

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

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**AGENDA OF THE PLANNING BOARD**

May 4, 2023

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The Planning Board of the Village of Wappingers Falls will hold a meeting at the American Legion Hall, 7 Spring Street, Wappingers Falls, on May 4, 2023, beginning at 7 p.m. There are no public hearings scheduled for this meeting.

The agenda is as follows:

**ROLL CALL**

**APPROVAL OF APRIL 6, 2023 MINUTES**

**NEW APPLICATION**

**COAST 2 COAST**

**789 Sergeant Palmateer Way (Grid #6158-19-549058) – Bubbles Inc. (William Bostwick) (Owner) – Joshua Thiele (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 store. The applicant is also proposing one wall sign and one space on the existing multitenant sign.

**INFORMAL DISCUSSION**

**RIVER VALLEY ARTS CENTER**

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

This property is located in the Village Mixed (VM) zoning district. The owners are proposing converting the current sanctuary into an event space.

**DISCUSSION**

The Planning Board will discuss the proposed amendments to the Village Code.



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

## APPLICATION FOR PLANNING BOARD REVIEW

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

Date of Meeting: \_\_\_\_\_

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

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

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

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

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

*(Separate Application)*



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

## APPLICATION FOR PLANNING BOARD REVIEW

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

Date Submitted: \_\_\_\_\_ Date of Meeting: \_\_\_\_\_

### Property Identification:

Address: 789 SERGEANT PALMATEER WAY

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

### Owner Information:

Name: William Bastwick

Address: 789 Sergeant Palmateer Way

City: Wappingers Falls State: NY Zip: 12590

Contact Numbers: (H) \_\_\_\_\_ (C) 845 797 7612

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

### Applicant Information:

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

Name: Joshua Thiele

Address: 33 789 Sergeant Palmateer Way

City: Wappingers Falls State: NY Zip: 12590

Contact Numbers: (H) \_\_\_\_\_ (C) 845 489 8154

E-mail Address: JOSH.THIELE@YAHOO.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: \_\_\_\_\_

**Proposed Site:**

*(Property where improvements are proposed)*

Existing Use(s): Retail / Salon

Proposed square footage: 850

**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.)*

Billiard / GAME ROOM Supply STORE

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

- Ten (10) sets of plans. (7)
- 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

3/28/23  
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: William Bestwick

Address of property owner:

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 7612

(W) (Email)

Address of site where work is being conducted: 789 Sergeant Palmateer way

Description of work: Billard Supply store (NO improvements)

Name of person doing work: Joshua Thiele

Address of person doing work:

City: State: Zip:

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

(H) (C) 845 489 8154

(W) (Email) JOSH.THIELE@YAHOO.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: William C Bestwick

Date Signed: 3/28/2023

617.20  
Appendix B

Short Environmental Assessment Form

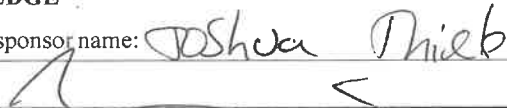
**Instructions for Completing**

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: NAME Coast 2 Coast Pool			
Project Location (describe, and attach a location map): 789 SERGEANT PALMATEER WAY			
Brief Description of Proposed Action: opening billiard supply store			
Name of Applicant or Sponsor: Joshua Thiele		Telephone: 845 489 854	
		E-Mail: COAST2COASTRESTORATIONS@yahoo.com	
Address: 337 Sheate RD			
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
		✓	
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? _____ 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): _____	

	NO	YES	N/A
Is the proposed action: a. A permitted use under the zoning regulations?		<input checked="" type="checkbox"/>	
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
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?			
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			
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?	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, 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
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Joshua Thieb</u>	Date: <u>4/12/2023</u>	
Signature: 		

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
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)

