

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 ZONING BOARD OF APPEALS**

June 6, 2023

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The Zoning Board of Appeals of the Village of Wappingers Falls will hold a meeting at the American Legion Hall, 7 Spring Street, Wappingers Falls, on June 6, 2023, beginning at 7 p.m. There are two public hearings scheduled for this meeting.

The agenda is as follows:

**ROLL CALL**

**APPROVAL OF MAY 9, 2023 MINUTES**

**CONTINUED PUBLIC HEARING**

**17 S MESIER AVENUE**

**17 S Mesier Avenue (Grid #6158-18-377180) Duncan Nichol (Owner and Applicant) – Area Variance Application.**

This property is located in the Village Residential (VR) zoning district. The applicant is seeking a variance from §151-24(C) of the Village Code, which prohibits parking in the front yard in any district for all existing structures and uses, to permit the construction of a parking area in the front yard.

**PUBLIC HEARING**

**10 MARKET STREET**

**10 Market Street (Grid #6158-14-300255) JL Red Oaks Mill Plaza, LLC c/o Gjafer Berisha (Owner and Applicant) – Area Variance Application.**

This property is located in the Village Commercial (VC) zoning district. The applicant is seeking a variance from Village Code §151 Zoning Table 2E, “Building Configuration, #2,” for parcels in the Village Commercial (VC) zoning district, to permit the construction of a first floor with a 17-foot height, where first floors are permitted to have a maximum height of 14 feet and a minimum height of 12 feet, therefore requiring a variance of 3 feet.



## VILLAGE OF WAPPINGERS FALLS

Office of Building, Planning & Zoning

2582 South Avenue

Wappingers Falls, NY 12590

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

E-mail: [bmurphy@wappingersfallsny.gov](mailto:bmurphy@wappingersfallsny.gov)

[www.wappingersfallsny.gov](http://www.wappingersfallsny.gov)

April 11, 2023

Mr. Duncan Nichol  
17 S Mesier Ave  
Wappingers Falls, NY 12590

Re: 17 S Mesier Avenue

Dear Mr. Nichol,

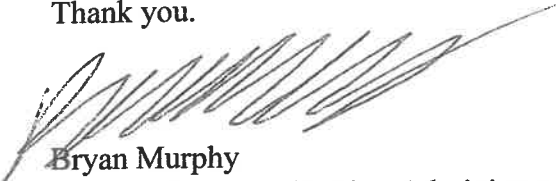
Reference is made to your submission to my office of an excavation permit application to create parking in the front yard at 17 S Mesier Avenue, Wappingers Falls, NY 12590 (SBL #6158-18-377180).

At this time, our office must deny your application because parking is prohibited in the front yard. Per §151-24(C), which applies to front yard parking, parking is prohibited in the front yard in any district for all existing structures and uses or structures and uses as they may be changed under this code. Therefore, requiring an area variance.

An application for an area variance can be found on the Village website, along with the 2023 Zoning Board meeting schedule and application/submission deadlines:  
[www.wappingersfallsny.gov](http://www.wappingersfallsny.gov).

Our office is returning your excavation permit application and survey. If you have any questions, please contact our office.

Thank you.



Bryan Murphy  
Building Inspector/Zoning Administrator  
Village of Wappingers Falls

BM/mp  
Enclosures



## VILLAGE OF WAPPINGERS FALLS

### APPLICATION FOR AREA VARIANCE

OFFICE OF BUILDING,  
PLANNING AND ZONING  
2582 SOUTH AVENUE  
WAPPINGERS FALLS, NY 12590  
PHONE: (845) 297-5277  
FAX: (845) 296-0379  
bmurphy@wappingersfallsny.gov  
mperez@wappingersfallsny.gov  
www.wappingersfallsny.gov

② CHECKS :  
\$ 250.- FEE  
\$ 500.- ESCROW

⑩ COPIES

### SUBMISSION REQUIREMENTS

1. All sections of the application form must be complete and accurate.
2. Application fee (non-refundable): cash or checks payable to "Village of Wappingers Falls"
3. The application must be filed with ten (10) copies of your appeal, together with ten (10) copies of all supporting documentation, and also submitted electronically in PDF format, including:

- "Letter of Denial"
- Affidavit of ownership
- Contract of Sale or Lease, if applicable
- Photographs of affected area if applicable
- Plot Plan :

\* A scale drawing not less than 8 1/2 by 11 inches in size.

\*Suggested examples to include are: boundaries and dimensions of lot, dimensions and locations of existing structures (include porches, fences, walls, pools, sheds, signs, etc.). Dimensions of building set backs from property lines, location of driveways and parking layout, adjacent property lines, location of driveways, and parking layouts, adjacent property lines within 100 feet of the site, right of ways and easements, adjacent street(s), north point, building elevation (not required in most cases) may be helpful in rendering a decision.

### APPLICATION DEADLINE:

In order to be on the following month's agenda you should submit a properly completed application by the submittal due date. For the ZBA meeting schedule and submittal due dates, please visit the Building, Planning & Zoning page of the Village website: <https://www.wappingersfallsny.gov/building-planning-zoning/>

ZBA meetings begin at 7:00 p.m. You are encouraged to visit the Village website and/or call the Planning and Zoning office the day of the meeting to confirm the meeting.



**VILLAGE OF WAPPINGERS FALLS**  
**OFFICE OF BUILDING, PLANNING & ZONING**  
 (845) 297-5277 Fax: (845) 296-0379

**APPLICATION FOR AN AREA VARIANCE**

**APPEAL NUMBER:** \_\_\_\_\_ **MEETING DATE:** \_\_\_\_\_

**APPLICANT:**

Name: Duncan H. Nichol  
 Address: 17 South Mesier Avenue  
Wappingers Falls, New York 12590  
 Phone Numbers: (H) \_\_\_\_\_ (C) 402-870-1609  
 (E-mail) pastorduncan929@gmail.com

(If the applicant is not the owner, a Consent form signed by the owner must be filed with this application.)

**PROPERTY OWNER:**

Name: Duncan H. Nichol  
 Address: 17 South Mesier Avenue  
Wappingers Falls, New York 12590  
 Contact Phone Numbers: (H) \_\_\_\_\_ (C) 402-870-1609  
 (E-mail) pastorduncan929@gmail.com

**PROPERTY INFORMATION**

Property Address (subject of appeal): 17 South Mesier Avenue, Wappingers Falls, NY  
 Tax Parcel #: 6158-18-377180  
 Date property acquired: January 11, 2020  
 Present use of property: Family home  
 Zoning District: R  
 Dimensions: Lot Area \_\_\_\_\_ (sq. ft. Width \_\_\_\_\_ ft. Depth \_\_\_\_\_ ft.)  
 Setback: Front 46.17 ft. Rear \_\_\_\_\_ ft.  
 Sides 160 ft. and 160 ft.

**REQUEST FOR AREA VARIANCE**

Deed Restrictions: None

Section(s) of ordinance from which variance is requested:

SECTION	REQUIRING	REQUESTED VARIANCE
151-24(c)	Parking in the front yard for one car	Parking in the front yard for one car.



# VILLAGE OF WAPPINGERS FALLS

OFFICE OF BUILDING, PLANNING & ZONING

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

## APPLICATION FOR AN AREA VARIANCE (Continued)

Description of appeal Requested: Put a driveway in our front yard.

Dates and Descriptions of prior appeals, variances or special permit for property: \_\_\_\_\_

Planning Board review date(s): \_\_\_\_\_

Environmental review: \_\_\_\_\_

### PLEASE ANSWER THE FOLLOWING QUESTIONS: (Use attachments if necessary)

1. How will this variance affect nearby properties?

no effect

2. How will granting this variance benefit the property owner?

Increase handicap access

3. What is the minimum relief needed? a permanent front parking spot.

4. Why are alternative methods for compliance NOT FEASIBLE?

Because many people park on our street due to the activities at the River Arts Studio.

We need better access for our 98 year old mother.

5. Did you do something to your property to cause the need for the variance? (i.e., previous activities such as grading, excavations, additions, improvements)? No

Return this form by mail or in person to:

Office of Building Planning & Zoning - 2582 South Avenue Wappingers Falls NY 12590



**VILLAGE OF WAPPINGERS FALLS**  
**OFFICE OF BUILDING, PLANNING & ZONING**  
(845) 297-5277 Fax: (845) 296-0379  
**APPLICATION FOR AN AREA VARIANCE (Continued)**

6. How will this variance affect the general character of the community with respect to noise, vibration, odors, vehicular and pedestrian traffic, visual aesthetics, public services (such as schools, police, fire, water, sewer, and roads)? It should not affect anything.

7. How will the proposed variance affect the health, safety, security morals or general welfare of residents, visitors or workers in the area? We can get our 98-year old mother into the house and other visitors.

**REQUIRED SUBMITTALS:**

- "Letter of Denial"
- Affidavit of ownership
- Contract of Sale or Lease, if applicable
- Photographs of affected area if applicable
- Plot Plan
- Application Fee

**SIGNATURE AND VERIFICATION**

Please be advise that no application can be deemed complete unless signed below.

**The applicant hereby states that all information given is accurate as of the date of application. If not the owner of the property, I hereby swears that this application is made with the informed knowledge and consent of the owner.**

Dunca F. Nichol

**SIGNATURE OF APPLICANT**

March 15, 2023

**DATE**

**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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <i>Create a parking space for one auto on our (right) front lawn using Item 4.</i>			
Project Location (describe, and attach a location map): <i>Right front lawn along the side of the sidewalk leading to the house.</i>			
Brief Description of Proposed Action: <i>We will <del>break</del> head dig the required depth for Item 4.</i>			
Name of Applicant or Sponsor: <i>Duncan H. Nichol</i>		Telephone: <i>402-870-1609</i>	
		E-Mail: <i>pastorduncan929@gmail.com</i>	
Address: <i>17 South Mester Avenue</i>			
City/PO: <i>Wappinger Falls</i>		State: <i>New York</i>	Zip Code: <i>12590</i>
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? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			<i>0.217</i> acres <i>200</i> acres <i>50 Feet.</i> <i>0</i> acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
Urban	Rural (non-agriculture)	Industrial	Commercial
Forest Agriculture Parkland		Aquatic	Other (specify): <u>Residential (suburban)</u>

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5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	NIA
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>		
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
		<input checked="" type="checkbox"/>	
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 <i>LAWN</i>			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties?	NO	YES	
	<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"/>		

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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: <i>DUNCAN Nichol</i>	Date: <i>March 15, 2023</i>	
Signature: <i>Duncan H Nichol</i>		

**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:  
}

Duncan H Nichol & Elizabeth Nichol being duly sworn, deposes and says:  
Nichol

1. That I/we are the Owner(s) of the within property as described in the foregoing application for Zoning Board of Appeals 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 \_\_\_\_\_, 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 Zoning Board of Appeals approval that I/we expressly grant permission to the Zoning Board of Appeals 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 Zoning Board of Appeals 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 Zoning Board of Appeals, 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.
6. That I/we understand that the Village of Wappingers Falls Zoning Board of Appeals 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.

