

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



## APPLICATION FOR PLANNING BOARD REVIEW

Submission Date:

Date of Meeting:

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

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

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

☑ Opening a new business in the Village

□ Installing a new sign

□ Building a new structure in a commercial zone

Subdivision / Site Review/ Lot Line Adjustment

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

□ PDF Emailed to Building Dept. and Ten (10) hard copy sets of construction/site/elevation/plans - Engineer drawings showing all areas to be affected. Or a sketch of the proposed floor plan layout (*All sets of plans must be folded*)

☑ Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.)

Consent Form (The applicant must provide consent form, from homeowner authorizing him/her to file for Planning Review)

Application fee

□ Application for proposed sign - Including Renderings/sketch of proposed sign/ Elevation/size/ exact color samples.

(Separate Application)

VILLAGE OF WAL		20
2582 SOUTH WAPPINGERS FA PHONE: (845) 297-5277 E-mail: bmurphy@wa www.wappinger	AVENUE LLS, NY 12590 FAX: (845) 296-0379 ppingersfallsny.gov	
APPLICATION FOR PL	ANNING BOARD	REVIEW
All information must be completely filled out and returned no		
Date Submitted:	Date of Meeting	11/2/23
Property Identification:		
Address: 1562 Route	4	8
Zoning District: VC - Village Commercial	Existing site area:	
Owner Information:		
Name :1554-1564 Route 9 LLC		1
Address : 1 New King St Suite 201		
City:_West Harrison	State: NY	Zip:10604
Contact Numbers: (H) (914) 589-3405	(C)	
(E-mail)	: fi	
Applicant Information:		
(Please provide if someone other than the property owner is the approximate the property owner is the property owner is the approximate the property owner is the property owner is the approximate the property owner is the	plicant)	
Address: 4 Marshall Rd #213		
City: Wappingers Falls	State: NY	Zip:12590
	·	-
E-mail Address: Carmine@Eclipseavny.com		
Lead Design Professional: <i>(If applicable)</i>	£.	
(Indicate the primary design professional associated with this appli	ication)	
Name:		
Title:		
Architect Engineer		
Company:		
Address:		
Telephone # :		
E-mail Address:		



### APPLICATION FOR PLANNING BOARD REVIEW (Continued)

### **Proposed Site:**

(Property where improvements are proposed)

Existing Use(s):

Proposed square footage: \_\_\_\_

**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.)

800,

Furniture fuctures only

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

 $\Box$  Ten (10) sets of plans.

□ Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.)

- □ Consent Form
- □ Application for proposed sign
- Application Fee

 $\Box$  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
	Of	fice use only:	
[ ] FEE :	Receipt No. :	Cash / Check #	Date:
Revised by :		Revision date :	
	Zoning Administrator/Code Enforcement Off	icer	1



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: 1554-1564	Route 9	LLC		
Address of property owner: 1 New King			3	
City: West Harrison			Z	ip: 10604
Phone number of property owner: (Inclu	de home, v	vork, mobile n	umber and e-m	ail address):
(H)	(C)			
(W) (914) 448-8300	(Email)	Chris@lorda	e.com	
Address of site where work is being cond	ucted:1562			ers Falls, NY 12590
Description of work: Install of furn				
Name of person doing work:				
Address of person doing work:				
City:				
Phone number of person doing work (Inc	lude home	, work, mobile	numbers and e	e-mail address):
(H)	(Ć)		1	
(W):				

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 Christophen Sautmenu (member)

023

Date Signed

#### 617.20 AppendixB 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		4			
Name of Action or Project:					
	ectronics store			6	
Project Location (describe, and attach a location n					
1562 Route 9 Unit 4 Wapp	bingers Falls, NY	12590			
Brief Description of Proposed Action:					
Eclipse Audio Visual LLC prop electronics store where consu equipment	oses opening ar mers will make p	nd operati burchases	ng for profi , and pick (	t an up ren	tal
Name of Applicant or Sponsor:		Telephone:	(845) 384-2	2720 e	ct.702
Carmine Comizio/Eclipse Aud	dio Visual LLC	E-Mail Carm	ine@Eclipseavr	ny.com	
Address: 4 Marshall Rd #213				-	
City/PO:	,	State: N		Code: 590	
Wappingers Falls	Latin tradicio alternational	1.5	-	NO	YES
<ol> <li>Does the proposed action only involve the legisl administrative rule, or regulation?</li> <li>If Yes, attach a narrative description of the intent of that may be affected in the municipality and proce</li> </ol>	of the proposed action and	the environme	intal resources	X	123
2. Does the proposed action require a permit, appro				NO	YES
If Yes, list agency(s) name and permit or approval:		,			
				$\mathbf{X}$	
<ul> <li>3.a. Total acreage of the site of the proposed action</li> <li>b. Total acreage to be physically disturbed?</li> <li>c. Total acreage (project site and any contiguous or controlled by the applicant or project sponse)</li> </ul>	properties) owned	acres			
4. Check all land uses that occur on, adjoining and	i near the proposed action				
Urban Rural (non-agriculture)		Commercial	Residenti	al(subur	ban)
Forest Agriculture Parkland	Aquatic C	Other (specify)		· · · · · · · · · · · · · · · · · · ·	

5. Is the proposed action,	NO	YES	NIA	
a. A permitted use under the zoning regulations?		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		NO	YES	
landscape?				
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmenta	l'Area?	NO	YES	
If Yes, identify:		X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
a. Will the proposed detroit result in discontinual metalos in the set of pro-		X		
b. Are public transportation service(s) available at or near the site of the proposed action?			X	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the propose	action?		X	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:		NO	YES	
			X	
10. Will the proposed action connect to an existing public/private water supply?	2	NO	YES	
If No, describe method for providing potable water:			×	
		NO	YES	
11. Will the proposed action connect to existing wastewater utilities?		NŲ	1.60	
If No, describe method for providing wastewater treatment:			×	
12. a. Does the site contain a structure that is listed on either the State or National Register of Histor	ic	NO	YES	
Places?		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, co	ntain	NO	YES	
wetlands or other waterbodies regulated by a federal, state or local agency?		X		
	3	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbo If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	dy?	×		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Ch Shoreline Forest Agricultural/grassland Early mid-successional Wetland	ečk all tha	t apply:		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed	by the	NO	YES	
State or Federal government as threatened or endangered?		X		
6. Is the project site located in the 100 year flood plain?		NO	YES	
7. Will the proposed action create storm water discharge, either from point or non-point sources?		and the second day of the seco	YES	
	-			
f Yes, a. Will storm water discharges flow to adjacent properties?		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)?	ŃO	YES
If Yes, explain purpose and size:	$=   \times  $	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	_	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	-  ×	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE KNOWLEDGE	IE BEST O	FMY
Applicant/sponsor name: Carpine Comizio Date:		
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?"

6

	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 ofland?		
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?		
<ol> <li>Will the proposed action impact existing:</li> <li>a. public / private water supplies?</li> </ol>		
b. public 1 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)?		

