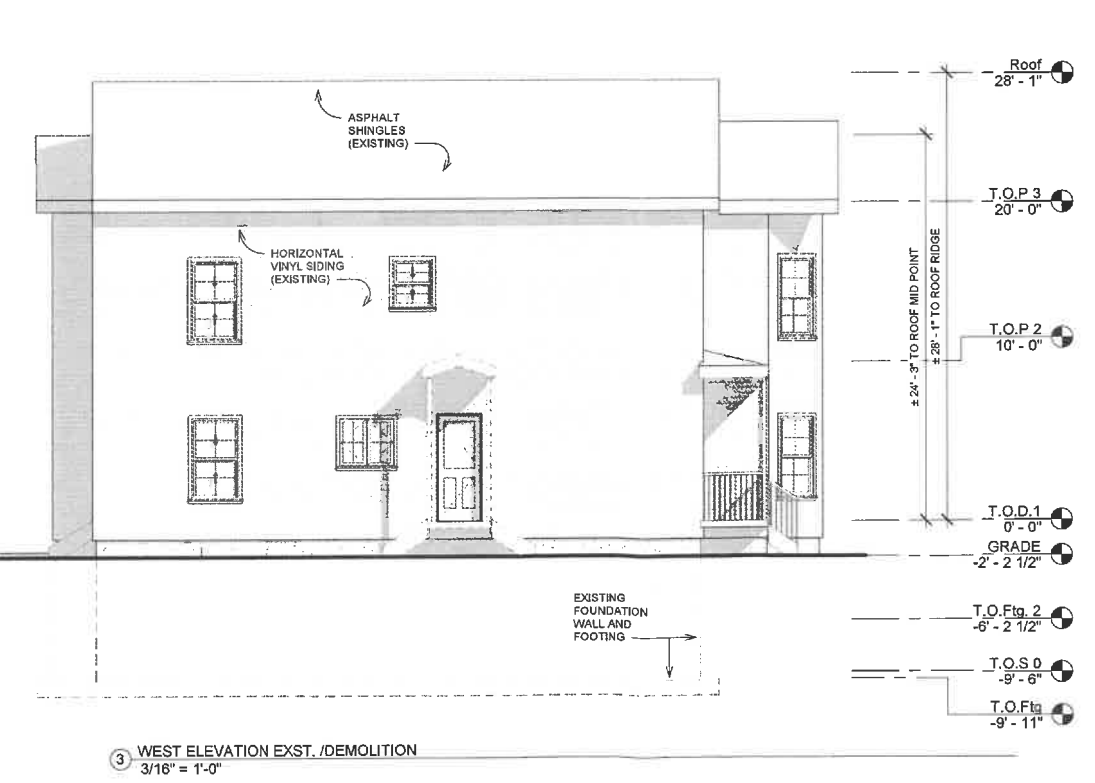
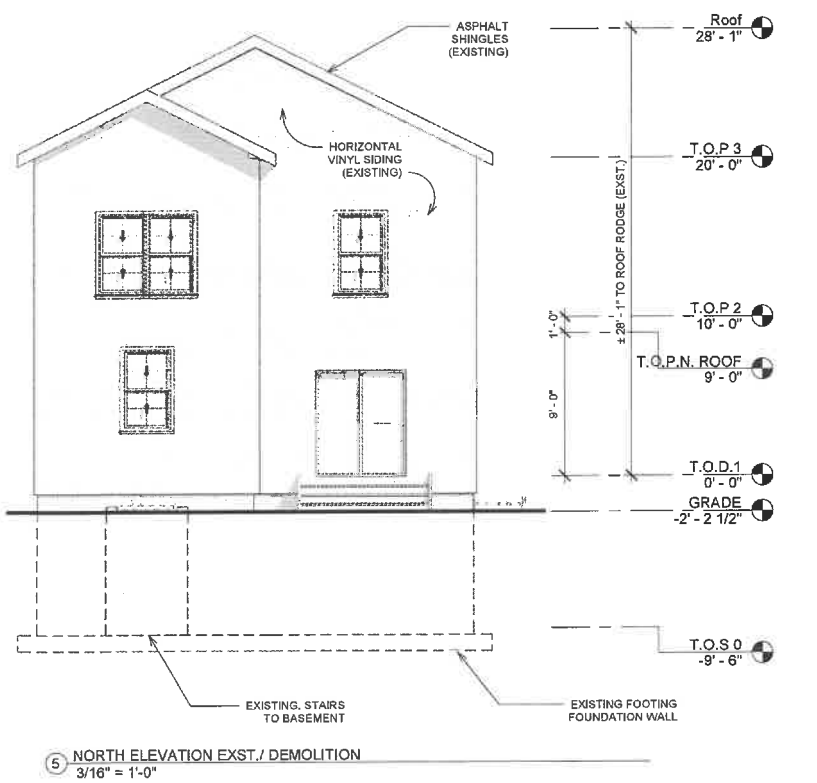
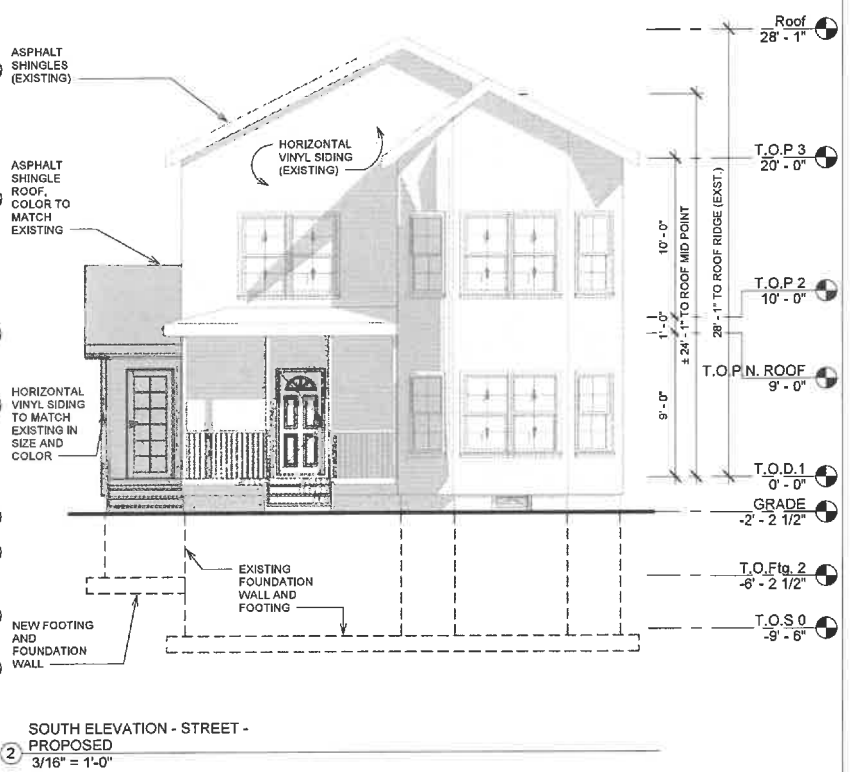
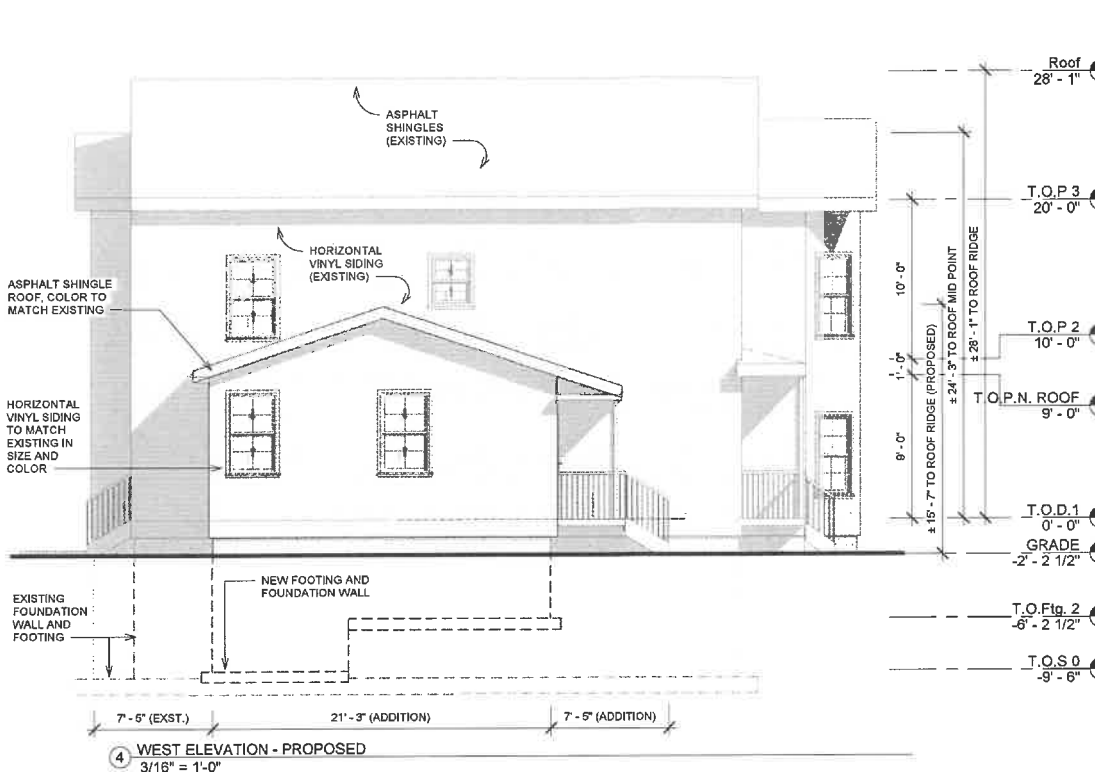
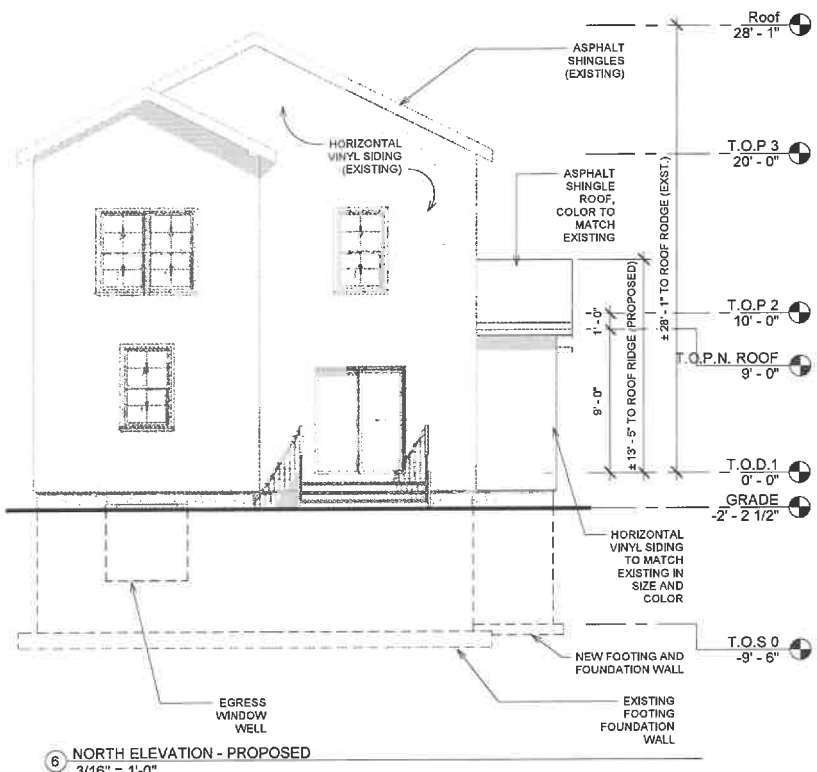
Project number 2104
Date 2.2.2022
Drawn by H.D
Checked by H.D