Duncan H Nichol  
Applicant/Owner

Elizabeth F M Nichol  
Applicant/Owner

Sworn to before me this 16<sup>th</sup> day of  
March, 2023.

Heather M. McCormick  
Notary Public

**HEATHER M McCORMICK**  
Notary Public, State of NY  
No. 01MC5031663  
Qualified in Dutchess County  
Commission Expires August 8, 2026

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 DUNCAN & Elizabeth Nichol named in the foregoing application for Zoning Board of Appeals 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 17 South Wester Ave in the County of Dutchess and the State of New York.
3. That I/we understand that by submitting this application for Zoning Board of Appeals approval that I/we expressly grant permission to the Zoning Board of Appeals 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 Zoning Board of Appeals 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.
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Duncan H Nichol  
Applicant/Agent

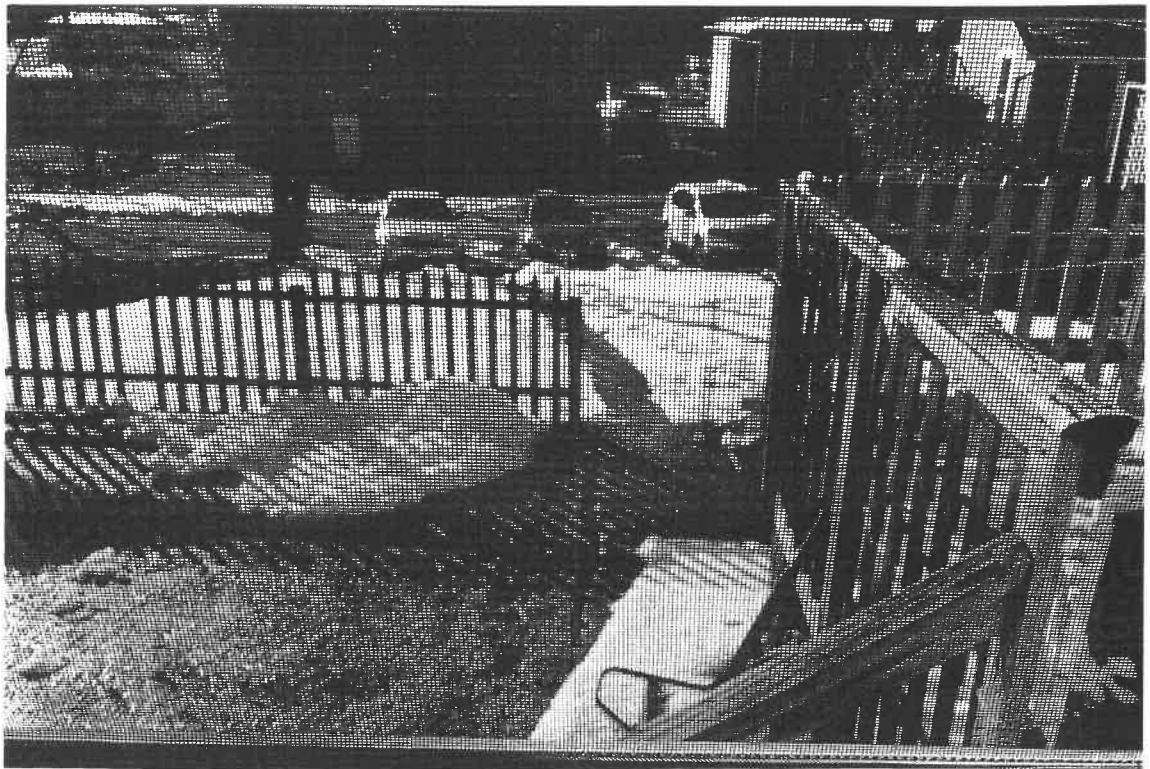
Elizabeth F M Nichol  
Applicant/Agent

Sworn to before me this 10th day of  
March, 2023.

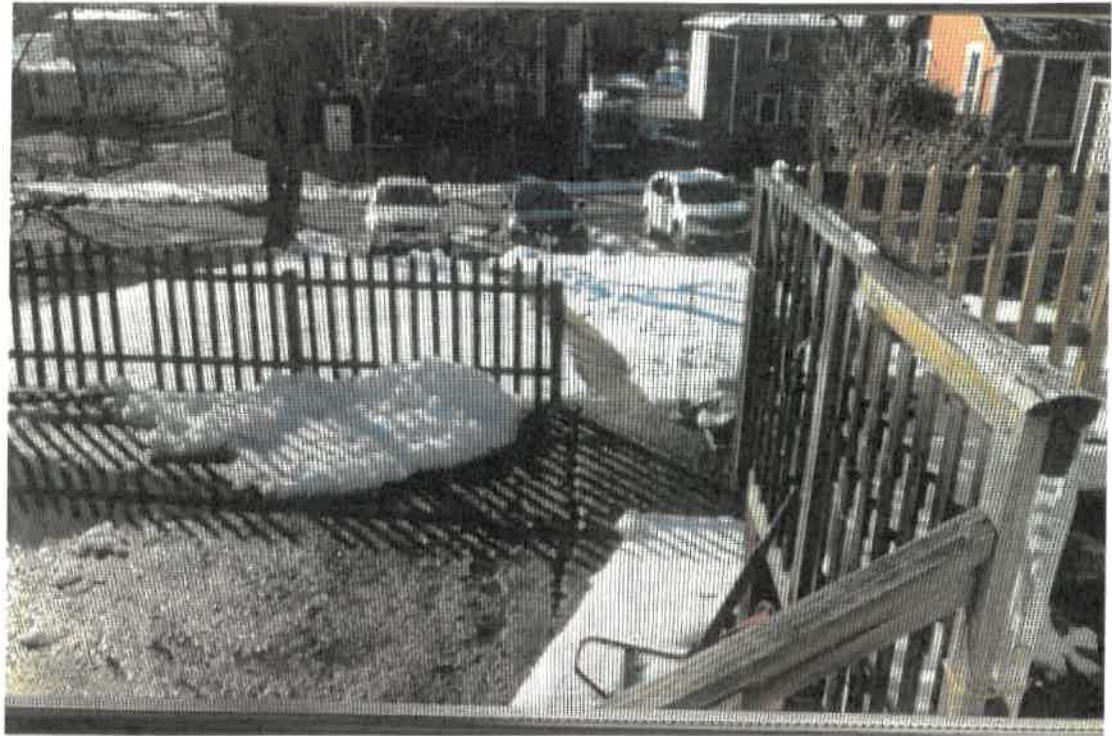
Heather M. McCormick  
Notary Public

**HEATHER M McCORMICK**  
Notary Public, State of NY  
No. 01MC5031663  
Qualified in Dutchess County  
Commission Expires August 8, 2026

Project  
Area →  
(white)  
Front yard

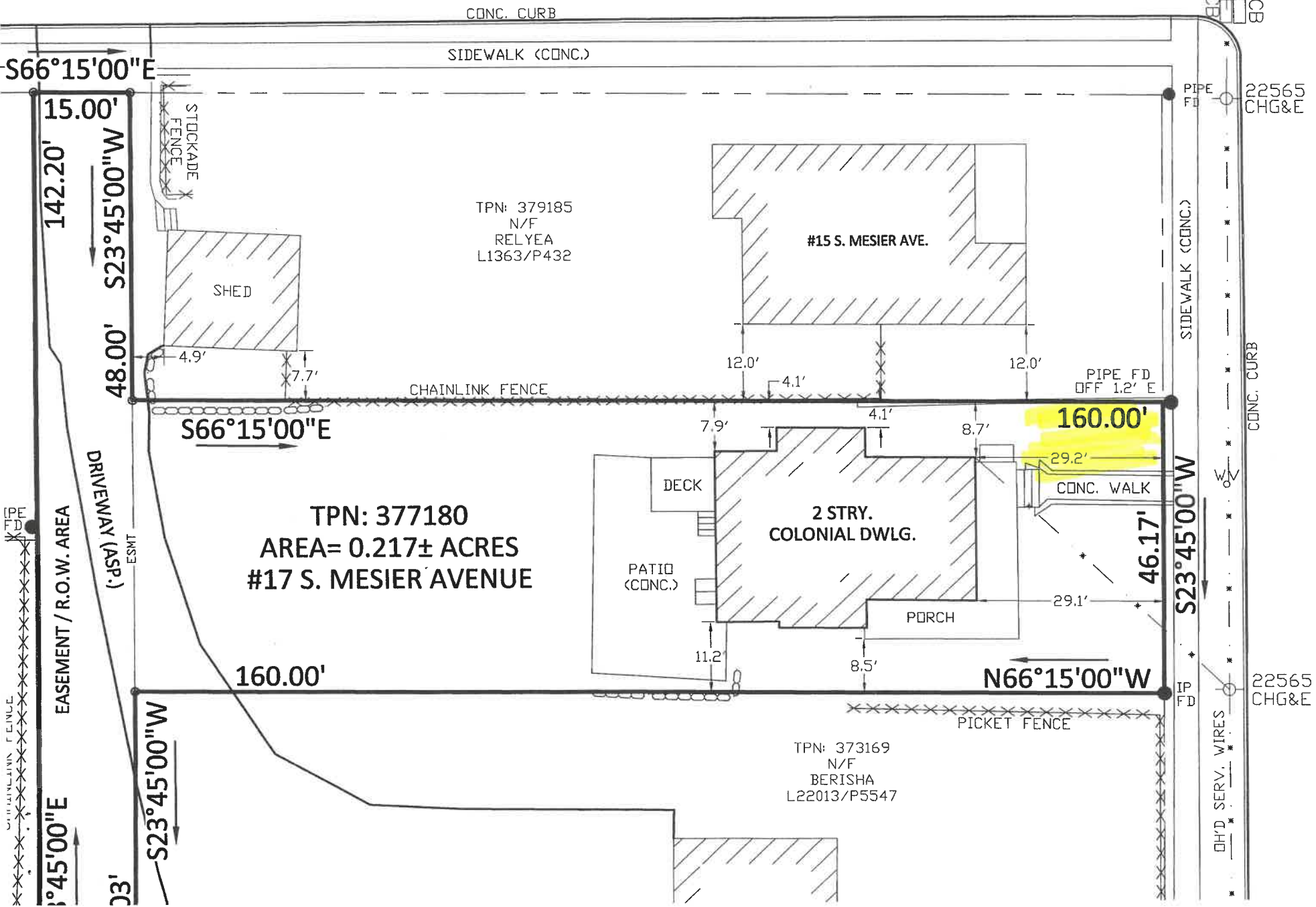


Landscape out Back  
(not part of project)