BATHROOM

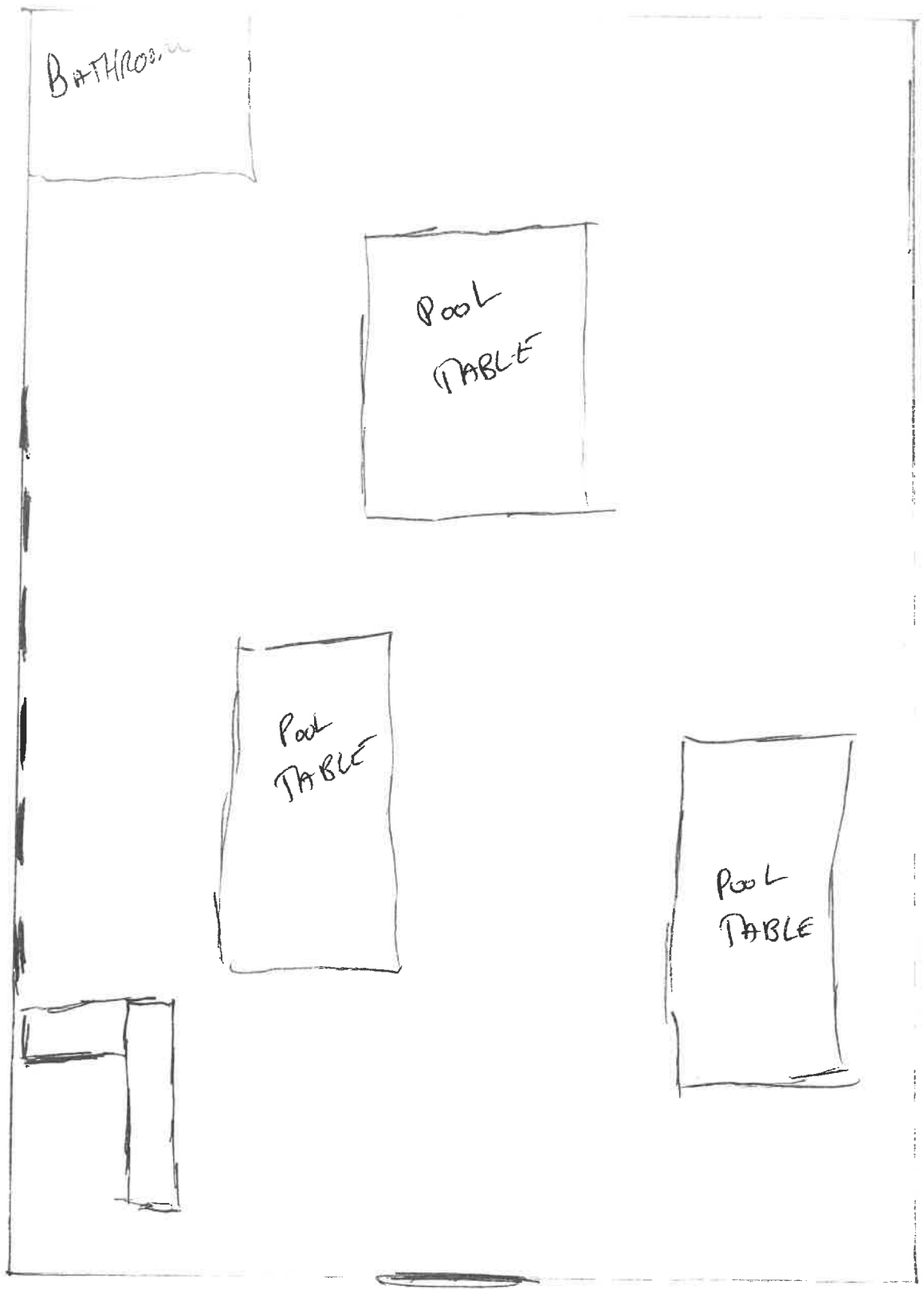
Billiard  
Supplies

Pool  
TABLE

Pool  
TABLE

Pool  
TABLE

FRONT DOOR



State of NY }

County of Dutchess }

ss:

William C. Bostwick

being duly sworn, deposes and says:

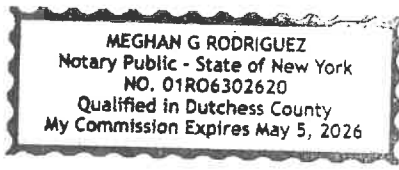
1. That I/we are the Owner(s) of the within property as described in the foregoing application for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That I/we hereby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

William C. Bostwick  
Applicant/Owner

Sworn to before me this 28th day of March, 2023.

Meghan Rodriguez  
Notary Public



State of New York }  
County of Dutchess } ss:

Joshua Thiele being duly sworn, deposes and says:

1. That I/we are the Joshua Thiele 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 789 Sergeant Palmateer Way in the County of Dutchess and the State of New York.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application.
4. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Village Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Village of Wappingers Falls, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Village Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Village official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Village of Wappingers Falls Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

[Signature]  
Applicant/Agent

[Signature]  
Applicant/Agent

Sworn to before me this 28th day of March, 2023.

Meghan Rodriguez  
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

www.wappingersfallsny.gov

## SIGN PERMIT APPLICATION

**Name of Applicant** Josh Thiele  
**Address** 789, Route 9W  
Wappingers Falls, NY 12590  
**Email** josh.thiele@yahoo.com  
**Phone** 845-489-8154

**Owner of Property** William Bostwick  
**Address** \_\_\_\_\_  
**Phone** 845-797-7612

**Location of Property** 789, Rte 9W, Wappingers Falls NY 12590  
**Linear Frontage of building** 144" **Zoning District** CMU

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

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

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

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

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

### Sign Specifications

Type: Flexi Multi-tenant  
 Placement: PLYON  
 Size: 23" h x 58.75" w  
 Faced: Double  
 Lighted:  
 Material: PLEXI

**Type** Storefront/~~Multi-Tenant~~    **Placement** Wall/~~Plyon~~  
**Landscaping** \_\_\_ Yes \_\_\_ No    **Size of Sign** 7.5" Height 79.25 Width  
 \_\_\_ **Single Faced** X \_\_\_ **Double Faced** X \_\_\_ **Lighted**  
**Material** \_\_\_ Wood \_\_\_ Metal Flexi-23" h X 58.75" w 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 Josh Thiele

Applicant Signature  Date: 3/15/2023

Owner of Property Signature  Date: 4/10/2023

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

**COAST 2 COAST**

789  
Old Route 9N

Call William to learn more about  
this property. Call 856-251-1111  
or visit us online at  
www.coast2coast.com

**COAST 2 COAST**

79.25 in

4.6 in

11 in

144 in



**(2) New 23.5"h x 58.75" Plexi Sign Faces  
with applied Dicut Black Vinyl Letters**