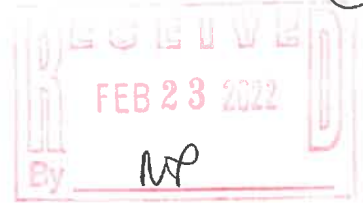
A1-0
Scale 1/4" = 1'-0"

No.	Description	Date

Project number 2104
Date 2.2.2022
Drawn by H.D
Checked by H.D

A2-0
Scale 3/16" = 1'-0"





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

SPECIAL USE PERMIT APPLICATION

Part 1 – to be completed by all Applicants Date: 2.23.2020

NAME OF PROJECT: (ex: Doe Accessory Apartment) Quezada's Accessory Apartment

APPLICANT:

Name: Hilda Duque

Address: 18 Market St . Wappingers Falls, NY12590

Phone: 845.453.6208 Fax: _____

Email: hduques@gmail.com

PROPERTY OWNER:

Name: Daniel Quezada

Address: 14 Clinton St. Wappingers Falls, NY 12590

Phone: 845.453.6208 Fax: _____

Email: _____

PROPERTY INFORMATION:

Address: 14 Clinton St

Parcel ID #: 217511-09-6158 Parcel size: 0.172 AC (7,500 SF)

Zoning District: R- Residential Current use: Residential

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

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

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

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

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

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



Applicant

Part 2

(To be completed if a special use permit is sought for an accessory apartment)

1. Briefly describe the proposed use.

New secondary entry to main dwelling unit with new stairs addition to basement and interior fit in for accessory apartment _____

2. Will the accessory apartment be contained within the existing dwelling or is an addition proposed? If an addition is proposed, how many square feet are proposed to be added?

Addition will be added only for accessibility. Stairs addition of 146 SF

3. Is the primary use of the property as a single-family dwelling? Yes

4. When was the primary residence built? 2004

5. Is there a certificate of occupancy for the primary dwelling unit? yes

6. Will the owner of the single-family dwelling occupy either the main dwelling unit or the accessory apartment? Owner will occupy main dwelling

7. How many square feet is the primary dwelling unit? 2,384 SF.

8. How many square feet is the proposed accessory apartment? 854

9. How many bedrooms will the accessory apartment contain? 1 BEDROOM

10. Pursuant to §151-18 of the Village Code, an occupant of at least one of the dwelling units shall be the father, mother, son or daughter (including legally adopted), brother, sister, grandparent or grandchild of the occupant of the accessory apartment. State the relationship between the occupant(s) of the main dwelling unit and the accessory apartment. Owner's parents.

Part 2, continued

11. Either the primary dwelling unit or the accessory apartment must be the principal residence of the persons identified in the preceding question. Will this requirement be met? Explain. _____

Yes. Owner and his family has been living in the main dwelling since they bought the house in 2018. The accessory apartment will be occupy by the husband's parents. _____

12. How many parking spaces are available on site? currently 4 spaces

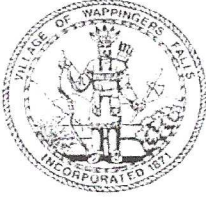
13. How many residents of driving age reside in the primary dwelling unit? 2 (husband and wife)

14. Were any variances or special use permits previously granted for this property? If so, please describe them. _____

None.

15. Is the property served by municipal water and sewer? If not, describe the adequacy of these utilities for the additional use. _____

Yes.



VILLAGE OF WAPPINGERS FALLS

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

APPLICATION FOR PLANNING BOARD REVIEW

Submission Date: Feb 4th, 2022

Date of Meeting: March 03, 2022

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

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

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

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

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

(Separate Application)



VILLAGE OF WAPPINGERS FALLS

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

APPLICATION FOR PLANNING BOARD REVIEW

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

Date Submitted: Feb 4th, 2022 Date of Meeting: March 03, 2022

Property Identification:

Address: 1582 Rt 9, Suite 8, Wappingers Falls NY 12590

Zoning District: VC Existing site area: _____

Owner Information:

Name: Davis Fowler Group LLC

Address: 3 Nancy Ct

City: Wappingers Falls State: NY Zip: 12590

Contact Numbers: (H) 845-897-2664 (C) 845-797-5033

(E-mail) Readmin@povallengineering.com

Applicant Information:

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

Name: Nesh Wine & Liquor Inc

Address: 20 Sparrow lane

City: Poughkeepie State: NY Zip: 12601

Contact Numbers: (H) _____ (C) 845 7507583

E-mail Address: Sales@neshliquor.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: 1460

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.)

Proposed store front to be opened as a retail Wine and Liquor store. Nesh Wine & Liquor has received approval from the New York State Liquor Authority to operate in the proposed location (1582 Rt 9, Suite 8, Wappingers Falls NY 12590). The now vacant suite will be be cosmetically renovated and furnished with shelving and Wine displays.