# RESERVE PLACE (ASP.)

SMH  
WV



S. MESIER AVENUE (ASP.)



## VILLAGE OF WAPPINGERS FALLS

### APPLICATION FOR AREA VARIANCE

OFFICE OF BUILDING,  
PLANNING AND ZONING  
2582 SOUTH AVENUE  
WAPPINGERS FALLS, NY 12590  
PHONE: (845) 297-5277  
FAX: (845) 296-0379  
bmurphy@wappingersfallsny.gov  
mperez@wappingersfallsny.gov  
www.wappingersfallsny.gov

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# VILLAGE OF WAPPINGERS FALLS

OFFICE OF BUILDING, PLANNING & ZONING

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

## APPLICATION FOR AN AREA VARIANCE

APPEAL NUMBER: \_\_\_\_\_ MEETING DATE: \_\_\_\_\_

### APPLICANT:

Name: JL Red Oaks Mill Plaza, LLC c/o Gjafer Berisha

Address: 169 Main Street, Beacon, NY 12508

Phone Numbers: (H) \_\_\_\_\_ (C) (845) 742-3050

(E-mail) jeffberisha@optonline.net

(If the applicant is not the owner, a Consent form signed by the owner must be filed with this application.)

### PROPERTY OWNER:

Name: JL Red Oaks Mill Plaza, LLC

Address: 184 Church Street, Poughkeepsie, NY 12601

Contact Phone Numbers. : (H) \_\_\_\_\_ (C) (845) 742-3050

(E-mail) jeffberisha@optonline.net

### PROPERTY INFORMATION

Property Address (subject of appeal): 10 Market Street

Tax Parcel #: 6158-14-300255

Date property acquired: 4/6/2023

Present use of property: N/A

Zoning District: VC - Village Commercial

Dimensions: Lot Area 7,934 (sq. ft. Width 68 ft. Depth 107.59 ft.

Setback: Front 0 ft. Rear 41 ft.

Sides 2.5 ft. and 7 ft.

### REQUEST FOR AREA VARIANCE

Deed Restrictions: max. 14' Floor to floor height at 1st floor

Section(s) of ordinance from which variance is requested:

SECTION	REQUIRING	REQUESTED VARIANCE
§151 Table 2E	Stories may not exceed 12 feet in height from finished floor to finished floor, except the first floor with a maximum of 14 feet and a minimum of 12 feet	A height of 17 feet is proposed for the first floor, a 3-foot variance is requested

Return this form by mail or in person to:

Office of Building, Planning & Zoning - 2582 South Avenue, Wappingers Falls, NY 12590



**VILLAGE OF WAPPINGERS FALLS**  
**OFFICE OF BUILDING, PLANNING & ZONING**

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

**APPLICATION FOR AN AREA VARIANCE (Continued)**

Description of appeal Requested: In order to work with the current height conditions of the property, we will need an area variance for the height of the 1st floor. After further review of the site plan, there is an existing height difference from what will become the finished main floor at Market Street to the finished main floor at Reservoir Place of approximately 17'. This is a 3' difference from the allowed height.

Dates and Descriptions of prior appeals, variances or special permit for property: Building Permit Application for Foundation of New Building denial letter dated 5/16/2023

Planning Board review date(s): Planning Board Site Plan Approval dated 8/9/2021

Environmental review: Short Environmental Assessment dated 8/5/2021

**PLEASE ANSWER THE FOLLOWING QUESTIONS:** (Use attachments if necessary)

1. How will this variance affect nearby properties?

The variance should have no effect of adjacent or nearby properties as it will be constructed using the existing site conditions, allowing the flow of traffic to remain the same and the parking conditions to remain the same.

2. How will granting this variance benefit the property owner?

This is beneficial because we would like to work with all the existing conditions.

3. What is the minimum relief needed? We need a minimum of a 3' height difference to work with the existing grades of the property.

4. Why are alternative methods for compliance NOT FEASIBLE?

We would need to completely demolish the existing parking lot on the rear of the building in order to maintain the 14' first floor finished floor to floor height that is required by the zoning code of the Villiage of Wappingers Falls.

5. Did you do something to your property to cause the need for the variance? (i.e., previous activities such as grading, excavations, additions, improvements) ? There were no previous activities that created this change.



**VILLAGE OF WAPPINGERS FALLS**  
**OFFICE OF BUILDING, PLANNING & ZONING**  
 (845) 297-5277 Fax: (845) 296-0379  
**APPLICATION FOR AN AREA VARIANCE (Continued)**

6. How will this variance affect the general character of the community with respect to noise, vibration, odors, vehicular and pedestrian traffic, visual aesthetics, public services (such as schools, police, fire, water, sewer, and roads)?

*This variance will eliminate the noise, vibration & odors that would be caused by demolition of the existing parking area. Removing that parking area will effect vehicle & pedestrian traffic. The variance will ~~not~~ effect any traffic, visual aesthetics or public services*

7. How will the proposed variance affect the health, safety, security morals or general welfare of residents, visitors or workers in the area?

*The variance will eliminate the need for Demolition work in the area*

**REQUIRED SUBMITTALS:**

- "Letter of Denial"
- Affidavit of ownership
- Contract of Sale or Lease, if applicable
- Photographs of affected area if applicable
- Plot Plan
- Application Fee

**SIGNATURE AND VERIFICATION**

Please be advise that no application can be deemed complete unless signed below.

**The applicant hereby states that all information given is accurate as of the date of application. If not the owner of the property, I hereby swears that this application is made with the informed knowledge and consent of the owner.**

  
 \_\_\_\_\_  
**SIGNATURE OF APPLICANT**

*05-18-23*  
 \_\_\_\_\_  
**DATE**

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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <b>Reconstruction of Mixed-Use Building</b>			
Project Location (describe, and attach a location map): <b>10 Market Street, Wappingers Falls , NY 12590</b>			
Brief Description of Proposed Action: <b>owner intends to construct a new building (+- 11,821 sf) with mixed uses (mercantile/general business on first floor (at Market Street) and residential on the second floor (at rear parking lot) and third floor Residential. Consisting of 3 ground floor tenant spaces and 10 apartments.</b>			
Name of Applicant or Sponsor: <b>JL Red Oaks Mill Plaza, LLC c/o Gjafer Berisha</b>		Telephone: <b>(845) 742-3050</b>	
		E-Mail: <b>jeffberisha@optonline.net</b>	
Address: <b>169 Main Street</b>			
City/PO: <b>Beacon</b>		State: <b>NY</b>	Zip Code: <b>12590</b>
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.		<b>NO</b> <input type="checkbox"/>	<b>YES</b> <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:		<b>NO</b> <input type="checkbox"/>	<b>YES</b> <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>0.18</u>	acres
b. Total acreage to be physically disturbed?		<u>0.18</u>	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.18</u>	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest Agriculture Parkland <input checked="" type="checkbox"/> Aquatic              Other (specify): _____			

5. Is the proposed action, a. A permitted use under the zoning regulations?  b. Consistent with the adopted comprehensive plan?	<b>NO</b>	<b>YES</b>	<b>N/A</b>
		<input checked="" type="checkbox"/>	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<b>NO</b>	<b>YES</b>	
			<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: _____ _____	<b>NO</b>	<b>YES</b>	
		<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?	<b>NO</b>	<b>YES</b>	
		<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: _____ _____	<b>NO</b>	<b>YES</b>	
			<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: _____ _____	<b>NO</b>	<b>YES</b>	
			<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ _____	<b>NO</b>	<b>YES</b>	
			<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?	<b>NO</b>	<b>YES</b>	
		<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:	<b>NO</b>	<b>YES</b>	
			<input checked="" type="checkbox"/>
		<b>NO</b>	<b>YES</b>
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?	<b>NO</b>	<b>YES</b>	
			<input checked="" type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<b>NO</b>	<b>YES</b>	
		<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: _____	<b>NO</b>	<b>YES</b>	
		<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: _____ _____	<b>NO</b>	<b>YES</b>
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: _____ _____	<b>NO</b>	<b>YES</b>
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: _____ _____	<b>NO</b>	<b>YES</b>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <b>Michael E. Gillespie</b>	Date: <b>5/19/2023</b>	
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?"

	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
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)



## VILLAGE OF WAPPINGERS FALLS

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

May 16, 2023

JL Red Oaks Mill Plaza  
Attn: Gjafer Berisha  
169 Main Street  
Beacon, NY 12508

Re: Building Permit Application for Foundation of New Building

Dear Mr. Berisha,

Reference is made to your submission to my office for the construction of a foundation (for a new building) at 10 Market Street, Wappingers Falls, NY 12590 (SBL #6158-14-300255). Please be advised that your property is located in the Village Commercial Zoning district.

At this time our office must deny your application. Per §151 Table 2E, building configuration #2, stories may not exceed 12 feet in height from finished floor to finished floor, except the first floor with a maximum of 14 feet and a minimum of 12 feet. According to the drawings submitted with your building permit application, a height of 17 feet is proposed for the first floor, requiring a 3-foot area variance.

An application for an area variance can be found on the Village website, along with the 2023 Zoning Board meeting schedule and application/submission deadlines:  
[www.wappingersfallsny.gov](http://www.wappingersfallsny.gov).

Our office is returning your building permit application. If you have any questions, please contact our office.

Thank you.

*Bryan Murphy*

Bryan Murphy  
Building Inspector/Zoning Administrator  
Village of Wappingers Falls

BM/mp  
Enclosure



**PART "A"**  
**OWNER AFFIDAVIT**

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss:

\_\_\_\_\_ being duly sworn, deposes and says:

1. That I/we are the Owner(s) of the within property as described in the foregoing application for Zoning Board of Appeals 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 \_\_\_\_\_, 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 Zoning Board of Appeals approval that I/we expressly grant permission to the Zoning Board of Appeals 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 Zoning Board of Appeals 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 Zoning Board of Appeals, 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.
6. That I/we understand that the Village of Wappingers Falls Zoning Board of Appeals intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct.