57	No,or small impact may	Moderate to large impact may
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage	occur	occur
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 documentation, that the proposed action may result in one or impacts and an environmental impact statement is required.	more potentially large or significant adverse
Check this box if you have determined, based on the informatic documentation, that the proposed action will not result in any s	on and analysis above, and any supporting ignificant 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

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St	ate of New York } ss:		:  D	
4	554-1564 Route 9 LLC being d Christophen Santomeno mem	uly sworn, deposes and says:	ы. 2014 е	
1.	That I/we are the Owner(s) of the within property as Change / Site Plan / Land Contour / Aquatic Resou true to the best of my/our knowledge and belief.	described in the foregoing	application for Subo	
2.	That I/we hereby authorize in all matters regarding said application(s), and that I/ application.	/we have the legal right to r	•	our representative ne making of said
3.	That I/we understand that by submitting this application permission to the Planning Board and its authorized reforming the purpose of conducting inspections and become of permission may only be revoked by the full withdra	epresentatives to enter up ing familiar with site conditi wal of said application fron	on the property, at a ons. I/we acknowle further Planning B	all reasonable times, edge that this grant oard action.
4.	That I/we understand that by submitting this application fees, review fees, and inspection fees incurred by the	on that I/we shall be respor Village related to this appl	sible for the payme cation.	nt of all application
5.	That I/we understand that I/we, and any of our cont for all costs incurred, including environmental restor application, and with non-compliance with any provis plan and commencement of any work related to the Planning Board, the Building Inspector, the Planning representative of the Village of Wappingers Falls, to with the approved application and any provision of the for or issued for the project. I/we acknowledge that by including the commencement of any work related to the authorized Village official(s) entering the property for the	ation costs, resulting from sion of the Village Code. approved application shall Department, the Zoning Ac enter the property for the p Town Code, whether or no y submitting this application he approved plan is an exp the purpose of conducting i	non-compliance wi l/we acknowledge t constitute express p Iministrator, and an urposes of inspectic ot any other permits h, and by approval o press waiver of any nspections.	th the approved hat approval of the permission to the y duly authorized on for compliance have been applied of said application, objection to
6.	That I/we understand that the Village of Wappingers representations in making a determination to issue the of perjury I/we declare that I/we have examined this	ne requested applications	and approvals and	egoing that under penalty
			ал ал	
App	licant/Owner Christoph Santomin (monbun)	Applicant/Owner	·····	
Swa	orn to before me this day of		· · ·	
<	203 tembt, 2023.	<i>2</i>		ć
	SSP	SAHID A LOYOLA		
Not	ary Public	OTARY PUBLIC-STATE OF NE No. 01LO6165629 Qualified in Westchester C My Commission Expires 05-1	ounty	
			a	

#### PART "B" APPLICANT / AGENT AFFIDAVIT

State of	NEw Polil,	, ×
County of	DeTCHESS	

\_ being duly swom, deposes and says:

1. That I/we are the <u>Carmine Comizio</u> 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	4 Marshall Rd #213	 in	the
	County of	Dutchess	R2	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.

Applicant/Agent

pplicant/Agent

	/
Sworn to before me th	is day of
OCTORS	
N	
(IA)	F
Noter Public	15

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



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:

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⋈ Opening a new business in the Village

□ Installing a new sign

□ Building a new structure in a commercial zone

D Subdivision / Site Review/ Lot Line Adjustment

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

DPDF 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 WAPP	INGERS FAL	LS							
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 PLAN	NNING BOAI	RD REVIEW							
All information must be completely filled out and returned no later than the stated submition date.									
Date Submitted:	Date of Me	eting: 11 2 23							
Property Identification:									
Address: 1562 Route									
Zoning District: VC - Village Commercial	Existing site area	a:							
Owner Information:									
Name : 1554-1564 Route 9 LLC									
Address : 1 New King St Suite 201									
City:_West Harrison	State: NY	Zip:10604							
Contact Numbers: (H) (914) 589-3405	_(C)								
(E-mail)									
Applicant Information:									
(Please provide if someone other than the property owner is the application	unt)	,							
Name: Carmine Comizio									
Address: 4 Marshall Rd #213									
City: Wappingers Falls	State: NY	Zip: 12590							
Contact Numbers: (H) (845) 384-2720 ext.702	(C)								
E-mailAddress: Carmine@Eclipseavny.com	A								
Lead Design Professional: (If applicable)									
(Indicate the primary design professional associated with this application	<i>n</i> )								
Name:									
Title:									
DArchitect Engineer									
Company:	18								
Address:									
Telephone # :									
E-mail Address:									



### APPLICATION FOR PLANNING BOARD REVIEW (Continued)

### **Proposed Site:**

(Property where improvements are proposed)

Existing Use(s):

Proposed square footage: \_

**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.)

800,

Fuctures out furniture

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

 $\Box$  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 u	se only:	
[ ] FEE : Receipt No. :	Cash / Check #	Date:
Revised by:Zoning Administrator/Code Enforcement Officer	Revision date :	



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:	1554-1564 Route 9	LLC	
Address of property owner:			
City: West Harrison		State: NY	Zip: _10604
Phone number of property of			
(H)	(C)		
(W) (914) 448-8300	(Email)	Chris@lordae.co	m
Address of site where work			Wappingers Falls, NY 12590
	Install of furniture and f	ixtures only	
Name of person doing work:			te internet and the second
Address of person doing wo	rk:		
City:	S	tate:	Zip:
Phone number of person doi	ng work (Include home,	work, mobile nu	nbers and e-mail address):
(H)	(Ć)	·····	
(W)			

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 Christophen Santmenu (membar)

023

**Date Signed** 

#### 617.20 AppendixB 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	14		
Name of Action or Project:	12 f		
Operate an electronics store			
Project Location (describe, and attach a location map):			
1562 Route 9 Unit 4 Wappingers Falls, N	IY 12590		
Brief Description of Proposed Action:			
Eclipse Audio Visual LLC proposes opening a electronics store where consumers will make equipment	and operating for prof purchases, and pick	it an up ren	tal
Name of Applicant or Sponsor:	Telephone: (845) 384-	2720 ez	xt.702
Carmine Comizio/Eclipse Audio Visual LLC	E-Mail Carmine@Eclipseav	ny.com	
Address:		-	
4 Marshall Rd #213			
City/PO:		Code:	
Wappingers Falls		2590	TTTO
<ol> <li>Does the proposed action only involve the legislative adoption of a plan administrative rule, or regulation?</li> </ol>	, local law, ordinance,	NO	YES
If Yes, attach a narrative description of the intent of the proposed action at that may be affected in the municipality and proceed to Part 2. If no, cont	nd the environmental resources inue to question 2.	×	
2. Does the proposed action require a permit, approval or funding from any	y other governmental Agency?	NO	YES
If Yes, list agency(s) name and permit or approval:		5	
	5 N	X	
3.a. Total acreage of the site of the proposed action?	acres	Ð	
<ul> <li>b. Total acreage to be physically disturbed?</li> <li>c. Total acreage (project site and any contiguous properties) owned</li> </ul>	acres		
or controlled by the applicant or project sponsor?	acres		
4. Check all land uses that occur on, adjoining and near the proposed action	on.		
Urban Rural (non-agriculture) Industrial		ial(suburl	ban)
Forest Agriculture Parkland Aquatic	Other (specify):		

<ul><li>5. Is the proposed action,</li><li>a. A permitted use under the zoning regulations?</li></ul>	NO	YES X	NIA
		^	X
b. Consistent with the adopted comprehensive plan?		NO	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Ar If Yes, identify:	ea?	NO	YE
· · · · · · · · · · · · · · · · · · ·		X	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YE
		X	
b. Are public transportation service(s) available at or near the site of the proposed action?			X
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed act	on?		X
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YE
If the proposed action will exceed requirements, describe design features and technologies:	1		
			X
10. Will the proposed action connect to an existing public/private water supply?		ŇO	YES
If No, describe method for providing potable water:			
			X
11. Will the proposed action connect to existing wastewater utilities?		NO	YE
If No, describe method for providing wastewater treatment:			X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic		NO	YES
Places?		X	
b. Is the proposed action located in an archeological sensitive area?	ľ	X	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain	1	NO	YES
wetlands or other waterbodies regulated by a federal, state or local agency?		X	
		NO	YES
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:		X	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check	ali that		
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 t	ne	NO	YES
State or Federal government as threatened or endangered?		X	
		NO	YES
6. Is the project site located in the 100 year flood plain?		X	
7. Will the proposed action create storm water discharge, either from point or non-point sources?	-	NO	YES
f Yes, a. Will storm water discharges flow to adjacent properties?		X	
b. Will storm water discharges be directed to established conveyance systems off and storm drains)?	Γ		
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)?	ŃO	YES
If Yes, explain purpose and size:	×	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	×	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	×	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE KNOWLEDGE	BEST O	FMY
Applicant/sponsor name: Carptine Comizio Date:		

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 ofland?		
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?		
<ol> <li>Will the proposed action impact existing:</li> <li>a. public / private water supplies?</li> </ol>		
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)?		