NYS Liquor License Serial Number: 2225421

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

- Ten (10) sets of plans.
- Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.)
- Consent Form
- Application for proposed sign
- Application Fee
- Proof that the taxes, utility bills and fines for the property are paid in full.

With the completion of this application, I hereby state that the information provided and all Accompanying documentation is accurate to the best of my knowledge, and that the attached plans contain all information required by the appropriate checklist.



Signature of Applicant Signed

11/24/2022

Date

Office use only:

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

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



VILLAGE OF WAPPINGERS FALLS

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


CONSENT FORM

Name of property owner: Davis Fowler Group LLC
Address of property owner: 3 Nancy Ct
City: Wappingers Falls State: NY Zip: 12590
Phone number of property owner: (Include home, work, mobile number and e-mail address):
(H) _____ (C) 845 797 5003
(W) 845 897 2664 (Email) peadmin@povallengineering.com
Address of site where work is being conducted: 1582 Rt 9, Suite 8, Wappingers Falls NY 12590

Description of work: Converting current space into Retail Wine & liquor store. Cosmetic renovation of space and installation of wall shelving/displays will also be completed.

Name of person doing work: Sami Neshiewat
Address of person doing work: 20 Sparrow Lane
City: Poughkeepsie State: NY Zip: 12601
Phone number of person doing work (Include home, work, mobile numbers and e-mail address):
(H) _____ (C) 845 7507583
(W) _____ (Email) sales@neshliquor.com

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


Signature of Property Owner

1-24-22
Date Signed

617.20
Appendix B
Short Environmental Assessment Form

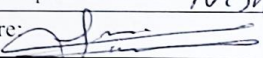
Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Sami Neshiewat			
Name of Action or Project: Nesh Wine & Liquor Retail Store			
Project Location (describe, and attach a location map): 1582 Rt 9, Suite 8, Wappingers Falls NY 12590			
Brief Description of Proposed Action: Operate new Wine and Spirits retail store in the Village of Wappingers. NYS Liquor License Serial Number: 2225421			
Name of Applicant or Sponsor: Nesh Wine & Liquor Inc.		Telephone: 845 7507583	
		E-Mail:	
Address: 1582 Rt 9, Suite 8			
City/PO: Wappingers Falls		State: NY	Zip Code: 12590
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
New York State Liquor Authority		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		N/A _____ acres	
b. Total acreage to be physically disturbed?		N/A _____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		N/A _____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
Urban	Rural (non-agriculture)	Industrial	<input checked="" type="checkbox"/> Commercial
		Residential (suburban)	
Forest Agriculture Parkland		Aquatic	Other (specify): _____

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <i>Nesh Wine & Liqueur / Sami Neshicud</i> Date: <i>Feb 07, 2022</i>		
Signature: 		

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. **Part 3** should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

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

_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PART "A"
OWNER AFFIDAVIT

State of New York }
County of Dutchess } ss:

Frank Buyakowski 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 Sami Neshienat, 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.

[Signature]
Applicant/Owner

Applicant/Owner

Sworn to before me this 24 day of

January, 2022.

[Signature]
Notary Public

WENDY PRZETAKIEWICZ
NOTARY PUBLIC-STATE OF NEW YORK
No. 01PR6295033
Qualified in Dutchess County
My Commission Expires December 23, 2025

PART "B"
APPLICANT / AGENT AFFIDAVIT

State of New York }
County of Dutchess } ss:

Nesh Wine & Liquor Inc Sami Neshiemet
being duly sworn, deposes and says:

1. That I/we are the Sami Neshiemet Applicant named in the foregoing application for Planning Board for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at or conducts business at 1582 R 9 suite 8 Wappinger in the County of Dutchess and the State of N.Y.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application.
4. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Village Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Village of Wappingers Falls, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Village Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Village official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Village of Wappingers Falls Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

[Signature]
Applicant/Agent

Applicant/Agent

Sworn to before me this 24 day of
January, 2022.

[Signature]
Notary Public

WENDY PRZETAKIEWICZ
NOTARY PUBLIC-STATE OF NEW YORK
No. 01PR6295033
Qualified in Dutchess County
My Commission Expires December 23, 2025

CERTIFICATE OF INCORPORATOR'S ACTION

OF

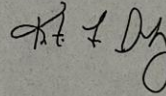
NESH WINE & LIQUOR, INC.

The undersigned, being the sole incorporator of the Corporation, hereby consents, to, certifies and has taken the following action:

1. By-laws in the form annexed to this certificate are adopted as the by-laws of the Corporation.
2. The following persons, each of whom has previously indicated willingness to serve, are elected directors to the Corporation.

SAMI NESHEIWAT

IN WITNESS WHEREOF, I have subscribed this certificate on the date filed.



Kristie L. DeLong
Incorporator

ONLINE FILING RECEIPT

ENTITY NAME: NESH WINE & LIQUOR, INC.

DOCUMENT TYPE: INCORPORATION (DOM. BUSINESS)

COUNTY: DUTC

FILED:11/18/2020 DURATION:PERPETUAL CASH#:201118010153 FILE#:201118010153
DOS ID:5880715

FILER:

EXIST DATE

BLUMBERGEXCELSIOR CORPORATE SERVICES, INC.
236 BROADWAY
MENANDS, NY 12204

11/18/2020

ADDRESS FOR PROCESS:

THE CORPORATION
2 SPARROW LN
POUGHKEEPSIE, NY 12601

REGISTERED AGENT:

STOCK: 200 NPV



The corporation is required to file a Biennial Statement with the Department of State every two years pursuant to Business Corporation Law Section 408. Notification that the Biennial Statement is due will only be made via email. Please go to www.email.ebiennial.dos.ny.gov to provide an email address to receive an email notification when the Biennial Statement is due.

SERVICE COMPANY: BLUMBERGEXCELSIOR CORPORATE SERVICES INC.-39
SERVICE CODE: 39

FEE:	125.00	PAYMENTS	125.00
FILING:	125.00	CHARGE	0.00
TAX:	0.00	DRAWDOWN	125.00
PLAIN COPY:	0.00		
CERT COPY:	0.00		
CERT OF EXIST:	0.00		

345855

DOS-1025 (10/2020)

Authentication Number: 2011180188 To verify the authenticity of this document you may access the Division of Corporation's Document Authentication Website at <http://ecorp.dos.ny.gov>

New York State Department of Taxation and Finance

**Temporary
Certificate of Authority**

Identification number

85-4042694

(Use this number on all returns and correspondence)



VALIDATED

10/27/2021

Dept of Tax
and Finance

NESH WINE & LIQUOR, INC.
SAMI NESHEIWAT
1582 ROUTE 9 UNIT 8
WAPPINGERS FALLS NY 12590-2821

**EXPIRES
11/17/2021**

is authorized to collect sales and use taxes under Articles 28 and 29 of the New York State Tax Law.

Nontransferable

This certificate must be prominently displayed at your place of business.
Fraudulent or other improper use of this certificate will cause it to be revoked.
The certificate may not be photocopied or reproduced.

4030109100098

1DB8 - 3010635 P0000218 - 01

DTF-17-B (11/14)



State Liquor Authority

KATHY HOCHUL
Governor

LILY M. FAN
Commissioner

VINCENT G. BRADLEY
Chairman

CONDITIONAL LETTER OF APPROVAL
DATE 01/20/2022

GREELEY FORD
Commissioner

242DUTCL2225421222
SERIAL NUMBER 2225421
NESHEIWAT, SAMI MICHAEL
20 SPARROW LN
POUGHKEEPSIE, NY 12601

Premise Address
NESH WINE & LIQUOR INC

1582 RTE 9
WAPPINGERS FALLS, NY 12590

Your application for a license has been reviewed and can be approved and the license certificate issued once you have complied with all the conditions on the attached page.

Please be advised that the Authority reserves the right to further review and disapprove the application if, subsequent to this letter, any information is received that relates to the character and fitness of the applicant or the eligibility of the applicant or the premises to be licensed.