\_\_\_\_\_  
Applicant/Owner

\_\_\_\_\_  
Applicant/Owner

Sworn to before me this 19<sup>th</sup> day of May, 2023.  
\_\_\_\_\_  
Notary Public

MARCUS GUZMAN  
NOTARY PUBLIC STATE OF NEW YORK  
DUTCHESS COUNTY  
LIC. #01GU6359500  
COMM. EXP. 05/30/2025

PART "B"  
APPLICANT / AGENT AFFIDAVIT

State of New York }  
County of Dutchess } SS:

Gjafer Berisha being duly sworn, deposes and says:

1. That I/we are the OWNER named in the foregoing application for Zoning Board of Appeals 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 169 Main St Beacon in the County of Dutchess Co and the State of New York.
3. That I/we understand that by submitting this application for Zoning Board of Appeals approval that I/we expressly grant permission to the Zoning Board of Appeals 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 Zoning Board of Appeals 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 Zoning Board of Appeals, 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 Zoning Board of Appeals 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

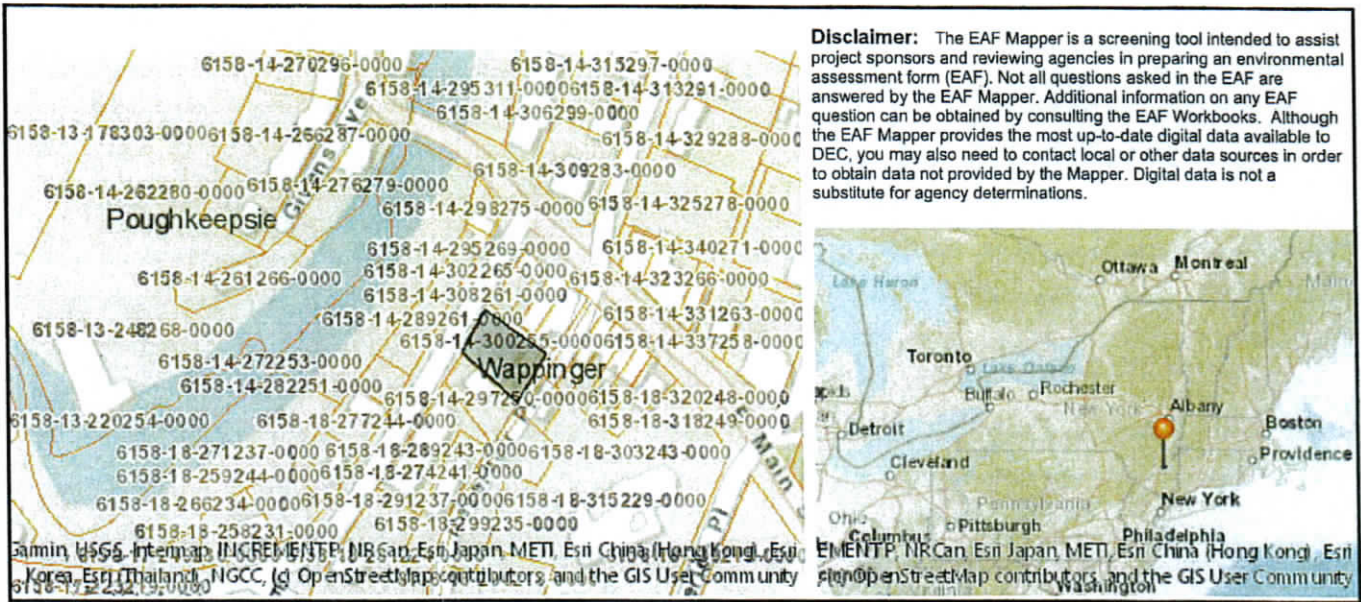
\_\_\_\_\_  
Applicant/Agent

Sworn to before me this 18 day of May, 2023.

[Signature]  
Notary Public

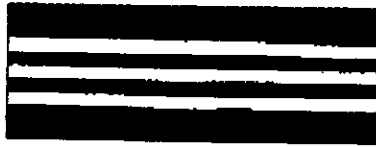
**Candi M. Green**  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01GR6422190  
Qualified in Dutchess County  
Commission Expires September 20, 2025

# EAF Mapper Summary Report



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

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



**Dutchess County Clerk Recording Page**

Record & Return To:

Date Recorded: 4/11/2023  
Time Recorded: 11:02 AM

J T ABSTRACT INC  
717 BROADWAY  
NEWBURGH, NY 12550

Document #: 02 2023 51145

Received From: J T ABSTRACT INC

Grantor: JSK RENTALS LLC  
Grantee: JL RED OAKS MILL PLAZA LLC

Recorded In: Deed  
Instrument Type:

Tax District: Wappinger

**Examined and Charged As Follows :**

Recording Charge: \$325.00  
Transfer Tax Amount: \$1,400.00  
Includes Mansion Tax: \$0.00  
Transfer Tax Number: 5287

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: CSC  
Receipt #: 10519  
Batch Record: 73

Bradford Kendall  
County Clerk



02202351145

— Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made as of the 6<sup>th</sup> day of April in the year 2023,

**BETWEEN**

**JSK RENTALS LLC**, with an address of 1165 Route 9G, Hyde Park, New York 12538

party of the first part, and

**JL RED OAKS MILL PLAZA, LLC**, with an address at 184 Church Street, Poughkeepsie, New York 12601

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of ten (\$10.00) and 00/100 ----- 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 building and improvements thereon erected, situate, lying and being in the Village of Wappingers Falls, Town of Wappinger, County of Dutchess and State of New York and being more particularly bounded and described on the attached Schedule "A".

**Property Address: 10 Market Street, Wappingers Falls, NY 12590**  
**Tax Grid No.: 5158-14300255**

**BEING AND INTENDED** to be the same premises conveyed to party of the first part, by deed from KES Management LLC dated June 21, 2016 and recorded July 12, 2016, in Document No. 02-2016-4473 in the Dutchess County Clerk's Office.

**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.

IN PRESENCE OF:

JSK RENTALS LLC

By:   
Jeffrey S. Knipe, Sole Member

ACKNOWLEDGEMENT

STATE OF NEW YORK

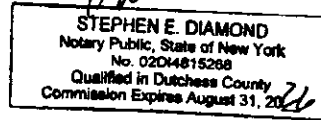
ss:

COUNTY OF DUTCHESS

On April 6, 2023 before me, the undersigned a Notary Public in and for said State, personally appeared JEFFREY S. KNIPE, 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 executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

**Record and Return:**  
Richard Schisano, Esq.  
717 Broadway  
Newburgh, NY 12550



## Schedule A Description

Title Number JT-WC2916

Page 1

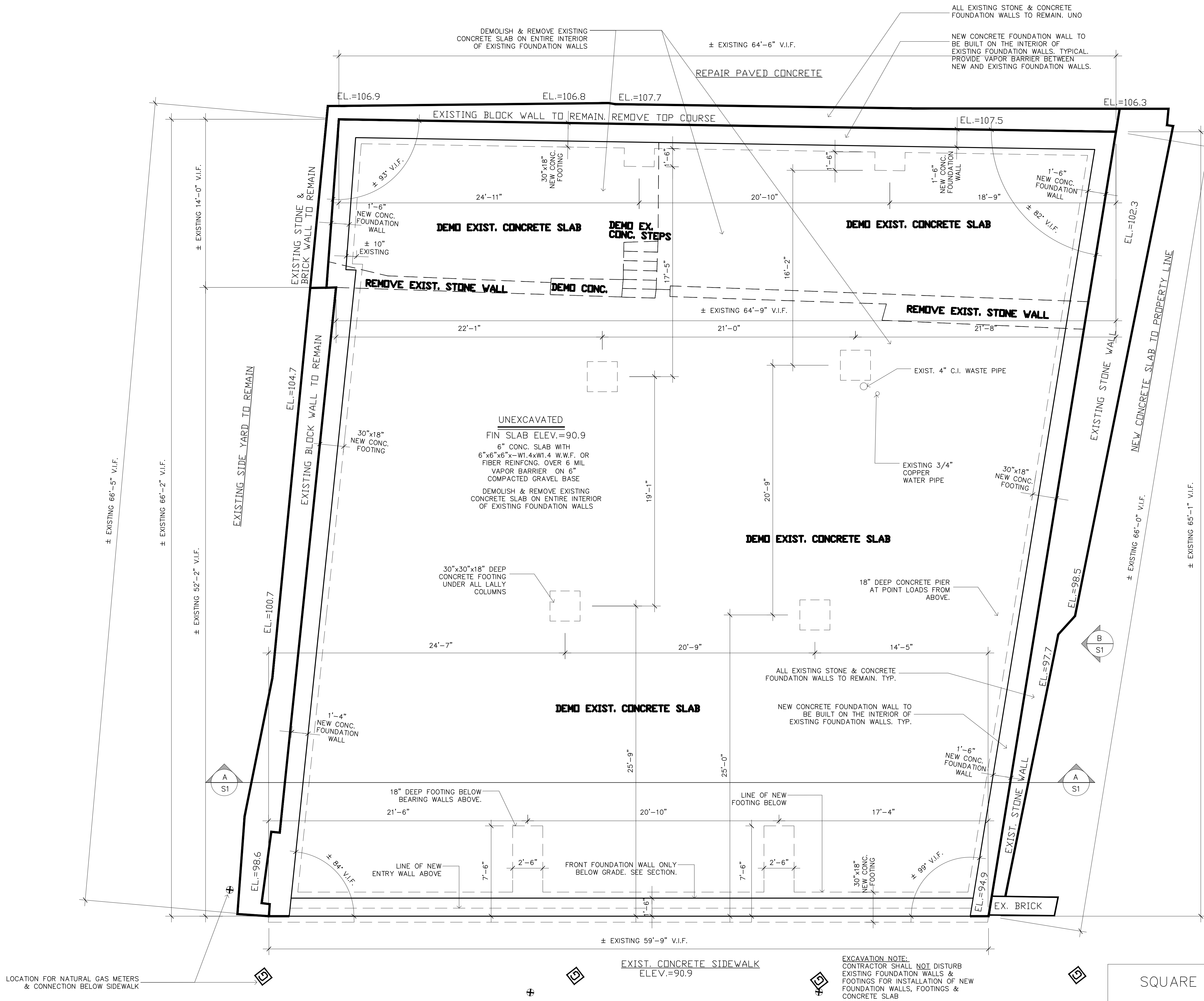
ALL that certain tract or parcel of land situate in the Village of Wappingers Falls, Town of Wappinger, County of Dutchess, and the State of New York, bounded and described as follows:

BEGINNING at a point in the southeasterly line of Market Street, said point being 173.20 feet southwesterly from the intersection of the said southeasterly line of Market Street with the southwesterly line of East Main Street, said point of beginning also being the most northerly corner of lands now or formerly Ciraolo (Liber 1943, cp 081); thence along the said southeasterly line of Market Street North 38-18-20 East 88.35 feet to a point in the southwesterly line of an alleyway; thence along the said southwesterly line of the said alleyway the following two courses: South 44-46-10 East 69.42 feet to a point and South 48-23-33 East 40.88 feet to the point in the northwesterly line of Reservoir Place; thence along the said northwesterly line of Reservoir Place South 41-30-40 West 80.48 feet to a point; thence along the northeasterly line of the said lands now or formerly Ciraolo (Liber 1943, cp 016) North 39-32-30 West 107.59 feet to the point or place of BEGINNING.