8	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 crosion, 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.

<ul> <li>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.</li> <li>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.</li> </ul>								
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 Yon County of Westch LLC -1564 Row being duly sworn, deposes and savs: Christophen Santomeno mamben That I/we are the Owner(s) of the within property as described in the foregoing application for Subdivision / Lot Line 1. 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.

- 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 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 inspection.
- 6. That I/we understand that the Village of Wappingers Falls Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct.

Applicant/Owner Applicant/Owner tome (mon bun Sworn to before me this

Notary Public

SAHID A LOYOLA NOTARY PUBLIC-STATE OF NEW YORK No. 01LO6165629 Qualified in Westchester County My Commission Expires 05-14-2027

#### PART "B" APPLICANT / AGENT AFFIDAVIT

State of	NEw Polil,	2
County of	DeTCHESS	

\_ being duly swom, deposes and says:

1. That I/we are the <u>Carmine Comizio</u> 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	4 Marsha	uli Rd #213		_ in }:	the
	Coun	ty of _	Dutche	) SS	5	and th	ne State of	New `	York	*	1	

- 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 VIIIage 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.

Omizic Applicant/Agent

pplicant/Agent

	./
Sworn to before me this	day of
OCTOBER	C 20 2-3
ag	
Notery Public	2

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

## Short Environmental Assessment Form Part 1 - Project Information

### **Instructions for Completing**

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

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

Part 1 – Project and Sponsor Information				
Name of Action or Project:				
Special use permit / Site Plan review				
Project Location (describe, and attach a loca	tion map):			
2721 West Main Street, Village of Wappingers Falls	• •			
Brief Description of Proposed Action:				
Existing garage to be demolished and a proposed 2 dwelling unit which will remain onsite.	family dwelling unit to be constructed in	its place. There is an existing	g 2 family two-b	edroom
Name of Applicant or Sponsor:				
-		Telephone: 845.590.062	2	
Sean O'Donnell / O'Donnell and Sons Inc		E-Mail:		
Address:				
218 Van Wyck Lake Rd				
City/PO: Fishkill		State:	Zip Code:	
		NV	12524	1
administrative rule, or regulation?			NO	YES
If Yes, attach a narrative description of the inter may be affected in the municipality and proceed	400 fall 2. If RO, continue to quest	ion 7	at 🗸	
2. Does the proposed action require a permit, approval or funding from any other government Agency?       NO       YES         If Yes, list agency(s) name and permit or approval: Village of WF Planning Board, Building Department, Dutchess County       NO       YES			YES	
	Health Department	ding Department, Dutchess C	ounty	
3. a. Total acreage of the site of the proposed	action?	0.17 acres		
b. Total acreage to be physically disturbed c. Total acreage (project site and any conti	?	<u>0.11</u> acres		
or controlled by the applicant or project	guous properties) owned ct sponsor?	0.17 acres		
4. Check all land uses that occur on, are adjoin	ing or near the proposed action:			
5. 🗹 Urban 🔲 Rural (non-agriculture)				
Forest Agriculture		(	an)	
Parkland	Aquatic Other(Speci	fy):		

5. Is the proposed action,			
a. A permitted use under the zoning regulations?	NO	YES	S N/A
b. Consistent with the adopted comprehensive plan?		V V	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<u> </u>	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? Name:Wappinger Lake, Reason:Protection of natural resource, Agency:Wappinger Falls, Village of, Date:6- If Yes, identify:	29-98 -		YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
b. Are public transportation services available at or near the site of the proposed action?	+		
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
9. Does the proposed action meet or exceed the state energy code requirements?		NO	
If the proposed action will exceed requirements, describe design features and technologies:	-	NO	YES
Structure will be built to current code requirements	-  [	]	
10. Will the proposed action connect to an existing public/private water supply?			
If No, describe method for providing potable water:	1	NO	YES
	-   E		
11. Will the proposed action connect to existing wastewater utilities?			
If No, describe method for providing wastewater treatment:		10	YES
	-   C	וב	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Planet			
	N	0	YES
Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		<u>] </u> [	긔
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for rchaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	•	3	
3. 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?	NC	) <u>Y</u>	ES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		][[	
Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:		╨└	
	< 1		

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/grasslands Forely rold encount on the project site. Check all that apply	:	
Wetland 🗹 Urban 🗹 Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or orden and a species of animal, or associated habitats, listed by the State or		
Bevention as incatched of changered?	NO	YES
Northern Long-eared Bat, Ba		
16. Is the project site located in the 100-year flood plan?	NO	YES
		ILS
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,		
a. Will storm water discharges flow to adjacent mean active		
a. Will storm water discharges flow to adjacent properties?		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		
If Yes, briefly describe:	<u> </u>	
Storm water will be directed to the road conveyance system.		1
18 Does the proposed nation include and all include the state of the s		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	100
If Van dagaritan	NO	YES
If Yes, describe:	r	
20 Has the site of the many task		
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BES MY KNOWLEDGE		
MY KNOWLEDGE	ST OF	
Applicant/sponsor/name: Sean O'Donnell		
Date: 10/3/2023		
Signature: Title: President		



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: 10.04.23

Date of Meeting: 11 2 2023

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
- $\Box$  Installing a new sign
- □ Building a new structure in a commercial zone
- Subdivision / Site Review/ Lot Line Adjustment

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

**PDF** Emailed to Building Dept. and Ten (10) hard copy sets of construction/site/elevation/plans - Engineer drawings showing all areas to be affected. Or a sketch of the proposed floor plan layout (*All sets of plans must be folded*)

- □ Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.)
- Consent Form (The applicant must provide consent form, from homeowner authorizing him/her to file for Planning Review)
- Application fee
- □ Application for proposed sign Including Renderings/sketch of proposed sign/ Elevation/size/ exact color samples.

(Separate Application)



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

# APPLICATION FOR PLANNING BOARD REVIEW

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

Date Submitted: 10.04.2023	Date of Meeting	g :		
Property Identification:				
Address: 2721 West Main Street				
Zoning District: VM	Existing site area: 0.	71 ac		
<b>Owner Information:</b>				
Name : O'Donnell and Sons Inc / Sean O'Donnell				
Address: 218 Van Wyck Lake Road				
City: Fishkill	State: NY	Zin: 12524		
Contact Numbers: (H)	(C) 845.590.0622			
(E-mail)				
<b>Applicant Information:</b>				
(Please provide if someone other than the property owner is the appli	cant)			
Name : Same	, ,			
Address:				
City:	State:	Zip:		
Contact Numbers: (H)	(C)			
E-mail Address:				
Lead Design Professional: (If applicable)				
(Indicate the primary design professional associated with this application)				
Name: Brian Stokosa / Amy Bombardieri	-			
Title: Engineer				
□Architect • Engineer				
Company: Day Stokosa Engineering				
Address: 3 Van Wyck Lane, Wappingers Falls, NY 12533				
Telephone # :				
E-mail Address: Amy@DayStokosaEng.com				



## APPLICATION FOR PLANNING BOARD REVIEW (Continued)

### **Proposed Site:**

(Property where improvements are proposed)

Existing Use(s): 2 family residential

Proposed square footage: 3,800

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.)

Existing garage to be demolished and a proposed 2 family dwelling unit to be constructed in its place.

There is an existing 2 family two-bedroom dwelling unit which will remain onsite.