No license will be issued until, and unless, all of the conditions have been met. YOU MUST BE READY TO OPEN AND BEGIN OPERATIONS UPON THE ISSUANCE OF THE LICENSE CERTIFICATE

The application will be deemed disapproved if you fail to submit all required documentation within six (6) months from the date of this letter. If you cannot comply within the six month period, you must seek an extension of time, from the Authority, by submitting a request to licensing.information@sla.ny.gov. Requests for an extension over the initial six months, as allowed in this letter, will not be granted if the applicant is operating on a Temporary Retail Permit.

If you wish to withdraw your application, you must request your withdrawal in writing. The State Liquor Authority will then disapprove your application without prejudice to your refile at a future date and will process your refund (less the filing fee).

All communications should be sent to Condapproval@sla.ny.gov or the address as indicated at the bottom of the page.

Sincerely Yours,

The Licensing Bureau

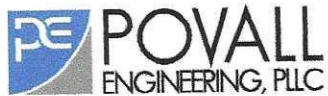
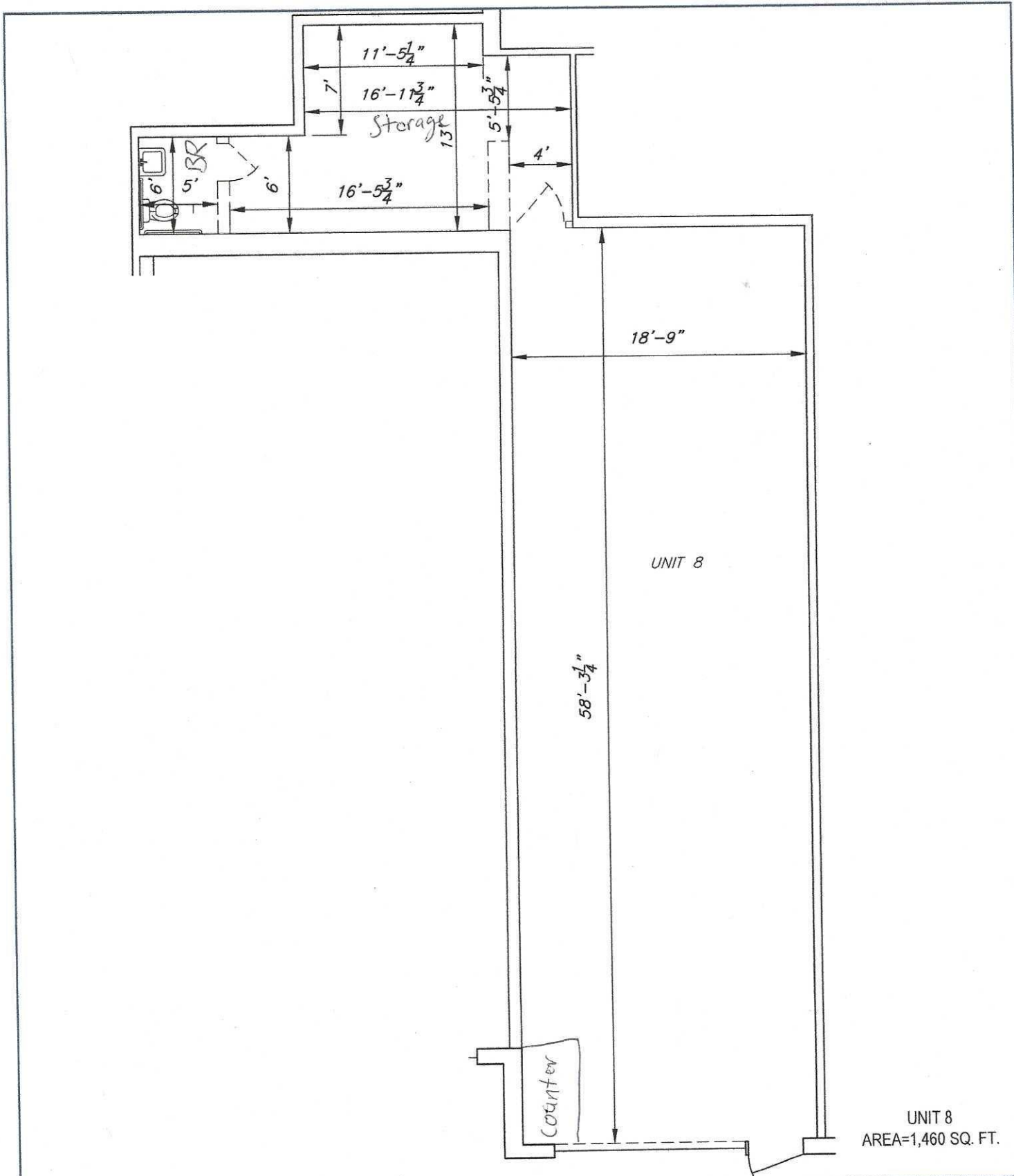
NOTE: FAILURE TO COMPLY WITH THE ATTACHED CONDITIONS WITHIN 6 MONTHS FROM 01/20/2022 WILL NECESSITATE THE DISAPPROVAL OF THIS APPLICATION.

cc: STEVEN F NESHEIWAT
224 CHURCH ST
POUGHKEEPSIE, NY 12601

CONDITIONS OF APPROVAL

The conditional approval is granted upon adherence to any conditions listed below as well as any conditions stipulated to with the municipality or community board or full board.

1. Copy of Certificate of Authority to collect taxes.
2. Color photos showing the business is ready to open and operate.
3. Copy of lease agreement.
4. If the license is issued after 1/31/22 a bond rider for 2025 will be required.