TOGETHER with the appurtenances benefits of rights of way set forth in Deed Liber 489, Page 27.







FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE  
FOUNDATION = 4415

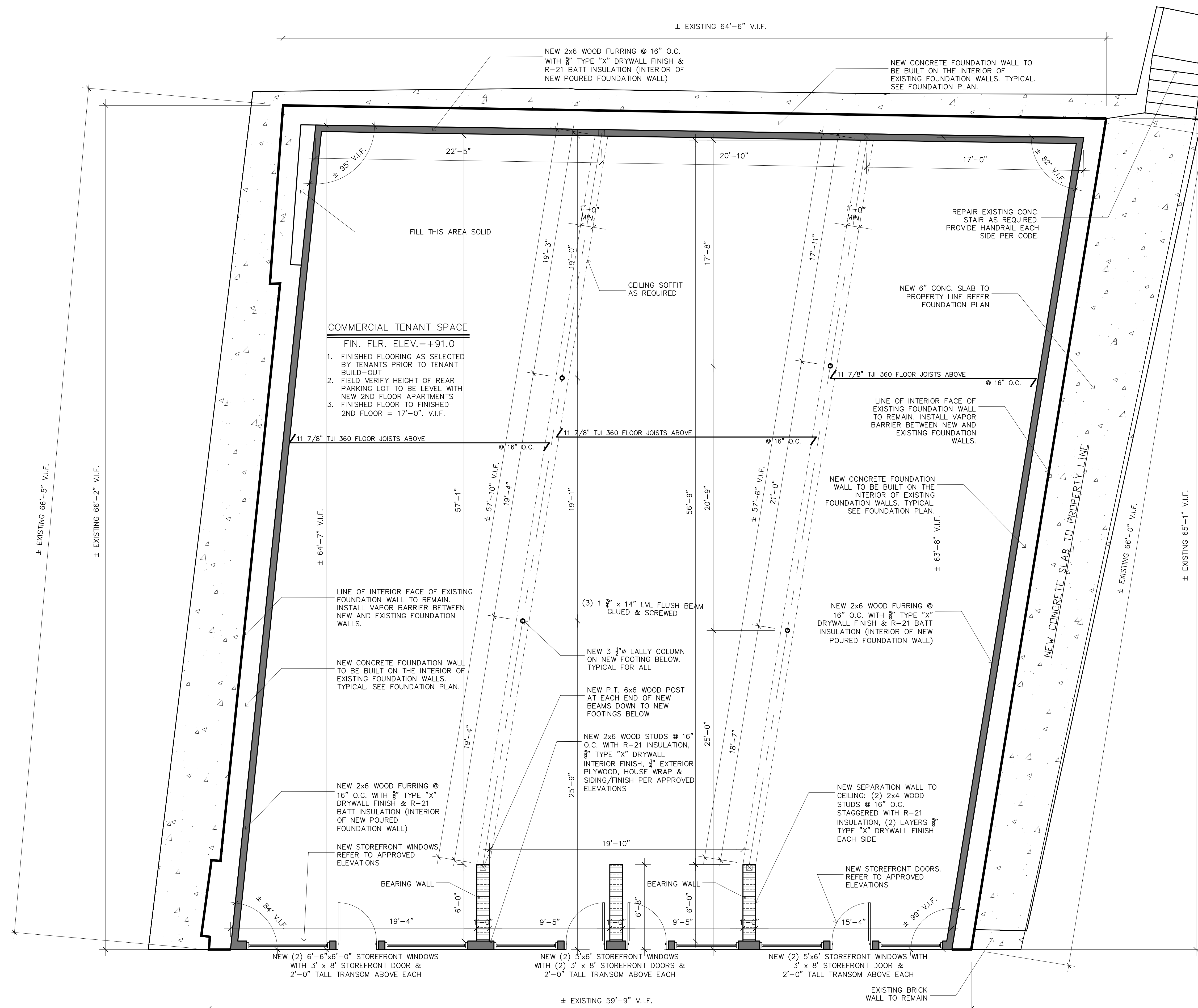
**REBUILT APARTMENT BUILDING**  
**JSK RENTALS, LLC**  
10 MARKET STREET, VILLAGE OF WAPPINGERS FALLS, NEW YORK

**M. GILLESPIE & ASSOCIATES**  
CONSULTING ENGINEERING, P.L.L.C.  
847 ROUTE 376 - WAPPINGERS FALLS, NY 12590  
P. 518.386.3030  
WWW.MGILLIESPIEASSOCIATES.COM

PROJECT No.	2020.205
DRAWN BY:	B.C.
CHECKED BY:	M.E.G.
REVISIONS	
BD COMMENTS	5/2/23
ELEVATIONS	5/9/23

*M.E.G.*  
NYSPE #074666

SHEET No.  
**F**  
**1**



**COMMERCIAL TENANT SPACE**  
 FIN. FLR. ELEV. = +91.0  
 1. FINISHED FLOORING AS SELECTED BY TENANTS PRIOR TO TENANT BUILD-OUT  
 2. FIELD VERIFY HEIGHT OF REAR PARKING LOT TO BE LEVEL WITH NEW 2ND FLOOR APARTMENTS  
 3. FINISHED FLOOR TO FINISHED 2ND FLOOR = 17'-0" V.I.F.

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE  
 1ST FLR. PLAN = 3747

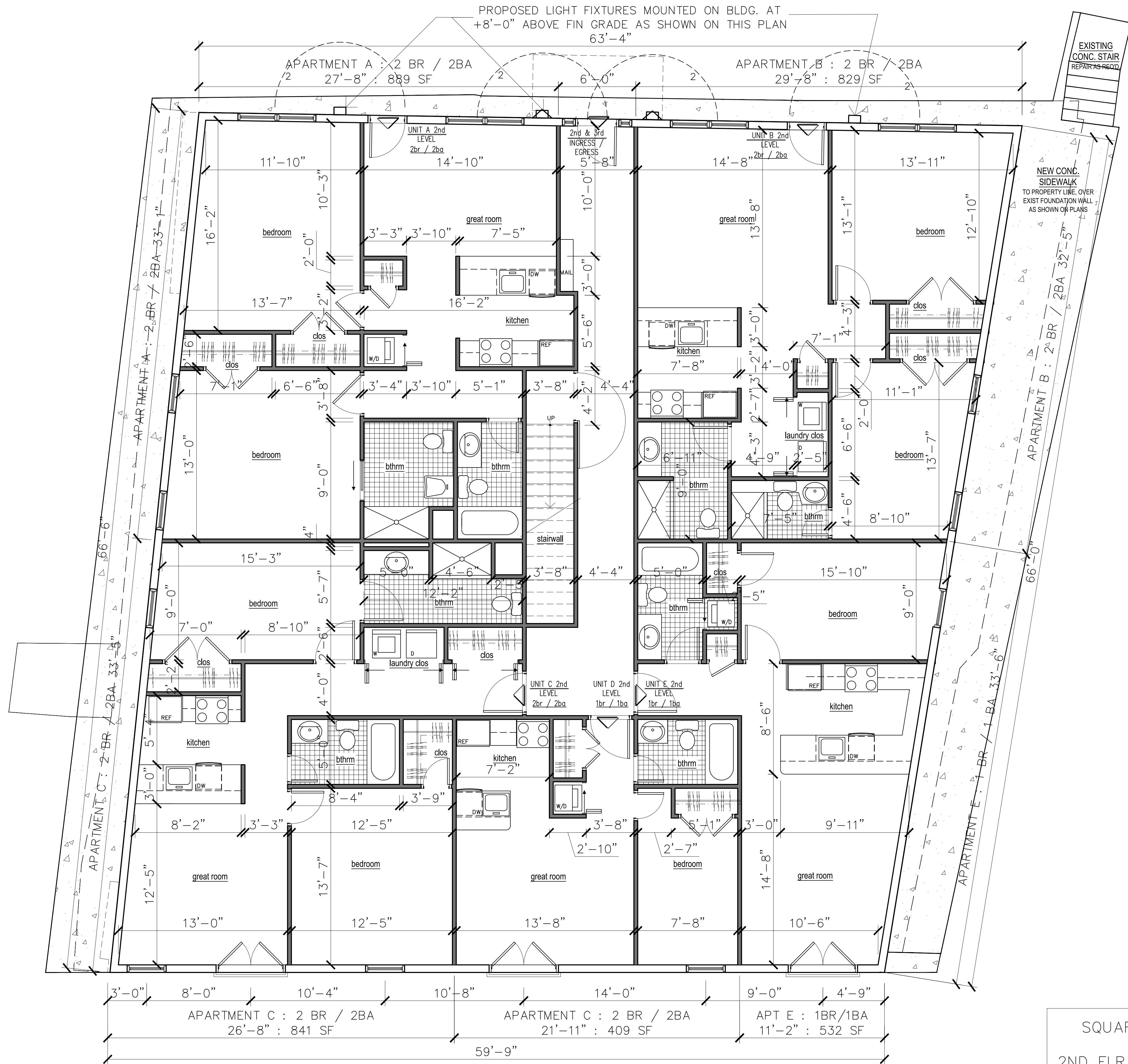
**REBUILT APARTMENT BUILDING**  
**JSK RENTALS, LLC**  
 10 MARKET STREET, VILLAGE OF WAPPINGERS FALLS, NEW YORK