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

 $\Box$  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

10.03.2023

Date

Office us	se only:	
[ ] FEE : Receipt No. :	Cash / Check #	Date:
Revised by :	Revision date :	
Zoning Administrator/Code Enforcement Officer	incrision date :	



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: O'Donnell an	d Sons Inc / Sean O'Do	nnell
Address of property owner: 218 Van W	yck Lake Road	
City: Fishkill	State: NY	Zip: 12524
Phone number of property owner: (Inclu	de home, work, mobile n	umber and a mail address)
(H)	(C) 845.590.0622	
(W)	(Email)	
Address of site where work is being condu	ucted:	
Existing garage to be demolished and a	proposed 2 family dwel	ling unit to be constructed in its
place. There is an existing 2 family two-bedroom dwelling unit which will remain onsite.		
Name of person doing work:	nell	
Address of person doing work: See above	)	
City:	State:	Zin·
Those number of person doing work (Inclu	ide home, work, mobile i	numbers and a most address).
(H)	(C)	autress):
(W) <u>NY</u>	(Email)	

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

Signature of Property Owner

**Date Signed** 

#### PART "A" OWNER AFFIDAVIT

State of	}
County of	} ss: }

\_being duly sworn, deposes and says:

- 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.
- 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 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.

1011
Applicant/Owner
Ath
Sworn to before me this day of
October, 2023
Sento Moraday
Notary Public
JENNIFER MARADAY Notary Public, State of New York No. 01MA6150708
Qualified in Orange County My Commission Expires

Applicant/Owner

#### PART "B" APPLICANT / AGENT AFFIDAVIT

Sta Co	State of       }	
	being duly sworn, deposes and says:	
1.	<ol> <li>That I/we are the named in the forego Planning Board for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Re that the statements contained therein are true to the best of my/our knowledge and belief.</li> </ol>	ing application for source approval(s) and
2.	<ol> <li>That he/she resides at or conducts business at</li> <li>County of and the State of</li> </ol>	
3.	3. That I/we understand that by submitting this application for Planning Roard approval that	

- 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 and 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 day of JENNIFER MARADAY Notary Public, State of New York No. 01MA6150708 Qualified in Orange County My Commission Expires ۰, ۰۰



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 Applicant	ts Date: 10.03.2023
NAME OF PROJECT: (ex: Doe Accessory A	West & West Main St. Site Plan and Special Use Permi 
APPLICANT:	
Name: O'Donnell and Sons, Inc	(Sean O'Donnell)
Address: 218 Van Wyck Lake Ro	ad, Fishkill 12524
Phone: 845.590.0622	Fax:
Email:	
PROPERTY OWNER:	
Name: Same	
Address:	
	Fax:
Email:	
PROPERTY INFORMATION:	
Address: 2721 West Main Street	
Parcel ID #:6158-14-253405	Parcel size: 0.17 ac
Zoning District: VM	Current use: 2-Family dwelling unit

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

### **OWNER'S AFFIDAVIT**

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

State of	)
	) ss.:
County of	)
Sean O'Donnell	being duly sworn, deposes and says:

1. That I/we are the Owner(s) of the within property as described in the foregoing application for special permit approval and that the statements contained therein are true to the best of my/our knowledge and belief.

Day|Stokosa (Amy Bombardieri)

3. That I/we understand that by submitting this application for special permit approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action.

4. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application.

5. That I/we understand that I/we, and any of our contractors and representatives, shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from noncompliance with the approved application, and with non-compliance with any provision of the Village Code.

6. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, Code Enforcement Officer or Zoning

Administrator, and any duly authorized representative of the Village of Wappingers Falls, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Village Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that, by submitting this application, the approval of said application, including the commencement of any work related to the approved plan, is an express waiver of any objection to authorized Village official(s) entering the property for the purpose of conducting inspections.

6. That I/we understand that the Planning Board intends to rely on the foregoing representations in making a determination to issue the requested special permit approval.

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

Sean O'Donnell

1//

Owner

Owner

Sworn to before me on the day of October 2019 2023

JENNIFER MARADAY Notary Public, State of New York No. 01MA6150708 Qualified in Orange County My Commission Expires

## ACCESSORY APARTMENT ONLY

Exhibit A – Affidavit of Ownership

(Each owner of the property must complete a separate affidavit.)

STATE OF NEW YORK )

) ss.:

COUNTY OF DUTCHSS)

l,\_\_

\_\_\_\_, hereby swear or affirm under penalty of perjury as follows:

- 1. I am the owner of the property located at\_\_\_\_\_
- 2. I have applied to the Planning Board of the Village of Wappingers Falls for a special use permit to have an accessory apartment at this location.
- 3. The property is my principal residence.
- 4. The occupants of the accessory apartment will comply with the requirements of §151-18.
- 5. There will be only one accessory apartment on the property, for a total of no more than two dwelling units (principal and accessory).
- 6. I hereby specifically acknowledge that the special use permit, if granted, will terminate upon my death, or upon the transfer of title to said premises, or if I no longer occupy the premises as my principal residence.
- 7. The special use permit, if granted, also will terminate if the use is discontinued for a period of 12 months for any reason, or if all required improvements are not made within one year from the date of issuance.
- 8. I further acknowledge that the terms and conditions of any special use permit that may be granted shall be binding upon me, my heirs, distributees, executors, administrators, successors and assigns.
- 9. The statements made by me in the application to which this affidavit is attached are incorporated by reference as if fully set forth herein.

(sign) print name)

Sworn to before me this day of UC JENNIFER MARADAY Notary Public, State of New York No. 01MA6150708 Qualified in Orange Court **Commission Expires** 

Part 2 – Page 4 of 4

### Part 3

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

1. Describe the proposed use.

Multiple principle buildings on the same lot; 2 buildings each

with 2 two-bedroom apartments

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

3. Are any new structures proposed to be constructed? If yes, describe. Yes-One new structure containing 2 two-bedroom apartments

- 4. How many vehicle trips per day is the proposed use anticipated to generate? 5
- 5. How will the proposed use affect the development of the district in which it is located?

No

- 6. Were any variances or special use permits previously granted for this property? If yes, please describe. No
- 7. Describe how the proposed use is compatible with the principles of the zoning district in which it is located, the purposes set forth in this chapter, and the goals of the Comprehensive Plan of the Village of Wappingers Falls.

VM zoning district is a mix of housing types, including small apartment

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

There is an existing garage in the location of the proposed dwelling unit.

Demolition of the garage and construction of the DU will conform to the existing development in the area.

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

The proposed DU is 2-stories. Many existing DU in the area are 2-stories.

The parcel is developed and the proposed features will match the style of the surrounding area.

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

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

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

Four dwelling units are proposed for the site. Per Table 5 of the Village's Zoning Code:

parking for a two-family unit is 1 per unit. There are 5 parking spaces proposed.

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

No

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

There will be a negligible potential increase to traffic and refuse

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

Yes

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

# No

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

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

# LAWRENCE J. PAGGI, PE, PC

**Consulting Engineering** 43 Broad Street Fishkill, New York 12524

Phone 845 897 2375 Fax 845 897 2239 E-mail admin@paggiengineers.com

October 4, 2023

Tom Morris, Chairperson Village of Wappingers Falls 7 Spring Street Wappingers Falls, New York 12590

Re: 2781 & 2785 West Main Street Lot Line Realignment Tax Grid No.: 134601-6158-10-255570 & 260574

Dear Chairman Morris and Members of the Board:

Please find enclosed five (5) copies of the Lot Line Realignment Plan for the above reference property. This information is submitted for review by the Planning Board Members and its consultants, and the Applicant respectfully requests that this matter be placed on the November 2<sup>nd</sup> Agenda for discussion.

This information is submitted as a continuation of an open application, which is intended to alter existing lot lines for the properties located at 2781 and 2785 West Main Street so that each building will be located on a separate lot. Currently, portions of the two buildings are bisected by existing property lines. As previously submitted, no action is proposed with this application other than "correcting" a parcel boundary to reflect actual existing conditions.

It is acknowledged that the mentioned application has been open for an extended period of time, with the Applicant last appearing before the Planning Board on December 6<sup>th</sup>, 2018, where it was determined that two additional area variances were required to accomplish the proposed lot line alteration. Those area variances were subsequently obtained from the Village Zoning Board of Appeals on May 7, 2019. Relative to SEQRA, and as indicated in the December 4, 2018 comment letter from the Village Planner, Michele Robinson Greig (attached), the Planning Board adopted a lead agency intent resolution for the project on December 7, 2017 and circulated to the ZBA, which was identified as the only other involved agency.