WILLIAM H. POVALL III, P.E.
N.Y.S.P.E. LICENSE #075020

3 NANCY COURT, SUITE 4
WAPPINGERS FALLS, NY 12590

TEL.: (845) 897-8205
FAX: (845) 897-0042

EXISTING LAYOUT FOR DUTCHESS SHOPPING PLAZA

UNIT 8

VILLAGE OF WAPPINGERS FALLS

DUTCHESS COUNTY, NEW YORK

JOB #: 1319
DATE: 03-2021
SCALE: 1/8"=1'
L-1
SHEET 1 OF 1

2

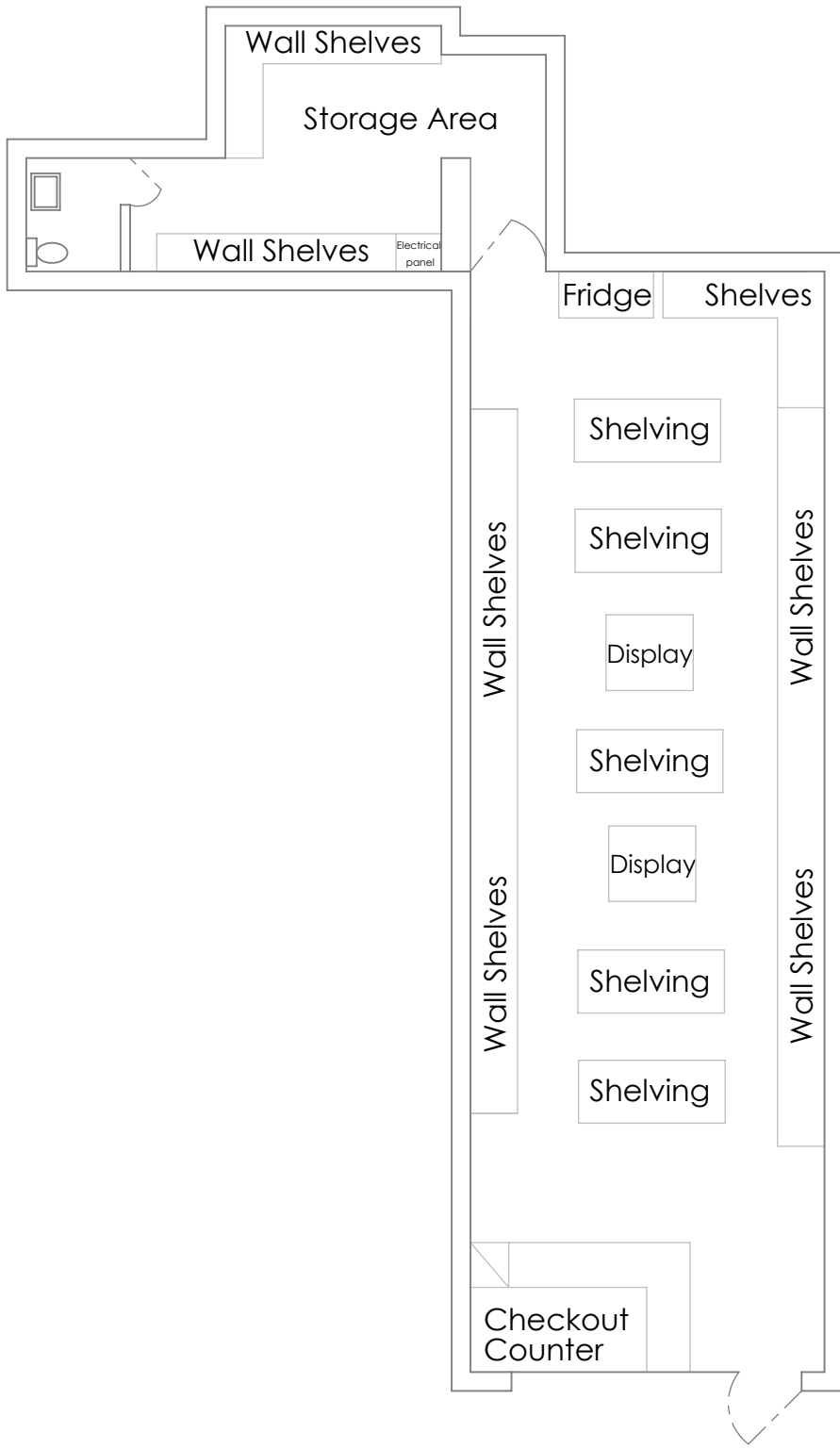
1

B

B

A

A



PROPRIETARY AND CONFIDENTIAL
 THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF <COMPANY NAME>. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF <COMPANY NAME> IS PROHIBITED.

		DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONAL ± ANGULAR: MACH ± BEND ± TWO PLACE DECIMAL ± THREE PLACE DECIMAL ±			
		MATERIAL	SCALE 1		
NEXT ASSY	USED ON	FINISH			
APPLICATION		DO NOT SCALE DRAWING			

	NAME	DATE
DRAWN		
CHECKED		
ENG APPR.		
MFG APPR.		
QA		

COMMENTS:

Nesh Liquor Shelving Layout

Nesh Liquor Shelving layout_R2

SIZE	DWG. NO.	REV.
SCALE: 1:1	WEIGHT:	SHEET 1 OF 1

2

1



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 Nesh Wine & Liquor

Address 1582 Rt 9, Suite 8, Wappingers Falls NY 12590

Email Sales@neshliquor.com

Phone 845 7507583

Owner of Property Davis Fowler Group LLC

Address 3 Nancy Ct, Wappingers Falls NY 12590

Phone 845-897-2164

Location of Property 1582 Rt 9, Suite 8, Wappingers Falls NY 12590

Linear Frontage of building 20 feet Zoning District VC

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

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

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

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

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

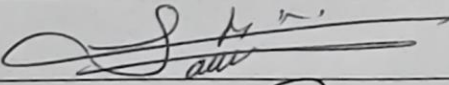
Sign Specifications Type Wall Sign / Multi-Tenant Placement On existing sign face board
Landscaping Yes No Size of Sign 24 in Height 119 in Width Wall Sign
X Single Faced Double Faced Lighted [17 in Height 54 in Width] Multi-Tenant
Material Wood Metal Aluminum Composite other Durable

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 Nesh Wine & Liquor INC

Applicant Signature  Date: 11/24/2022

Owner of Property Signature  Date: 1-24-22

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: _____

24 in.

— Nesh —
WINE & LIQUOR

119 in.

24 in.



119 in.



17 IN

54 IN.



Workers' Compensation Board

CERTIFICATE OF NYS WORKERS' COMPENSATION INSURANCE COVERAGE

<p>1a. Legal Name & Address of Insured (Use street address only)</p> <p>Superior Sign Service, Inc. PO Box 1127 Hopewell Junction, NY 12533</p> <p>Work Location of Insured (Only required if coverage is specifically limited to certain locations in New York State, i.e a Wrap-Up Policy)</p>	<p>1b. Business Telephone Number of Insured (845)227-5928</p> <p>1c. NYS Unemployment Insurance Employer Registration Number of Insured</p> <p>1d. Federal Employer Identification Number of Insured or Social Security Number 141836510</p>
<p>2. Name and Address of the Entity Requesting Proof of Coverage (Entity Being Listed as the Certificate Holder)</p> <p>Town of Wappingers Falls Building Department 2582 South Ave Wappingers Falls, NY 12590</p>	<p>3a. Name of Insurance Carrier Graphic Arts Mutual Ins. Co.</p> <p>3b. Policy Number of entity listed in box "1a": 5207720</p> <p>3c. Policy effective period: 1/21/2022 to 1/21/2023</p> <p>3d. The Proprietor, Partners or Executive Officers are:</p> <p><input type="checkbox"/> included. (Only check box if all partners/officers included)</p> <p><input checked="" type="checkbox"/> all excluded or certain partners/officers excluded.</p>

This certifies that the insurance carrier indicated above in box "3" insures the business referenced above in box "1a" for workers' compensation under the New York State Workers' Compensation Law. **(To use this form, New York (NY) must be listed under Item 3A on the INFORMATION PAGE of the workers' compensation insurance policy).** The Insurance Carrier or its licensed agent will send this Certificate of Insurance to the entity listed above as the certificate holder in box "2".

The insurance carrier must notify the above certificate holder and the Workers' Compensation Board within 10 days IF a policy is canceled due to nonpayment of premiums or within 30 days IF there are reasons other than nonpayment of premiums that cancel the policy or eliminate the insured from the coverage indicated on this Certificate. (These notices may be sent by regular mail.) **Otherwise, this Certificate is valid for one year after this form is approved by the insurance carrier or its licensed agent, or until the policy expiration date listed in box "3c", whichever is earlier.**

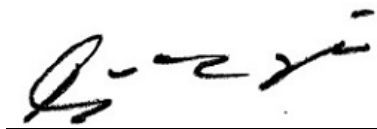
This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the policy listed, nor does it confer any rights or responsibilities beyond those contained in the referenced policy.

This certificate may be used as evidence of a Workers' Compensation contract of insurance only while the underlying policy is in effect.

Please Note: Upon cancellation of the workers' compensation policy indicated on this form, if the business continues to be named on a permit, license or contract issued by a certificate holder, the business must provide that certificate holder with a new Certificate of Workers' Compensation Coverage or other authorized proof that the business is complying with the mandatory coverage requirements of the New York State Workers' Compensation Law.

Under penalty of perjury, I certify that I am an authorized representative or licensed agent of the insurance carrier referenced above and that the named insured has the coverage as depicted on this form.

Approved by: Kevin A. Viaña
(Print name of authorized representative or licensed agent of insurance carrier)

Approved by: 
(Signature) January 31, 2022
(Date)

Title: Authorized Representative

Telephone Number of authorized representative or licensed agent of insurance carrier: (845)454-0800

Please Note: Only insurance carriers and their licensed agents are authorized to issue the C-105.2 form. Insurance brokers are NOT authorized to issue it.

Workers' Compensation Law

Section 57. Restriction on issue of permits and the entering into contracts unless compensation is secured.

1. The head of a state or municipal department, board, commission or office authorized or required by law to issue any permit for or in connection with any work involving the employment of employees in a hazardous employment defined by this chapter, and notwithstanding any general or special statute requiring or authorizing the issue of such permits, shall not issue such permit unless proof duly subscribed by an insurance carrier is produced in a form satisfactory to the chair, that compensation for all employees has been secured as provided by this chapter. Nothing herein, however, shall be construed as creating any liability on the part of such state or municipal department, board, commission or office to pay any compensation to any such employee if so employed.
2. The head of a state or municipal department, board, commission or office authorized or required by law to enter into any contract for or in connection with any work involving the employment of employees in a hazardous employment defined by this chapter, notwithstanding any general or special statute requiring or authorizing any such contract, shall not enter into any such contract unless proof duly subscribed by an insurance carrier is produced in a form satisfactory to the chair, that compensation for all employees has been secured as provided by this chapter.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/31/2022

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).