**M. GILLESPIE & ASSOCIATES**  
 CONSULTING ENGINEERING, P.L.L.C.  
 847 ROUTE 376, WAPPINGERS FALLS, NY 12590  
 WWW.GILLESPIEASSOCIATES.COM

PROJECT No.	2020.205
DRAWN BY:	B.C.
CHECKED BY:	M.E.G.
REVISIONS	
BD COMMENTS	5/2/23
ELEVATIONS	5/9/23

*M.E.G.*  
 NYSPE #074666

SHEET No.  
**P**  
**1**



SQUARE FOOTAGE  
2ND FLR. PLAN = 4037

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

**REBUILT APARTMENT BUILDING**  
**JSK RENTALS, LLC**  
10 MARKET STREET, VILLAGE OF WAPPINGERS FALLS, NEW YORK

**M. GILLESPIE & ASSOCIATES**  
CONSULTING ENGINEERING, P.L.L.C.  
847 ROUTE 376, WAPPINGERS FALLS, NY 12590  
PH: 518-486-3630  
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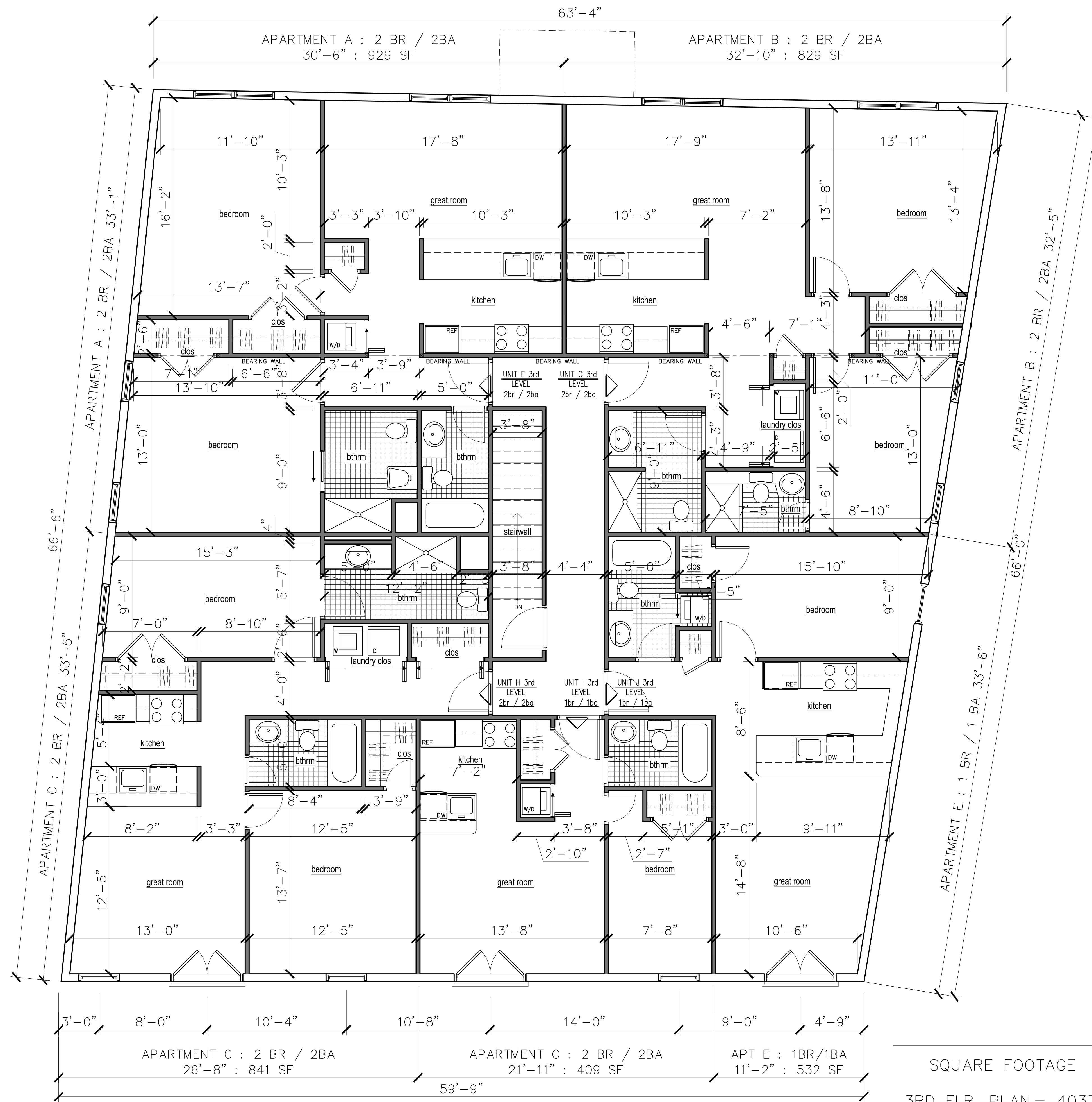
PROJECT No. 2020.205  
DRAWN BY: B.C.  
CHECKED BY: M.E.G.  
REVISIONS  
BD COMMENTS 5/2/23  
ELEVATIONS 5/9/23

*M.E.G.*

NYSPE #074666

SHEET No.

**P**  
**2**



SQUARE FOOTAGE  
3RD FLR. PLAN = 4037

SCALE: 1/4" = 1'-0"

**REBUILT APARTMENT BUILDING**  
**JSK RENTALS, LLC**  
10 MARKET STREET, VILLAGE OF WAPPINGERS FALLS, NEW YORK

**M. GILLESPIE & ASSOCIATES**  
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PROJECT No.	2020.205
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REVISIONS	
BD COMMENTS	5/2/23
ELEVATIONS	5/9/23

*M.E.G.*

NYSPE #074666

SHEET No.

**P**  
**3**



**REBUILT APARTMENT BUILDING**  
**JSK RENTALS, LLC**  
 10 MARKET STREET, VILLAGE OF WAPPINGERS FALLS, NEW YORK

**M. GILLESPIE & ASSOCIATES**  
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 847 ROUTE 376 - WAPPINGERS FALLS, NY 12590  
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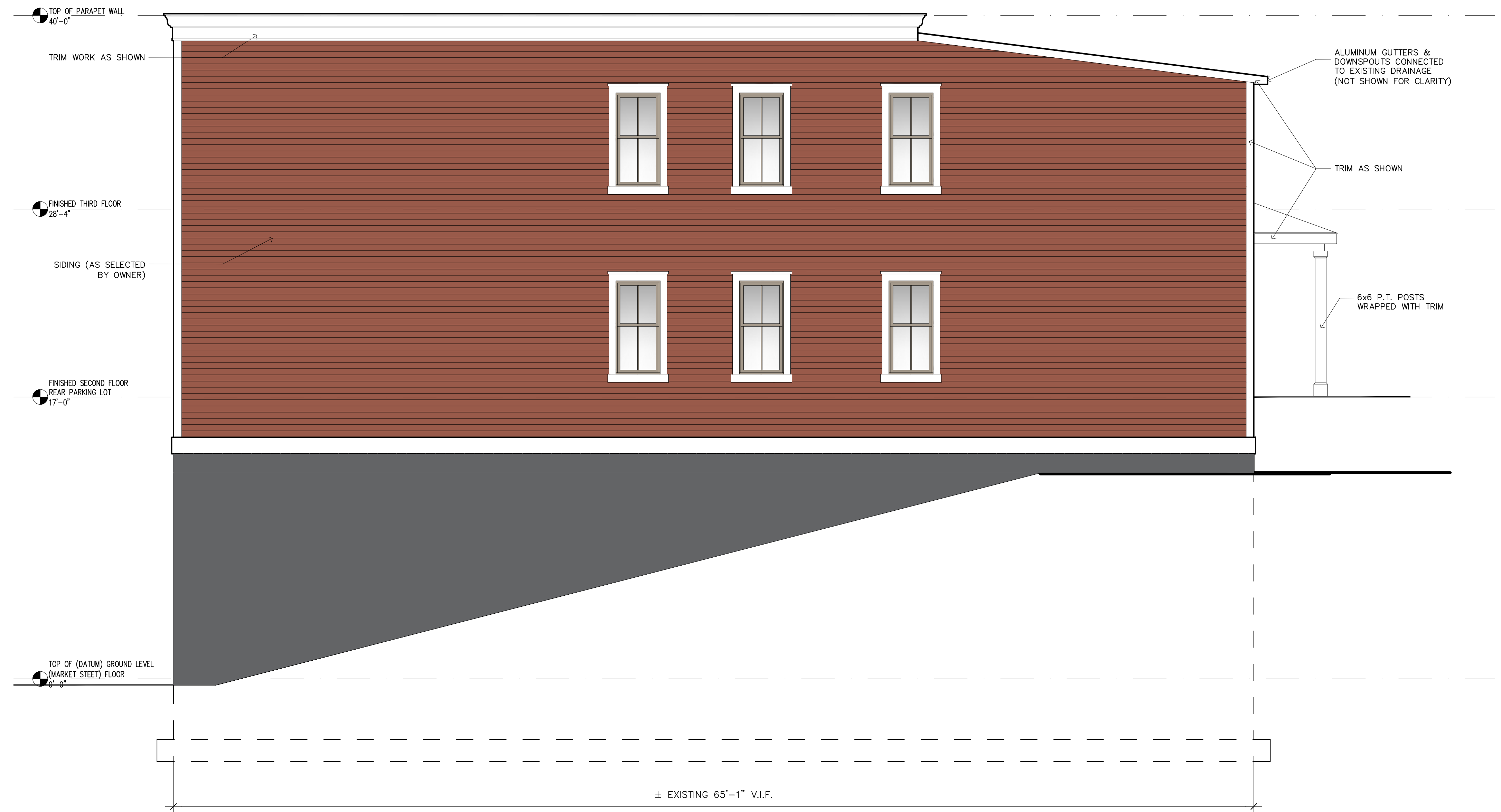
PROJECT No.	2020.205
DRAWN BY:	B.C.
CHECKED BY:	M.E.G.
REVISIONS	
BD COMMENTS	5/2/23
ELEVATIONS	5/9/23

*M.E.G.*

NYSPE #074666

SHEET No.