If the Board is inclined to consider action on the previously submitted/open application, it appears that the Board may be in a position to make a SEQR determination since Lead Agency intent has already been circulated. It is also mentioned in the aforementioned letter from the Village Planner that a public hearing appears to be required.

We thank you for your consideration and look forward to reconnecting on this project with you at your November meeting.

Sincerely,

Christian Paggi

Christian R. Paggi, PE Senior Engineer

Enclosures



45 Montgomery Street Tivoli, NY 12583 845.757.1017 greig@hvc.rr.com

Innovative Planning for Traditional Towns

To:	Tom Morris, Chairman
	Village of Wappingers Falls Planning Board
From:	Michèle Robinson Greig, AICP
Date:	December 4, 2018
Subject:	2781 and 2785 West Main Street Lot Line Alteration

For the captioned project we have reviewed a Sketch Plan prepared by Lawrence J. Paggi, PE, PC dated November 21, 2018, and correspondence from Lawrence J. Paggi dated November 21, 2018. We offer the following comments for the Planning Board's consideration. These comments should not be considered all inclusive. We may have additional comments as further information is provided for our review.

- Proposed Project. The applicant proposes a lot line alteration between two parcels located at 2781 and 2785 West Main Street. The current parcel boundary bisects a portion of the 1 story building on the larger parcel (Lot No. 2) and a portion of the 2 story building on the smaller lot (Lot 1). The intent of the lot line alteration is to locate each building on a separate lot. Proposed lots would be ± 0.53 acres and ± 0.04 acres in size. The parcels are located in the Village Mixed (VM) District. The project requires Subdivision approval from the Planning Board.
- 2. SEQR. The proposed project is an Unlisted action under SEQR. Involved agencies include the Village of Wappingers Falls Zoning Board of Appeals (ZBA). The Planning Board adopted a lead agency intent resolution for the project on December 7, 2017, and circulated to the ZBA.

### 3. Area Variances.

- (a) The project has already received a number of area variances from the ZBA. It requires the following additional area variances:
  - An area variance to allow 100% lot coverage for Lot 1, where a maximum of 75% is allowed. (Note that the existing Lot 1 appears to include a landscaped area along North Street, so lot coverage on this lot is being reduced by the proposed lot line alteration, and therefore an area variance is required.)
  - An area variance to allow 0% greenspace on Lot 2, where a minimum of 10% is required.

- (b) We have discussed the project with the Village's Zoning Enforcement Officer and conclude that the remaining area variances listed by the applicant are not required for the following reasons:
  - The applicant identifies the need for an area variance to allow 97% lot coverage for Lot 2, where a maximum of 75% is allowed, and to allow 2.8% greenspace for Lot 2, where a minimum of 10% is required. However, the existing Lot 2 appears to be entirely covered in impervious surfaces (i.e., 100% lot coverage and 0% greenspace). The proposed lot line alteration will add the landscaped area along North Street to Lot 2, and lot coverage will therefore be reduced from 100% to 97%, while greenspace will be increased from 0% to 2.8%. Since the proposed lot line alteration will bring the lot into greater conformities with the Zoning Law (i.e., it will reduce the amount of the non-conformity), area variances for lot coverage and greenspace are not required for this lot.
  - The applicant identifies the need for area variances for the secondary front yard setbacks for both Lots 1 and 2. However, these setbacks are preexisting non-conformities that will not be increased as a result of the proposed lot line alteration, and therefore area variances for these conditions are not required.
- 4. Subdivision Plat Revisions. The names and addresses of the owners of record should be included on the Plat.
- 5. Outdoor Lighting. Section 151-12D(10)(a) of the Zoning Law requires that "All outdoor lighting fixtures that do not conform to the provisions herein shall be deemed nonconforming and shall be brought into compliance with the provisions of this section within three years from the effective date of this code, and such lapse of time shall be deemed sufficient to amortize the cost thereof." The code was adopted in July 2018, so it appears that all existing outdoor lighting on the parcels must be brought into compliance with the current standards.
- 6. Signage. Section 151-25M requires that all signs that do not conform to the provisions of the Zoning Law are required to be brought into compliance within three years from the effective date of the Zoning Law (this amendment was adopted September 30, 2015). It appears that nonconforming signs on the parcels must be brought into compliance with the current standards.
- 7. Public Hearing. A public hearing on the subdivision application is required.

cc: Nancy Clark, P.E., and Christian T. Moore, P.E., KC Engineering & Land Surveying, P.C.



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 submition date.

Date Submitted:	Date of Meetin	ıg :
Property Identification:		
Address: 2781-2785 , W MAINST	WAPPINGERS FAILS	04
Zoning District:		
Owner Information:		
Name: 2781 WEST MAIN LLC +	TOJE REPUTY	
Address: 18 CLINTON ST		
City: WAPPINGERS FAILS	State: <u>N</u>	Zip: 12590
Contact Numbers: (H) 914-475-7020	(C) <u>914-475-</u>	020
E-mail) PJSASS@AOL.com		
Applicant Information:		
Please provide if someone other than the property owner is	the applicant)	
Name: Joel SASSER		
Address: 18 CLINTON ST		
City: WAPPINGERS FAILS	State: <u>NY</u>	Zip: <u>12590</u>
Contact Numbers: (H) 914-475-7020	(C) <u>914·4</u>	75-7020
E-mail Address: PJSASS@ AOI. C		
Lead Design Professional: (If applicable)		
Indicate the primary design professional associated with th	is application)	
Name: Robert V. OSLOALD		
Fitle: LAND SURVEYOR		
Architect <b> <b> </b></b>		
Company: Address: 175 WALSH RD	Lagrangeville ny	12540
Address: 13 WALSH 20 Telephone #: 845-226-6436	- y - we i	
E-mail Address:		



# APPLICATION FOR PLANNING BOARD REVIEW (Continued)

# **Proposed Site:**

(Property where improvements are proposed)

The state of the state of the state	I FUEL GARAGE / OFFICE SPACE / RESIDENTIA)
Existing Use(s): Proposed square footage:	NO CHADGE
Project Description :(Please	
(Describe the project in detail is used as a part of the proposed is	ndicating all areas of work, type(s) of improvement and materials to be mprovements. Use additional sheets if necessary.)
NO PHYSICAL CH	MOBE. LOT LINE RE-ALIGOMENT TO CLEAN
UP EXISTING LO	i lines.
Items to be submitted for re	eview: (Only items pertaining to project)
$\Box$ Ten (10) sets of plans. Sale, etc.)	Legal Documents (Right of Ways/Easements/Lease/Contracts of
Consent Form	Application for proposed sign
<ul> <li>Application Fee paid in full.</li> </ul>	Proof that the taxes, utility bills and fines for the property are
With the comple	etion of this application, I hereby state that the information
	anying documentation is accurate to the best of my knowledge,
and that the attached pla	ns contain all information required by the appropriate checklist.
Signatu Signed	51/2/13
V	Office use only:
[ ] FEE : Receipt	No. :Cash / Check #Date:
Revised by : Zoning Administrator/Cod	e Enforcement Officer

### 617.20 AppendixB 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 beneeded 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.