PRODUCER Marshall & Sterling, Inc. 110 Main Street Poughkeepsie NY 12601		CONTACT NAME: Jennifer Diana PHONE (A/C, No, Ext): (845) 454-0800 E-MAIL ADDRESS: jdiana@marshallsterling.com		FAX (A/C, No): (845) 485-7804	
INSURED Superior Sign Service, Inc. PO Box 1127 Hopewell Junction NY 12533		INSURER(S) AFFORDING COVERAGE			NAIC #
		INSURER A: Utica National Assurance Co			10687
		INSURER B: Graphic Arts Mutual Ins. Co.			25984
		INSURER C:			
		INSURER D:			
		INSURER E:			
		INSURER F:			

COVERAGES**CERTIFICATE NUMBER:** CL2111194458**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"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			CPP4374251	11/14/2021	11/14/2022	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			4374252	11/14/2021	11/14/2022	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			4374253	11/14/2021	11/14/2022	EACH OCCURRENCE	\$ 1,000,000
							AGGREGATE	\$ 1,000,000
								\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	5207720	01/21/2021	01/21/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER	
							E.L. EACH ACCIDENT	\$ 500,000
							E.L. DISEASE - EA EMPLOYEE	\$ 500,000
							E.L. DISEASE - POLICY LIMIT	\$ 500,000

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 Building Department 2582 South Ave 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. AUTHORIZED REPRESENTATIVE
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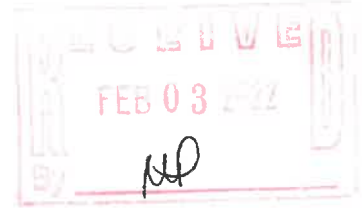
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VILLAGE OF WAPPINGERS FALLS

F

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



APPLICATION FOR PLANNING BOARD REVIEW

Submission Date: 2/2/22

Date of Meeting: ^{3/3}~~4/7~~22

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

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

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

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

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

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

(Separate Application)



VILLAGE OF WAPPINGERS FALLS

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

APPLICATION FOR PLANNING BOARD REVIEW

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

Date Submitted: 2/2/22 Date of Meeting: 4/7/22

Property Identification:

Address: 33 McKinley Street

Zoning District: Village Commercial Existing site area: _____

Owner Information:

Name: Wappingers Falls Estuary Enterprises Inc

Address: 510 Maloney Rd Unit E3

City: Poughkeepsie State: _____ Zip: 12603

Contact Numbers: (H) Luis Snells - 845-298-1698 (C) _____

(E-mail) _____

Applicant Information:

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

Name: Northway Forest Enterprises LLC

Address: 176 Clayton Rd

City: Scarsdale State: NY Zip: 10583

Contact Numbers: (H) 917-675-1903 (C) _____

E-mail Address: mark@northwayforest.com CC:maria@northwayforest.com

Lead Design Professional: (If applicable)

(Indicate the primary design professional associated with this application)

Name: N/A

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): Currently vacant commercial space

Proposed square footage: currently approx 7,000 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.)

No improvements are planned for this property.

Firewood material is being kept on site to prep for delivery

Delivery trucks will be present and parked on site.

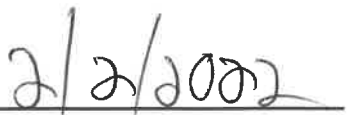
Items to be submitted for review: (Only items pertaining to project)

- Ten (10) sets of plans.
- Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.)
- Consent Form
- Application for proposed sign
- Application Fee
- Proof that the taxes, utility bills and fines for the property are paid in full.

With the completion of this application, I hereby state that the information provided and all Accompanying documentation is accurate to the best of my knowledge, and that the attached plans contain all information required by the appropriate checklist.



Signature of Applicant Signed



Date

Office use only:

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

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



VILLAGE OF WAPPINGERS FALLS

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

CONSENT FORM

Name of property owner:

Wappingers Falls Estuary Enterprises, Inc

Mailing

Address of property owner:

40 Louis Snell, 510 Maloney Rd, Unit E-3

City:

Poughkeepsie

State:

NY

Zip:

12603

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

(H)

845-297-5925

(C)

914-475-2982

(W)

(Email)

vakalak@optonline.net

Address of site where work is being conducted:

33 McKinley Street

(Sections A+B) Wappingers Falls, NY 12590

Description of work:

Firewood material is being kept on site to prep for delivery

Name of person doing work:

N/A

Address of person doing work:

N/A

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.

Lucas Salt

Signature of Property Owner

02/01/2022

Date Signed

617.20
Appendix B
Short Environmental Assessment Form


Instructions for Completing

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

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

Part 1 - Project and Sponsor Information	
Name of Action or Project: Hardwood Brothers	
Project Location (describe, and attach a location map): 33 McKinley St Wappingers Falls NY	
Brief Description of Proposed Action: Firewood material is being kept on site to prep for delivery Delivery trucks will be present and parked on site.	
Name of Applicant or Sponsor: Northway Forest Enterprises LLC	Telephone: E-Mail: mark@northwayforest.com; mari@northwayforest.com
Address: 176 Clayton Rd	
City/PO: Scarsdale NY 10583	State: _____ Zip Code: _____
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action. Urban Rural (non-agriculture) Industrial <input checked="" type="checkbox"/> Commercial Residential (suburban) Forest Agriculture Parkland Aquatic Other (specify): _____	

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
		<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? 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? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
		<input checked="" type="checkbox"/>	
		<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
			<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
			<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
		<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	NO	YES	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: Shoreline Forest Agricultural/grassland Early mid-successional Wetland			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
		<input checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
		<input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems off and storm drains? If Yes, briefly describe: _____	NO	YES	
		<input checked="" type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Mark Lippmann		Date: 2/3/2022
Signature: 		

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. **Part 3** should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

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

PART "A"
OWNER AFFIDAVIT

State of New York }
County of Dutchess } ss:

Louis W. Snell, Pres being duly sworn, deposes and says:

1/1/22

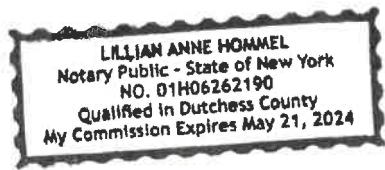
New Tenant

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 N/A, 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 ~~we~~ *Proposed Tenant* shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application. *DA ✓*
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.

Louis Snell Pres Applicant/Owner
Pres, Wappingers Falls Estuary Enterprises, Inc. Applicant/Owner

Sworn to before me this 03 day of
February, 2022

Lillian Anne Hommel
Notary Public




PART "B"
APPLICANT / AGENT AFFIDAVIT

State of New York }
County of Dutchess } ss:

_____ being duly sworn, deposes and says:

1. That I/we are the Mark Lippmann 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 13 Ninniv Drive 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.