**E**  
**1**



RIGHT SIDE EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



REAR EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

REBUILT APARTMENT BUILDING

JSK RENTALS, LLC

10 MARKET STREET, VILLAGE OF WAPPINGERS FALLS, NEW YORK



M. GILLESPIE  
& ASSOCIATES  
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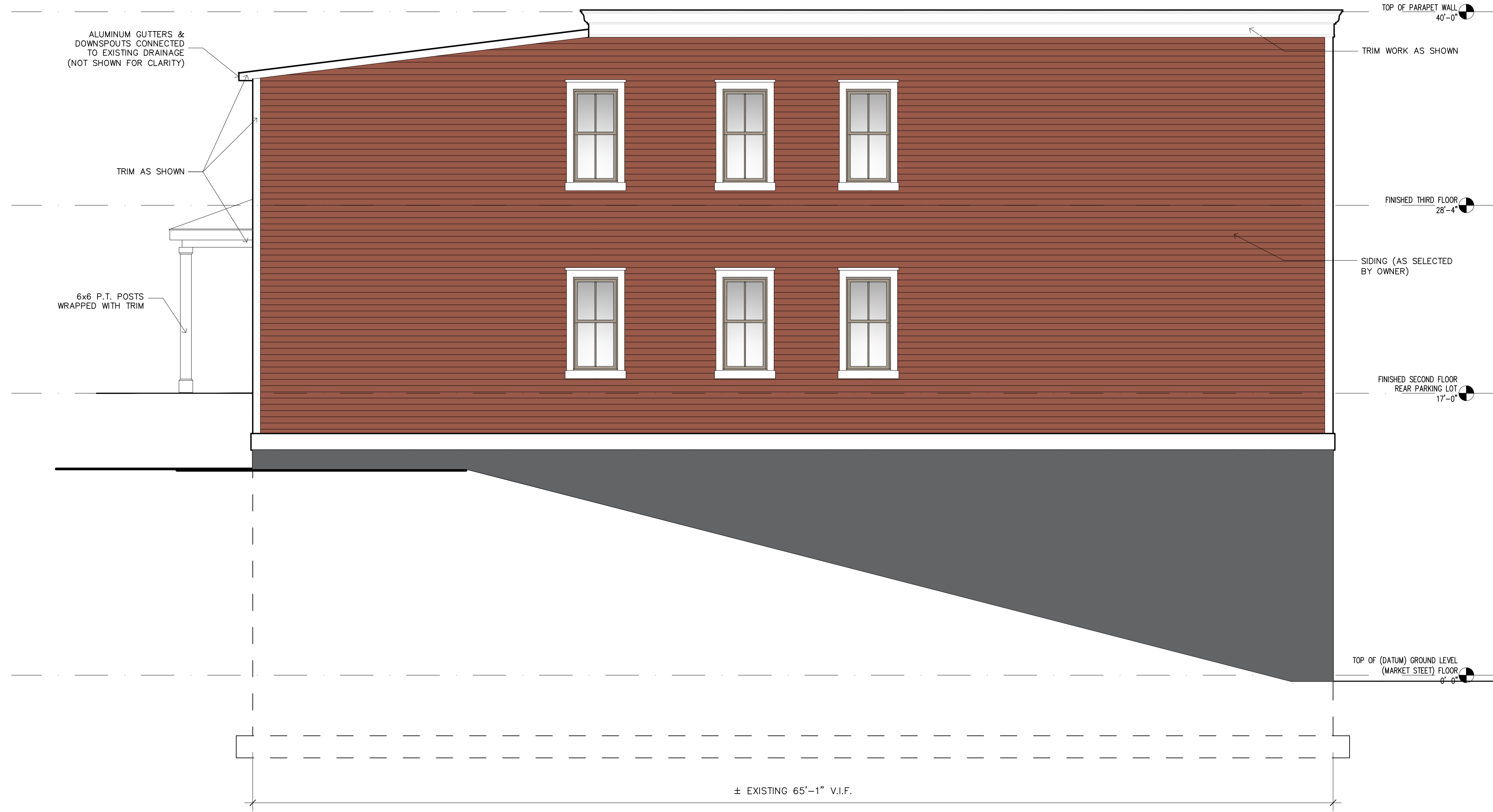
PROJECT No. 2020.205  
DRAWN BY: B.C.  
CHECKED BY: M.E.G.  
REVISIONS  
BD COMMENTS 5/2/23  
ELEVATIONS 5/9/23

*M.E.G.*

NYSPE #074666

SHEET No.

E  
2



LEFT SIDE EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

REBUILT APARTMENT BUILDING

JSK RENTALS, LLC

10 MARKET STREET, VILLAGE OF WAPPINGERS FALLS, NEW YORK



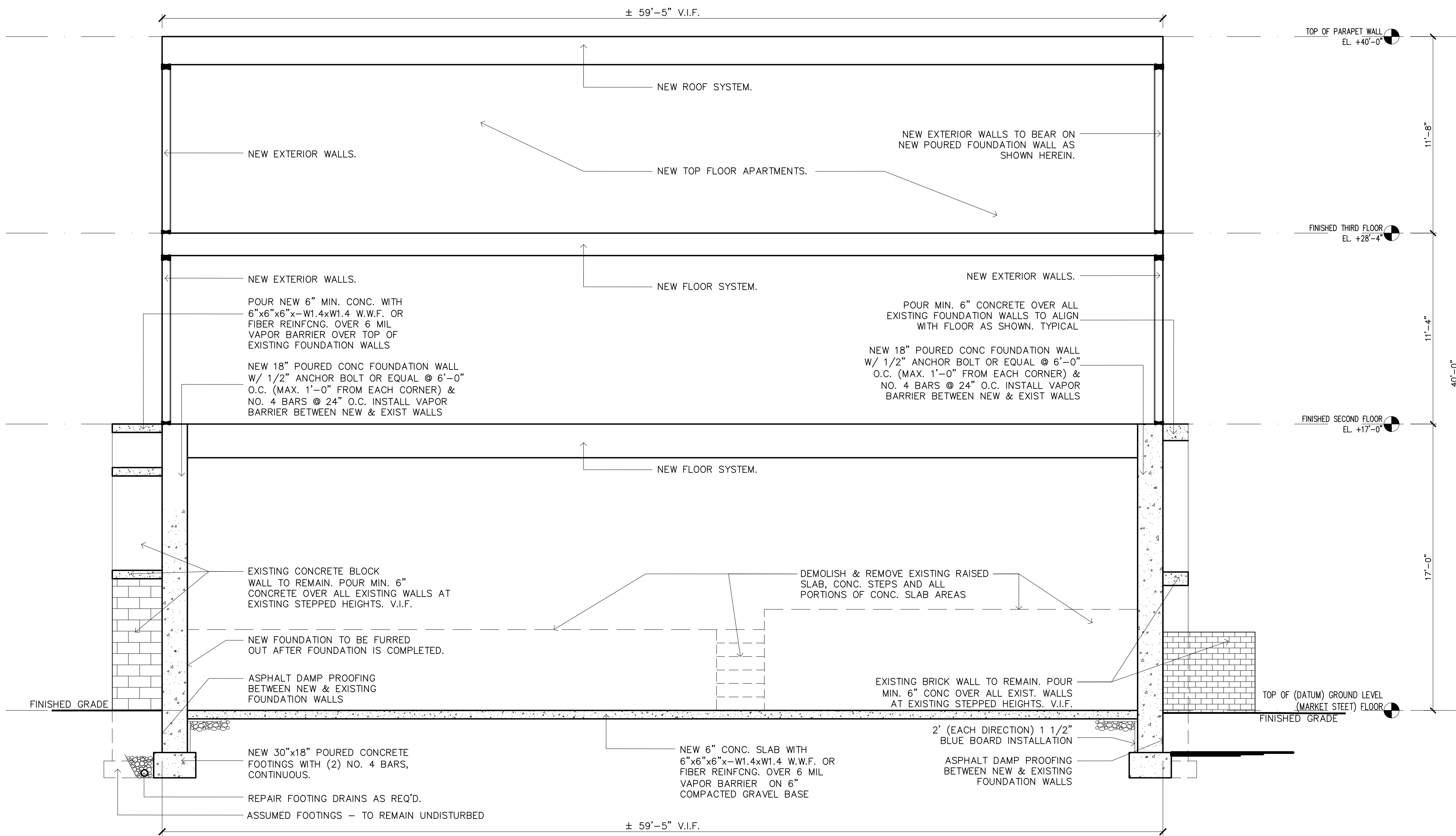
M. GILLESPIE  
& ASSOCIATES  
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847 ROUTE 376 - WAPPINGERS FALLS, NY 12590  
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PROJECT No.	2020.205
DRAWN BY:	B.C.
CHECKED BY:	M.E.G.
REVISIONS	
BD COMMENTS	5/2/23
ELEVATIONS	5/9/23

NYSPE #074666

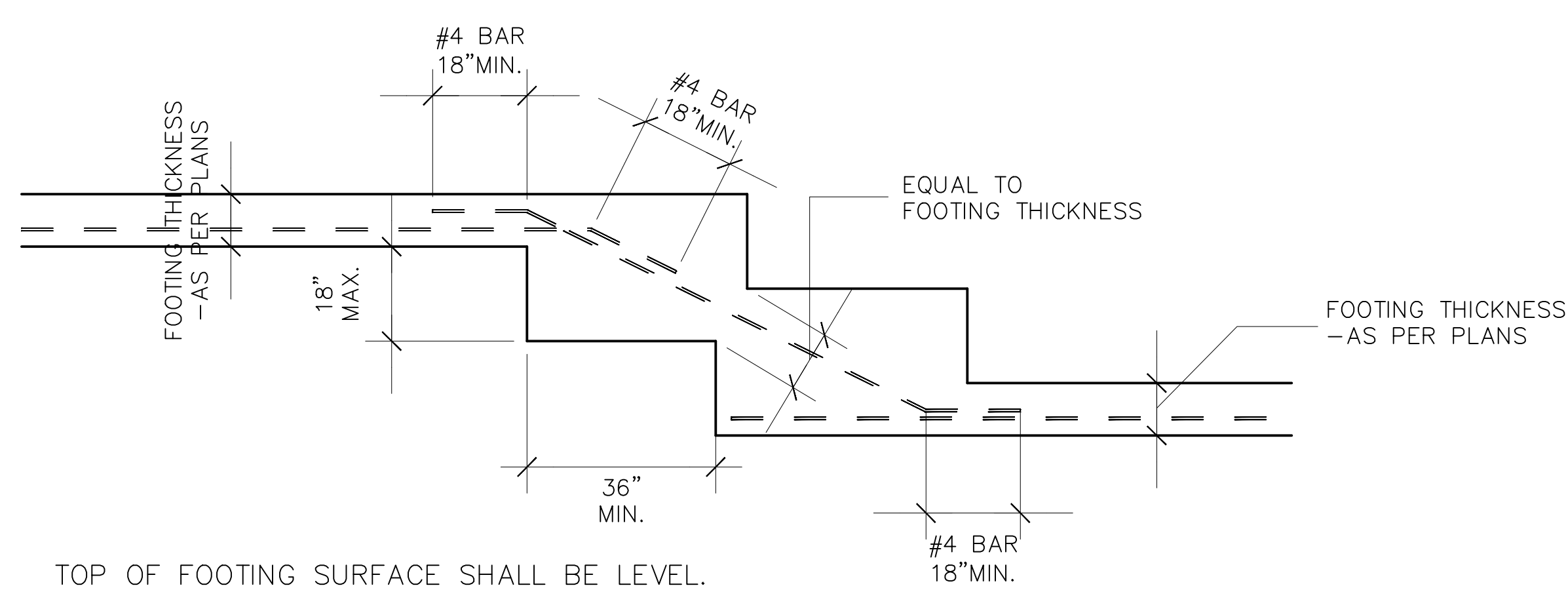
SHEET No.