1	Part 1 - Project and Sponsor Information		
	2781-2785 W. MAN IC		
	Name of Action or Project:		
	BOTTINI LOT LINE RE-ALIGNMENT		_
1	Project Location (describe, and attach a location map);	er of north st + w.m. pin	
Lot I	ATCHE I STORY IDAINTOIDING MILTIME IT	PARKING AREA.	
rol 3	Brief Description of Proposed Action:	a spente Procel of	·
	Brief Description of Proposed Action: Replign Lot Lines to make: LOT	POETCER TITO	
	A SOUN AFFICIRES LONIT SOUTH	FROM LUI 2, H	
	MAINTENANCE GARAGE + PAULING 101-		
	NO Physical charges		
	Name of Applicant or Sponsor:	Telephone: 914.425-7020	
	2781 WEST MAIN LLC	E-Mail: PJSASS@POL.COM	
	Address:		
	18 clinton st		
	City/PO:	State: Zip Code:	
	WAPPINGERS FAILS	NY 12590	TES
	1. Does the proposed action only involve the legislative adoption of a plan, le		
	administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the second s		)
	may be affected in the municipality and proceed to Part 2. Into, continue to	question 2.	TEE
	2. Does the proposed action require a permit, approval or funding from any c	other governmental Agency? NO, Y	ES
	If Yes, list agency(s) name and permit or approval:		
	3.a. Total acreage of the site of the proposed action?	. 57 acres	
	b. Total acreage to be physically disturbed? .c. Total acreage (project site and any contiguous properties) owned	o acres	
	or controlled by the applicant or project sponsor?	. <u>75</u> acres	
	4. Check all land uses that occur on, adjoining and near the proposed action OUrban ORural (non-agriculture) <b>D</b> Industrial <b>A</b> Comm	ercial Residential (suburban)	
	0Forest 0Agriculture 0Aquatic O0ther (s	pecify):	
	0Parkland		

NO NO	YES	
5. Is the proposed action, a. A permitted use under the zoning regulations?	X	
b. Consistent with the adopted comprehensive plan?	IM	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	D	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	<u>`</u>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	Y
b. Are public transportation service(s) available at or near the site of the proposed action?	D	Ś
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	1
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:	D	)
10. Will the proposed action connect to an existing public/private water supply?	NO	Ŋ
If No, describe method for providing potable water:	D	)
11. Will the proposed action connect to existing wastewater utilities?	NO	Ŋ
If No, describe method for providing wastewater treatment:	D	Ì
<ul><li>12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?</li><li>b. Is the proposed action located in an archeological sensitive area?</li></ul>	NO	
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 XX	J
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:	X	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that a D Shoreline         0 Shoreline       0Forest         D Wetland       Durban		
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	Y I
16. Is the project site located in the 100 year flood plain?	NO XI	Y I
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? ANO DYES b. www.exector.com/exector.com	X	ч Г
b. Will storm water discharges be directed to established conveyance systems Doff and storm draine? If Yes, briefly describe:		

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18. Does the proposed action include construction or other activities that result in the impoundment of	NO	YES
water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	Y	D
	X	L NES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed	NO	YES
solid waste management facility?		D
If Yes, describe:	$ \mathcal{R} $	D
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
f Yes, describe:	R	D
AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE I	BEST O	F MY
Applicant/sponsor name:	_	
Signature:		

Ξ÷

**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	D
2. Will the proposed action result in a change in the use or intensity of use ofland?	Ø	D
3. Will the proposed action impair the character or quality of the existing community?	X	D
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	D
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?	Ø	D
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	D
7. Will the proposed action impact existing:	Ø	$\mathbf{D}$
<ul><li>a. public / private water supplies?</li><li>b. public / private wastewater treatment utilities?</li></ul>	D	D
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	Ŕ	D
<ol> <li>Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?</li> </ol>	Ø	D

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

**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.

D	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		
D environmental impact statement is required. Check this box if you have determined, based on the information and analysis above, and any supporting doct that the proposed action will not result in any significant adverse environmental impacts.			
	that the proposed action with not repart in any experi-		
	Name of Lead Agency	Date	
Pri	nt 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)	

# LAWRENCE J. PAGGI, PE, PC

**Consulting Engineering** 43 Broad Street Fishkill, New York 12524 Phone 845 897 2375 Fax 845 897 2239 E-mail admin@paggiengineers.com

October 4, 2023

Tom Morris, Chairperson Village of Wappingers Falls 7 Spring Street Wappingers Falls, New York 12590

Re: Delavergne Avenue Proposed Site Plan Tax Grid No.: 134601-6158-09-246621

Dear Chairman Morris and Members of the Board:

Please find enclosed five (5) copies of the proposed Site Plan, Site Plan Application, and Short EAF for the above reference property. This information is submitted for review by the Planning Board Members and its consultants, and the Applicant respectfully requests that this matter be placed on the November 2<sup>nd</sup> Agenda for the Board's consideration. It is noted that the required fee and escrow payment shall be made immediately upon receipt of the required amounts from the Village Building Inspector.

With the submitted information, the Applicant is proposing to provide a refuse enclosure to adequately shield and protect an existing refuse container on the subject property, which is currently utilized as a parking lot. It is noted that there is an existing blanket easement over the property which grants ingress/egress and utility rights to adjacent properties. Based on our understanding of the easement, the proposed enclosure does not appear to impact any rights afforded by the easement. The Applicant is in the process of investigating the details of the easement further, and any information that is obtained can be provided to the Village if needed.

If you require any further information or have any questions relative to the above, please do not hesitate to contact our office.

Sincerely,

Christian Paggi

Christian R. Paggi, PE Principal

Enclosures

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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: 10/4/23

Date of Meeting: 11/2/23

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)

Five (5) **PDF** Emailed to Building Dept. and  $\frac{\text{Ten (10)}}{\text{Ten (10)}}$  hard copy sets of construction/site/elevation/plans - Engineer drawings showing all areas to be affected. Or a sketch of the proposed floor plan layout (*All sets of plans must be folded*)

- □ Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.)
- Consent Form (The applicant must provide consent form, from homeowner authorizing him/her to file for Planning Review)
- Application fee
- □ Application for proposed sign Including Renderings/sketch of proposed sign/ Elevation/size/ exact color samples.

(Separate Application)



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

## **APPLICATION FOR PLANNING BOARD REVIEW**

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

Date Submitted: 10/4/23 Date of Meeting: 11/2/23 \_\_\_\_\_ **Property Identification:** Address: Delavergne Ave, Wappingers Falls, NY 12590 Zoning District: Village Mixed Existing site area: 0.33Acres **Owner Information:** Name : Toje Delavergne LLC. Address: 40 Cannon St Suite 2 City: Poughkeepsie \_\_\_\_\_<u>State: NY \_\_\_\_\_Zip:</u> 12601 Contact Numbers: (H) (845) 297-2109 Ext. 2025 (C) (E-mail) zenot@bottiniproperties.com **Applicant Information:** (Please provide if someone other than the property owner is the applicant) Name : \_\_\_\_\_ Address:\_\_\_\_\_ City:\_\_\_\_\_\_ State:\_\_\_\_\_ Zip:\_\_\_\_\_ Contact Numbers: (H)\_\_\_\_\_(C) \_\_\_\_\_(C) E-mail Address: Lead Design Professional: (If applicable) (Indicate the primary design professional associated with this application) Name: Christian Paggi, PE Title: Senior Engineer • Engineer Company: Lawrence J. Paggi, PE, PC Address: 43 Broad St, Fishkill, NY 12524 Telephone #: (845) 897-2375 E-mail Address: cpaggi@paggiengineers.com



## APPLICATION FOR PLANNING BOARD REVIEW (Continued)

### **Proposed Site:**

(Property where improvements are proposed)

Existing Use(s): Parking

Proposed square footage: 14611.5-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.)

Addition of a dumpster enclosure to existing parking lot. Enclosure to sit on a new concrete pad at the north end of the existing asphalt area

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

Five (5)

- $\square$  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

10/16/2023 Date

Office use only:				
[] FEE :	Receipt No. :	Cash / Check #	Date:	2
Revised by :		Revision date :		_
Zo	oning Administrator/Code Enforcement Off	ficer		

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

State of New York	}	
County of	} ss: }	
Toje Delavergne LLC	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.
- Lawrence J. Paggi, PE, PC \_, to act as my/our representative 2. That I/we hereby authorize in all matters regarding said application(s), and that I/we have the legal right to make or authorize the making of said application.
- 3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action.
- 4. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application.
- 5. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Village Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Village of Wappingers Falls, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Town Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Village official(s) entering the property for the purpose of conducting inspections.
- 6. That I/we understand that the Village of Wappingers Falls Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct.