Applicant/Agent

Applicant/Agent

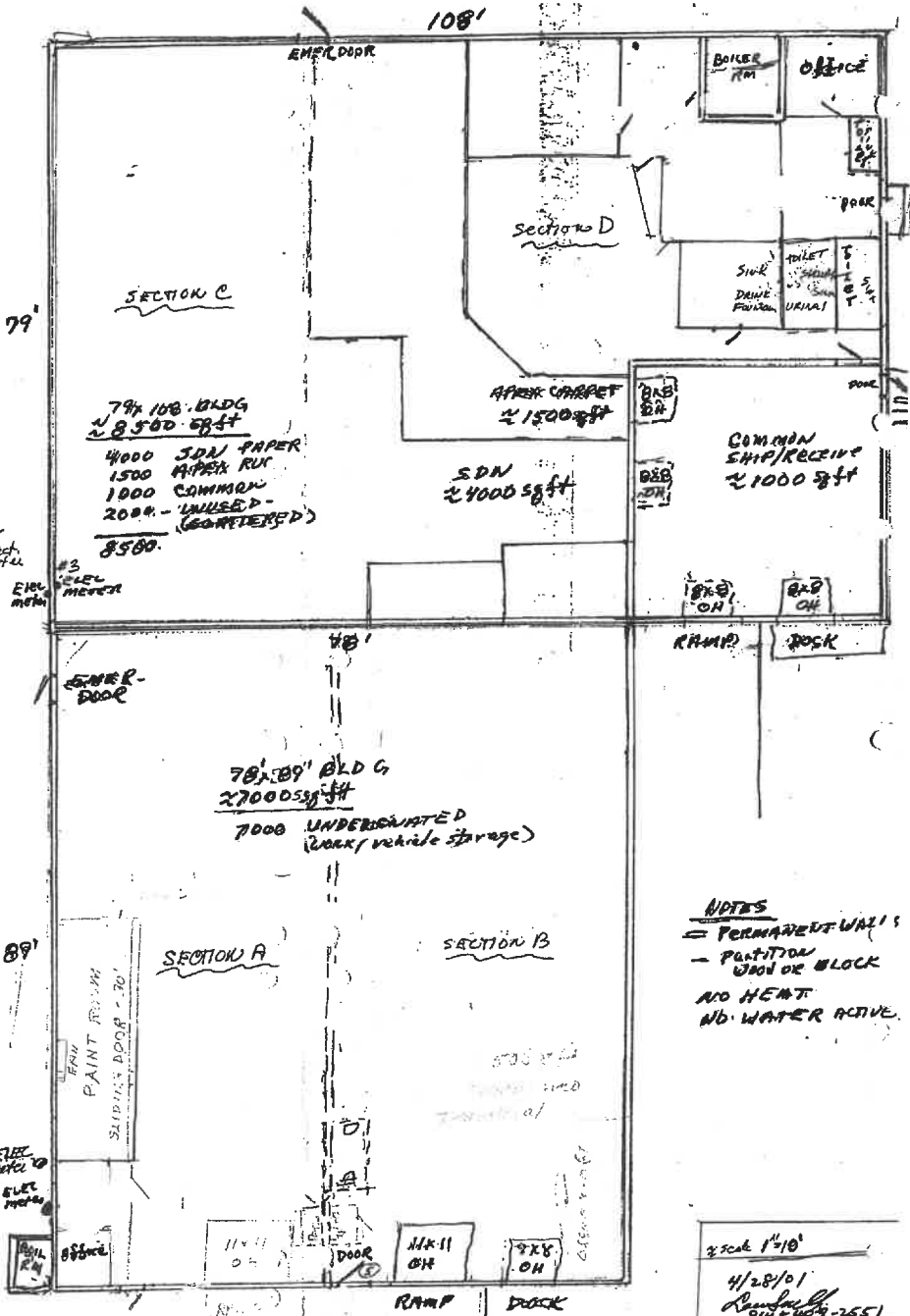
Sworn to before me this 9th day of February, 2022.

Heather M. McCormick
Notary Public

HEATHER M McCORMICK
Notary Public, State of NY
No. 01MC5031663
Qualified in Dutchess County
Commission Expires August 8, 2022

17-601

70



NOTES
 = PERMANENT WALLS
 - PARTITION WOOD OR BLOCK
 NO HEAT
 NO WATER ACTIVE.

Scale 1"=10'
 4/28/01
 Rutherford
 914-484-2551
 ALTERNATION PLAN
 5/27/01
 Rutherford

Property is in The IND Zone

Minimum Lot Area: 16,000 sq. ft.
 Minimum Lot Width: 100'
 Minimum Lot Depth: 100'
 Minimum Required Front Setback: 15'
 Minimum Building Coverage: 40%

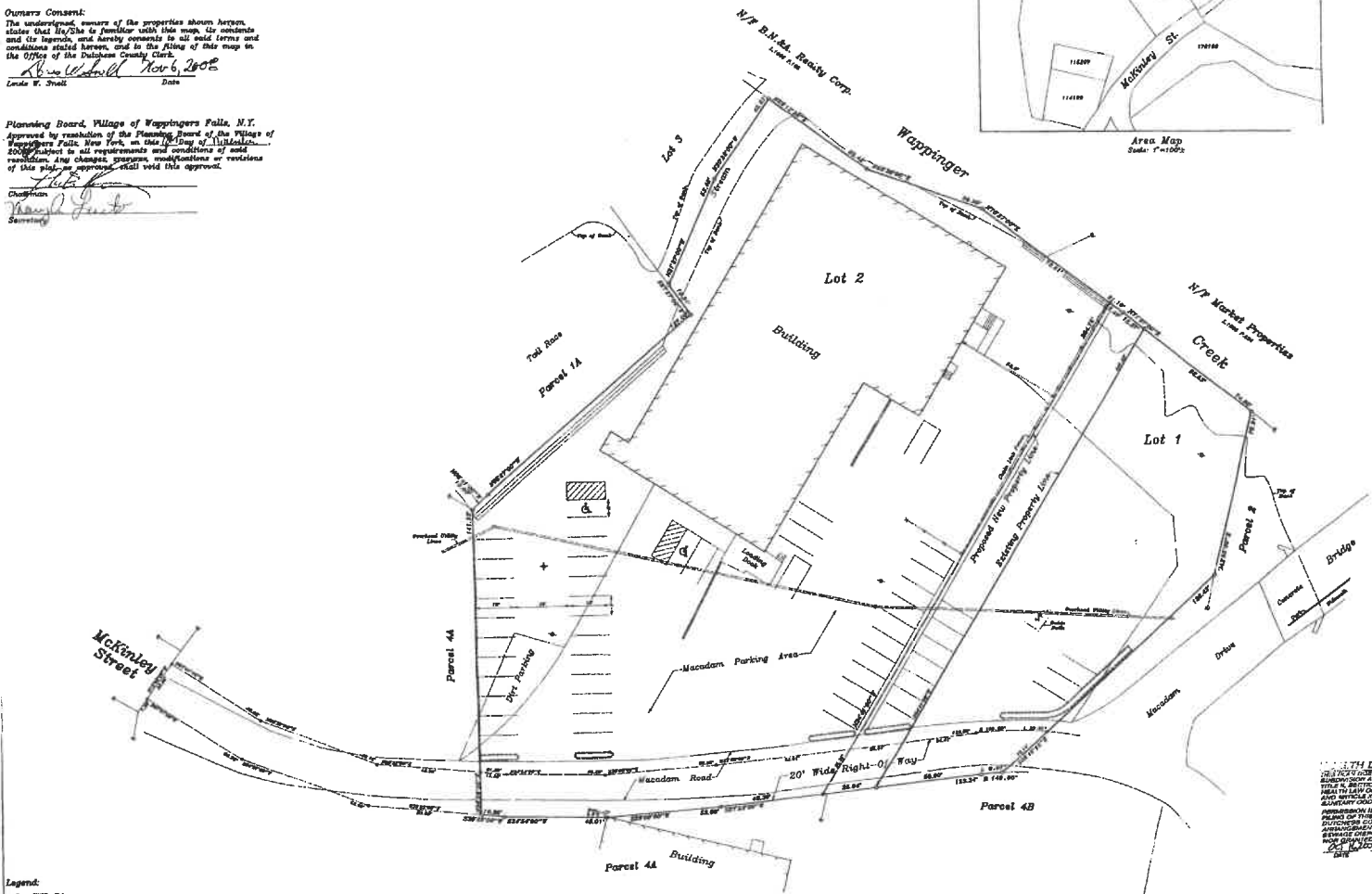
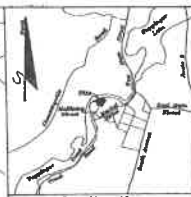
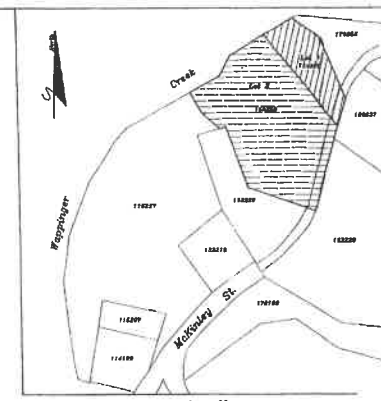
Lot 1 Tax Map Designation: 15-5659-6158-03-154257
 Owner: Wappingers Falls Estuary Enterprises, Inc.
 Louis F. Small, President
 19 Horse Drive, Poughkeepsie, N.Y. 12501
 Existing Area: 0.35 ± Acres
 Proposed New Area: 0.47 ± Acres

Lot 2 Tax Map Designation: 15-5659-6158-05-150250
 Owner: Wappingers Falls Estuary Enterprises, Inc.
 Louis F. Small, President
 19 Horse Drive, Poughkeepsie, N.Y. 12501
 Existing Area: 1.48 ± Acres
 Proposed New Area: 1.54 ± Acres

Owners Consent:
 The undersigned owners of the properties shown herein, state that they are familiar with the map, its contents and its legends, and hereby consent to all said terms and conditions stated herein, and to the filing of this map in the Office of the Dutchess County Clerk.
Louis F. Small Nov 6, 2008
 Louis F. Small Date

Planning Board, Village of Wappingers Falls, N.Y.
 Approved by resolution of the Planning Board of the Village of Wappingers Falls, New York, on this 10th Day of November, 2008, subject to all requirements and conditions of said resolution, any changes,修正案, modifications or revisions of this plan as approved, shall void this approval.
Robert D. Kalaka
 Robert D. Kalaka, L.S.
 Secretary

FILED
 NOV 13 2008



PLANNING DEPARTMENT NOTE
 THIS PLAN IS THE PROPERTY OF THE VILLAGE OF WAPPINGERS FALLS, NEW YORK. IT IS TO BE USED ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED. ANY REVISIONS OR CHANGES TO THIS PLAN MUST BE APPROVED BY THE PLANNING BOARD AND THE VILLAGE ENGINEER. THIS PLAN IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW. ANY VIOLATION OF THE DUTCHESS COUNTY ZONING CODE IS A VIOLATION OF THE LAW.