F  
3



**BUILDING SECTION 'A'**

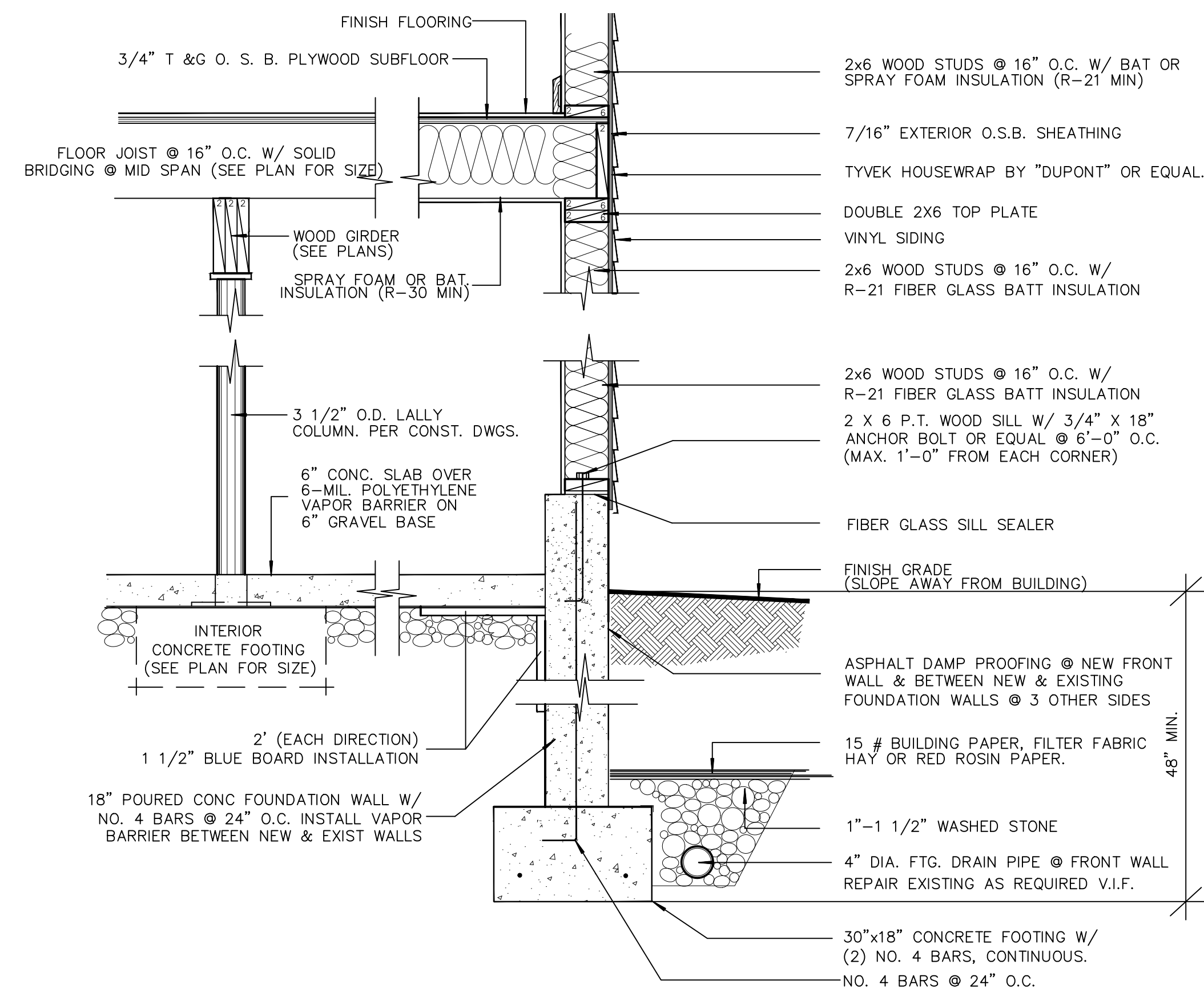
SCALE: 1/4" = 1'-0"



TOP OF FOOTING SURFACE SHALL BE LEVEL.  
BOTTOM OF FOOTING SURFACE SHALL NOT  
HAVE A SLOPE GREATER THAN 10 PERCENT.  
A MINIMUM OF 3" OF CONCRETE IS REQUIRED  
AROUND ALL REINFORCING BARS.

**TYPICAL STEP FOOTING DETAIL**

NOT TO SCALE



**TYPICAL FOUNDATION WALL & FOOTING DETAIL**

NOT TO SCALE

**REBUILT APARTMENT BUILDING**  
**JSK RENTALS, LLC**

10 MARKET STREET, VILLAGE OF WAPPINGERS FALLS, NEW YORK



PROJECT No. 2020.205  
DRAWN BY: B.C.  
CHECKED BY: M.E.G.  
REVISIONS  
BD COMMENTS 5/2/23  
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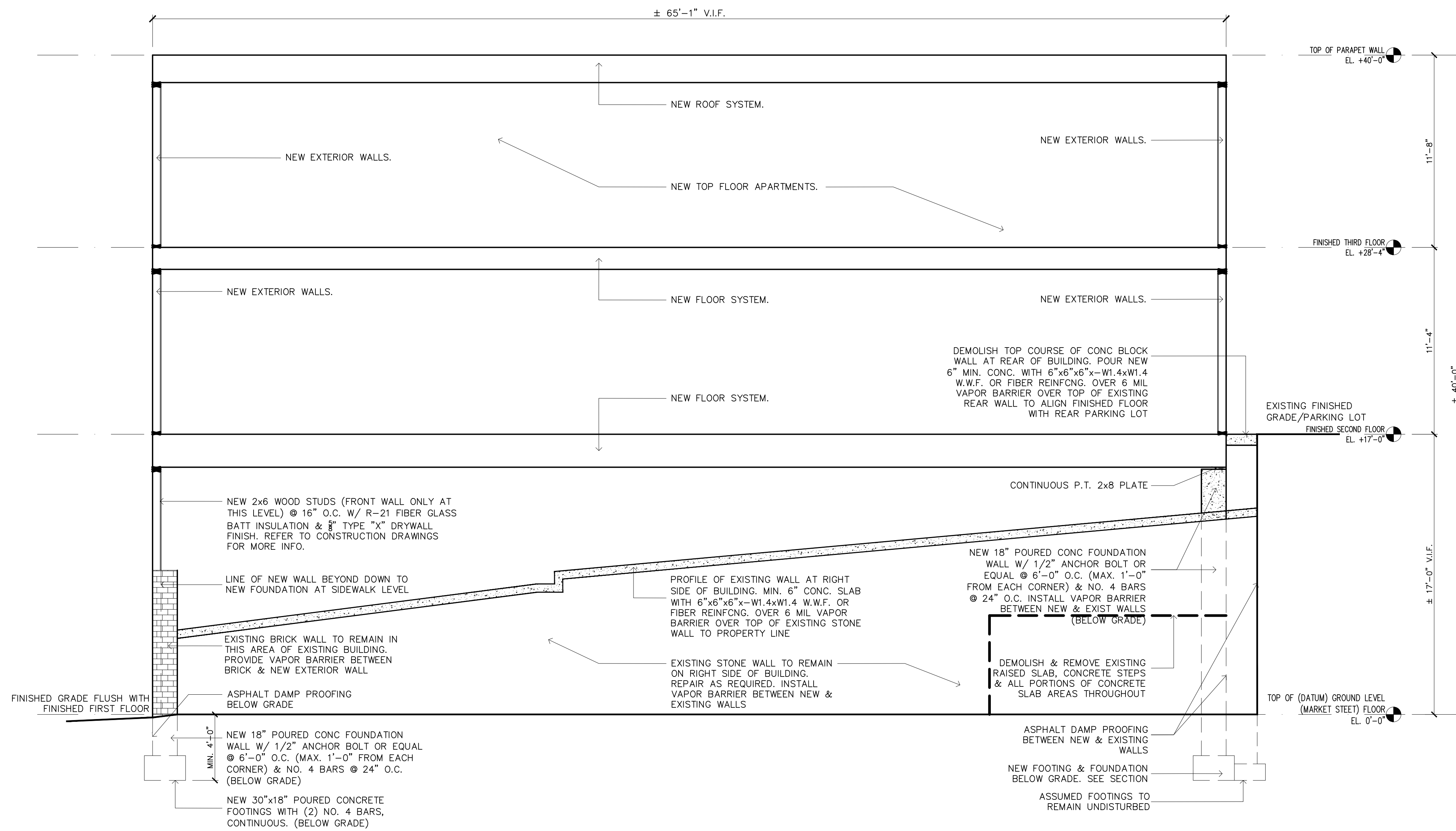
*M.E.G.*

NYSPE #074666

SHEET No.

**S**  
**1**





**BUILDING SECTION 'B'**

SCALE: 1/4" = 1'-0"

**REBUILT APARTMENT BUILDING**  
**JSK RENTALS, LLC**  
 10 MARKET STREET, VILLAGE OF WAPPINGERS FALLS, NEW YORK

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 P. 518.536.3030  
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PROJECT No.	2020.205
DRAWN BY:	B.C.
CHECKED BY:	M.E.G.
REVISIONS	
BD COMMENTS	5/2/23
ELEVATIONS	5/9/23

*M.E.G.*

NYSPE #074666

SHEET No.

**S**  
**2**