Applicant/Owner Applicant/Ow Sworn to before me this Notary JACQUELINE A PLUMER Notary Public - State of New York

No. 01PL6367823 Qualified in Dutchess County My Commission Expires 11/27/2025

## Short Environmental Assessment Form Part 1 - Project Information

### Instructions for Completing

In

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.

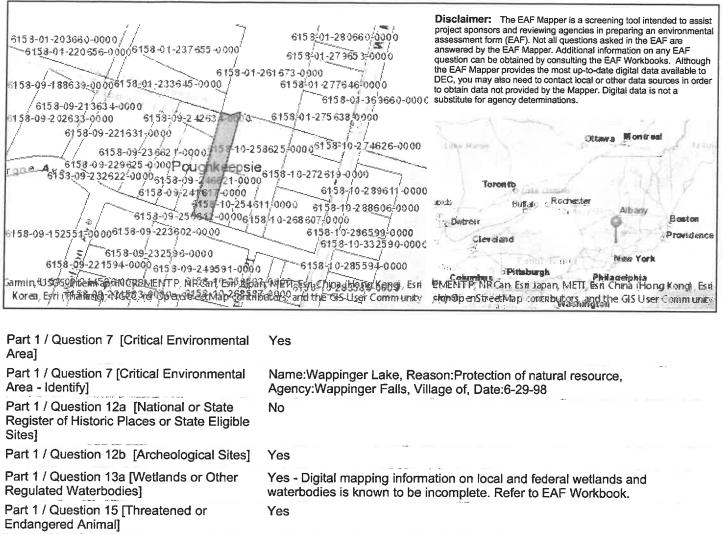
Dout 1 Duciest and Snamen Information			
Part 1 – Project and Sponsor Information			
Name of Action or Project:			
Toje Delavergne Amended Siteplan for Dumpster Enclosure			
Project Location (describe, and attach a location map):			
Delavergne Ave, Villiage of Wappingers Falls			
Brief Description of Proposed Action:			
Construct a dumpster enclosure around an existing dumpster area, including base slab, bolla	rd & 6' picket fence		
Name of Applicant or Sponsor:	Telephone: (845) 297-21	09 Ext. 2025	
Toje Delavergne LLC	E-Mail: zenot@bottinipro	perties.com	
Address:			
40 Cannon St Suite 2			
City/PO:	State:	Zip Code:	
Poughkeepsie	NY	12601	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?       NO       YE         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       YE			
2. Does the proposed action require a permit, approval or funding from any other		NO YES	
If Yes, list agency(s) name and permit or approval:			
3. a. Total acreage of the site of the proposed action?	0.335 acres		
c. Total acreage (project site and any contiguous properties) owned	.004 acres		
or controlled by the applicant or project sponsor?	0.335 acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. Urban 🗌 Rural (non-agriculture) 🔲 Industrial 🗹 Commercia	l 🔽 Residential (subur	oan)	
Forest Agriculture Aquatic Other(Spec	ify):		
Parkland	•		

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?			
b. Consistent with the adopted comprehensive plan?		$\overline{\mathbf{V}}$	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES
s. Is the proposed action consistent with the predominant enalacter of the existing built of natural landscape.			$\checkmark$
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? Name:Wappinger Lake, Reason:Protection of natural resource, Agency:Wappinger Falls, Village of, Date:6- If Yes, identify:	-29-98	NO	YES
3. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
b. Are public transportation services available at or near the site of the proposed action?			
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			$\checkmark$
Does the proposed action meet or exceed the state energy code requirements?		NO	YES
f the proposed action will exceed requirements, describe design features and technologies:			1
0. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:		$\checkmark$	
1. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:		_	
2. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district		NO	YES
which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the tate Register of Historic Places?	-		
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for rchaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			$\checkmark$
3. 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
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:		ليت	
	-		
		1.0	

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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/grasslands Early mid-successional		
🗌 Wetland 🔲 Urban 🗹 Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Pied-billed Grebe, Indiana Bat	NO	YES
16. Is the project site located in the 100-year flood plan?	NO	YES
	$\overline{\mathbf{Z}}$	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	$\checkmark$	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	$\checkmark$	
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE B MY KNOWLEDGE	EST OF	
Applicant/sponsor/name: <u>MARK BOTTINI</u> Date: 10/16, Signature: <u>Date: 10/16</u> Title: <u>Managing Menn</u>	12025	
Applicant/sponsor/name: <u>MARK BOTTINI</u> Date: 10/16 Signature: <u>Date: 10/16</u> Title: <u>Managing Muni</u>	21-	

## **EAF Mapper Summary Report**



Part 1 / Question 15 [Threatened or Pied-billed Grebe, Indiana Bat Endangered Animal - Name]

Part 1 / Question 16 [100 Year Flood Plain] No

Part 1 / Question 20 [Remediation Site]

No

I



### 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 Apj A	ddress(	pobran Me	g ji		
	Email JBA Phone 716-4	lag: C yma 135 - 9373	il Com		
Owner of Pr A	operty <u>155</u> ddress <u>+</u>	1-1564 RS	19 LLC		
	Phone 914	-448-8300			
Location of Propert	y				
Linear Frontage of	building	Z	oning District		
Types of Signs	O Post & Al	rm <u>O</u> Projec ) Window <u>O</u> A	ting <u>O</u> Seasonal _ wning <u>O</u> Free Sta	<u>(X</u> Multi-Ten unding <u>O</u> Sidew	ant Valk
Sign Design	dimensions, gra	phic design (includi	ied by a detailed scaled ing lettering and pictor colors with color swat	ial matter), visual	message
Sign Location	Freesta structure and fence Awning wall or l frontage propose	nding signs- the pos es, roads, driveways ces. <b>5, Window, Wall or</b> puilding, size of awr of building (as appr d signs position in re	ied by a plan, drawn to sition of the sign in rela , property lines, other s <b>Projecting signs-</b> the lang, total window area copriate), projection fro elation to adjacent sign	ation to adjacent l signs, lighting fix location on awnin a of principal faça om building, if rel as and lighting fix	buildings, tures, walls ng, window, nde, or linear levant, tures.
Sign Specifications	Туре	iny	Placement No Size of Sign	Above Store	front
	Landsc	apingYes 🖌	No Size of Sign _	Height	Width
			Double Faced _		
	Materia	Wood	Metal	other	r Durable

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: omurphy@wappingersfallsny.gov www.wappingersfällsny.gov CONSENT FORM 1564 Name of property owner: 1554-Address of property owner: New King 0664 City: JALDEL Zh: State: Phone number of property owner: (Include home, work, mobile number and e-mail address): 914-448. 0300 (H) .... **(C**) (W) (Email) 15100 Address of site where work is being conducted: 000 Description of work: Cerli Name of person doing work: Carf. e. Sohn Address of person doing work: AN State: City: Phone number of person doing work (Include home, work, mobile numbers and e-mail address); (C) (H) W) (Email) L as property owner for the above mentioned property, am aware of all work described above and give my consent to the forementioned person to do the work. Signature of Property Owner Date Signed



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

# **APPLICATION FOR PLANNING BOARD REVIEW**

Submission Date:

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

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

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

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

- Opening a new business in the Village
- □ Installing a new sign
- □ Building a new structure in a commercial zone
- D 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.)
- S Consent Form (The applicant must provide consent form, from homeowner authorizing him/her to file for Planning Review)
- Application fee
- Application for proposed sign Including Renderings/sketch of proposed sign/ Elevation/size/ exact color samples.