- Legend:**
- Existing Pole
 - Abandoned Pole
 - New Pole
 - Proposed Pole (at Road Splice)
 - Proposed Outcrop

Notes:
 1. All dimensions refer to a final map.
 2. All dimensions refer to a final map.
 3. All dimensions refer to a final map.

Unauthorized alteration or addition to a plan bearing a Licensed Land Surveyor's Seal is a violation of Section 2206(2) of the New York State Education Law. Only copies from the original of this map, marked with the Surveyor's name, shall be considered valid true copies. Certification indicates an original of this Land Surveyor's plan was prepared from the result of an actual field survey performed by me on or before the date of this map, and no way known or believed to be true under any direct supervision, on or before the date of this map, for which this survey map was prepared, and on my part, Certification shall only run in the person(s) for whom this survey map was prepared, and in no case shall it be used as evidence in any court of law. Underground encumbrances or easements are not shown/indicated in additional conditions nor subsequent owners. Underground encumbrances or easements, if any, are not shown. Use of this map for other or survey inspection will void this map.

Certification List:

Wappingers Falls Estuary Enterprises, Inc.
Louis F. Small
Robert D. Kalaka

Lot Line Realignment
 Prepared For
Wappingers Falls Estuary Enterprises, Inc.
 Village of Wappingers Falls, Town of Wappinger
 Dutchess County, N.Y.
 July 16, 2008

Robert D. Kalaka, L.S.
 P.O. Box 250
 Wappingers Falls, N.Y. 12590



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

RECEIVED
FEB 11 8 2002
M

(4)

APPLICATION FOR PLANNING BOARD REVIEW

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

Date Submitted: _____ Date of Meeting: _____

Property Identification:

Address: 2689 WEST MAIN ST - STORE 1N

Zoning District: _____ Existing site area: _____

Owner Information:

Name: JOSEPH LOBUONO

Address: 332 N. HIGH ST.

City: MT. VERNON State: NY Zip: 10550

Contact Numbers: (H) 914-699-1083 (C) 914-804-1470

(E-mail) JOEIPANDC@AOL.COM

Applicant Information:

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

Name: WILLIAM ZUWAGA

Address: 27 CAFALDO DR.

City: SAUGERTIES State: NY Zip: 12477

Contact Numbers: (H) N/A (C) 845-656-7980

E-mail Address: DBILLZ1@HOTMAIL.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: _____

N/A



VILLAGE OF WAPPINGERS FALLS

APPLICATION FOR PLANNING BOARD REVIEW

(Continued)

Proposed Site:

(Property where improvements are proposed)

Existing Use(s): _____ N/A

Proposed square footage: _____ 600

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.)

BARBER SHOP - ROLLAWAY BARBER STATIONS (3)

FULL BODY MIRRORS (SELF STANDING) (3)

SMALL WAITING AREA WITH COUCH AND TABLE FOR CUSTOMERS.

5

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

- Ten (10) sets of plans.
- Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.)
- Consent Form
- Application for proposed sign
- Application Fee
- Proof that the taxes, utility bills and fines for the property are paid in full.

With the completion of this application, I hereby state that the information provided and all Accompanying documentation is accurate to the best of my knowledge, and that the attached plans contain all information required by the appropriate checklist.

W. J. Kelly
Signature of Applicant Signed

2-8-22
Date

Office use only:

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

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



VILLAGE OF WAPPINGERS FALLS

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

CONSENT FORM

Name of property owner: Joseph Lo Buono

Address of property owner: 332 N HIGH ST.

City: MT Vernon State: NY Zip: 10550

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

(H) _____ (C) 914-804-1470

(W) 914-699-1083 (Email) JOE.JPANO@AOL.COM

Address of site where work is being conducted: 2689 W. MAIN ST.

WAPPINGERS FALLS NY 12590

* Description of work: SAME AS PAGE THREE

Name of person doing work: WILLIAM ZULVAGA \$

Address of person doing work: 27 CAFAVO DR.

City: SAUB. State: NY Zip: 12477

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

(H) _____ (C) _____

(W) 845-656-7980 (Email) DBLUT1@NOTMAIL.COM

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

Joseph Lo Buono
Signature of Property Owner

2-8-22
Date Signed

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <p style="text-align: center; font-size: 1.2em;">BARBER SHOP</p>			
Project Location (describe, and attach a location map): <p style="text-align: center; font-size: 1.2em;">2689 WEST MAIN ST. - STORE 1 N</p>			
Brief Description of Proposed Action: <p style="text-align: center; font-size: 1.2em;">3 STATION BARBER SHOP WITH SMALL WAITING AREA. NO STRUCTURAL CHANGES NEEDED. ROLL AWAY BARBER STATIONS WITH FULL BODY-SELF STANDING MIRRORS WAITING AREA - COUCH, COFFEE TABLE, END TABLE.</p>			
Name of Applicant or Sponsor: <p style="text-align: center; font-size: 1.2em;">WILLIAM ZUWAGA</p>		Telephone: 845-656-7980 E-Mail: DBILUZ1@HOTMAIL.COM	
Address: <p style="text-align: center; font-size: 1.2em;">27 CAVALLO DR.</p>			
City/PO: <p style="text-align: center; font-size: 1.2em;">SAUGERTIES</p>		State: <p style="text-align: center; font-size: 1.2em;">NY.</p>	Zip Code: <p style="text-align: center; font-size: 1.2em;">12977</p>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
3.a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		N/A _____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
Urban	Rural (non-agriculture)	Industrial	<input checked="" type="checkbox"/> Commercial
Forest	Agriculture Parkland	Aquatic	<input checked="" type="checkbox"/> Residential (suburban)
Other (specify): _____			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	X		
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		X	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	X		
		BUSES	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
			✓
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
			✓
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	X		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	NO	YES	
	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: Shoreline Forest Agricultural/grassland Early mid-successional Wetland			
N/A			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems off and storm drains)? If Yes, briefly describe: _____	NO	YES	
	X		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>WILLIAM ZULUAGA</u> Date: <u>2-8-22</u> Signature: <u>W.A. Zuluaga</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?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	X	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	X X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. **Part 3** should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

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

PART "A"
OWNER AFFIDAVIT

State of NEW YORK }
County of DUTCHESS } ss:

JOSEPH LOBUONO 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 WILLIAM ZULINA, 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.

Joseph Lobuono
Applicant/Owner

William Zulina
Applicant/Owner

Sworn to before me this 8th day of

February, 2022

[Signature]
Notary Public

JOHN M. KARGE NO. 01KA6081945
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN DUTCHESS COUNTY
COMMISSION EXPIRES 10-15 2022

PART "B"
APPLICANT / AGENT AFFIDAVIT

State of NEW YORK }
County of DUTCHESS } ss:

WILLIAM ZULUAGA being duly sworn, deposes and says:

1. That I/we are the WILLIAM ZULUAGA (LIZOR SNAPE) 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 2689 WEST MAIN ST in the County of DUTCHESS and the State of NEW YORK.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application.
4. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Village Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Village of Wappingers Falls, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Village Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Village official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Village of Wappingers Falls Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

William Zuluaga
Applicant/Agent

Applicant/Agent

Sworn to before me this 8th day of February, 2022.

Heather M. McCormick
Notary Public

HEATHER M McCORMICK
Notary Public, State of NY
No. 01MC5031663
Qualified in Dutchess County
Commission Expires August 8, 2024