(Separate Application)



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

# **APPLICATION FOR PLANNING BOARD REVIEW**

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

Date Submitted:	Date of Meeting:
<b>Property Identification:</b>	
Address: 1560 Rt. 9 #003	
Zoning District:	_ Existing site area:
<b>Owner Information:</b>	
Name: 1554-1564 Route 9	LLC
Address: I New King St.	
City: NRSF Harrison	LipLipLip.
Contact Numbers: (H) 914 - 448 - 8300	_(C)
(E-mail)	
<b>Applicant Information:</b>	
(Please provide if someone other than the property owner is the applic	cant)
Name: Gobran Nagi	
Address: 4 beverly (t.	
City: Hopewell Junction	_State:N_YZip:12533
Contact Numbers: (H)	(C) <u>716-435-9323</u>
E-mail Address: JBNagi Q ymail Com	
Lead Design Professional: (If applicable)	
(Indicate the primary design professional associated with this applicat	ion)
Name:	
Title:	
□ Architect Engineer	
Company:	
Address:	
Telephone # :	
E-mail Address:	



# APPLICATION FOR PLANNING BOARD REVIEW

(Continued)

## **Proposed Site:**

(Property where improvements are proposed)

Existing Use(s):	Vacant	
Proposed square footage: _	1220	_

**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	CODS-	rution	15 1	reeded.	Space	WAS	
doly	pecol i	n Apre	ert cha	10 5	helviera.	Counter	top
and	Cixtor	ec will	be ins	talled	by My	farther	and

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

- $\Box$  Ten (10) sets of plans.
- □ Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.)
- Consent Form
- Application for proposed sign

Application Fee

 $\Box$  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 u	se only:	
[ ] FEE :	Receipt No. :	Cash / Check #	Date:
Revised by :		Revision date :	
	Zoning Administrator/Code Enforcement Officer		

### 617.20 AppendixB Short Environmental Assessment Form

### **Instructions for Completing**

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**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:		7	
Mr. Exotics			
	ž1 .		
1560 Kt. 9 Wappingers to	Ils NY		
Brief Description of Proposed Action:			
Brief Description of Proposed Action: Lefail Convience Store			
Name of Applicant or Sponsor: Te	elephone: 714-435-	932	3
	Mail: JBN ngi Ryn	nail	Lon
Address:	s /		
4 Deverly Ct			
City/PO:	State: Zip C	ode:	
Hope well Junction	NY 105	33	
1. Does the proposed action only involve the legislative adoption of a plan, loca	l law, ordinance,	NO	YES
administrative rule, or regulation?	anvironmental resources		
If Yes, attach a narrative description of the intent of the proposed action and the that may be affected in the municipality and proceed to Part 2. If no, continue to	to question 2.	$\nu$	
2. Does the proposed action require a permit, approval or funding from any other		NO	YES
If Yes, list agency(s) name and permit or approval:	-		
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		
or controlled by the applicant of project sponsor?	deres		
4. Check all land uses that occur on, adjoining and near the proposed action.			
Urban Rural (non-agriculture) Industrial Commercial Res	dential (suburban) Forest		
Agriculture Aquatic Other (specify):			-
Parkland			

5. Is the proposed action,	NO	YES	NIA
a. A permitted use under the zoning regulations?		1	
b. Consistent with the adopted comprehensive plan?		V	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES
	raa?		V YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental A If Yes, identify:		NO	165
		V	TIDO
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
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 ac	ction?	V	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:			$\checkmark$
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
			./
If No, describe method for providing potable water:			V
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:			$\checkmark$
2. a. Does the site contain a structure that is listed on either the State or National Register of Historic		NO	YES
Places?		V	
b. Is the proposed action located in an archeological sensitive area?		1	
3. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, conta	in	NO	YES
wetlands or other waterbodies regulated by a federal, state or local agency?		1	•
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody f Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	?	V	
4. 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			
5. Does the site of the proposed action contain any species of animal, or associated habitats, listed			VEO
by the State or Federal government as threatened or		NO	YES
endangered?		V	
6. Is the project site located in the 100 year flood plain?		NO	YES
7. Will the proposed action create storm water discharge, either from point or non-point sources?		NO	YES
<ul> <li>a. Will storm water discharges flow to adjacent properties?</li> </ul>			110
b. Will storm water discharges be directed to established conveyance systems off and storm drains)? If Yes, briefly describe:			

\*2 1

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)?	NO	YES
If Yes, explain purpose and size:	$\checkmark$	
<ul> <li>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</li> </ul>	NO	YES
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:		
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE KNOWLEDGE Applicant/sponsor name: Mug Date: . Signature:	BEST O	F MY

**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?	NA	
2. Will the proposed action result in a change in the use or intensity of use ofland?	NIA	
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?		
<ul><li>7. Will the proposed action impact existing:</li><li>a. public / private water supplies?</li></ul>		
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?	5	
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 info	rmation and analysis above, and any supporting documentation,
that the proposed action may result in one or more pote	initially large or significant adverse impacts and an
environmental impact statement is required.	
Check this box if you have determined, based on the info	rmation 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 Preparer (if different from Responsible Officer)

State of IFW YORK County of UNESTCHESTER UPISTOPHEL U. CANTOMERO being duly swom; deposes and says: That Live are the Owner(s) of the within property as despribed in the foregoing application for Subdivision / Lot Live approval(s) and that the statements contained therein are Change I One Plan / Land Contour / Aquatic Ret true to the best of mylour knowledge and ballef. on Teront of unit #00 elst Printing to act as my/our representative That I/we hereby althorize in all matters regarding said application(s), and that I/we have the legal right to make or authorize the making of said -st unt # 003 epolication. 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 live understand that by submitting this application that live shall be responsible for the payment of all application tees, review fees, and inspection less incurred by the Villege related to this application; moting that this dilivation it 5. That the understand that the and any of our contractors and representatives shall be jointly and severally liable to for all costs incurred, incutiding environmental restoration costs, resulting from non-compliance with the sporoval of the application, and with non-compliance with any provision of the Village Code. Use acknowledge that approval of the the 100000st Teres otan and commencement of any work related to the approved application shall constitute express permission to the plan and commencement of any work related to the approved application shall constitute contex permission of the Planning Boerd, the Building Inspector, the Planning Department, the Zoning Administrator, and any duty 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 valver of any objection to authorized Village official(s) entering the property for the purpose of conducting inspections. Southe lema e lirt Dura That J/we understand that the Villege 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 panalty of perjury I/we detarts that I/we have examined this alligavit and that II is true and correct. Unit #003 at oplicant/ SAHID A LOYOLA Swom to before me this NOTARY PUBLIC-STATE OF NEW YORK No. 01L06165629 Qualified in Westchester County My Commission Expires 05-14-2027 2 - what type of permit are they applying for? let's limit it to that openfic permit type subject to the form if the base out lengent and any agreements will there for the

#### PART "B" **APPLICANT / AGENT AFFIDAVIT**

	te of NEW YORK	
Со	unty of DUT CHESS } ss:	
(	BOBRAN NOGE being duly sworn, deposes and says:	
1.	That I/we are the	
	Planning Board for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) a	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 in	the

and the State of County of

- That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant 3. 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.
- That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable 4 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.
- That I/we understand that the Village of Wappingers Falls Planning Board intends to rely on the foregoing 5. 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 \_

rer m.m

Notary Public

HEATHER M McCORMICK Notary Public, State of NY No. 01MC5031663 Qualified in Dutchess County Commission Expires August 8, 20 20



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

# **APPLICATION FOR PLANNING BOARD REVIEW**

Submission Date:

Date of Meeting:

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

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

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

☑ Opening a new business in the Village

□ Installing a new sign

 $\square$  Building a new structure in a commercial zone

 $\square$  Subdivision / Site Review/ Lot Line Adjustment

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

 $\Box$  PDF Emailed to Building Dept. and Ten (10) hard copy sets of construction/site/elevation/plans - Engineer drawings showing all areas to be affected. Or a sketch of the proposed floor plan layout (*All sets of plans must be folded*)

□ Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.)

Consent Form (The applicant must provide consent form, from homeowner authorizing him/her to file for Planning Review)

Application fee

Application for proposed sign - Including Renderings/sketch of proposed sign/ Elevation/size/ exact color samples.

(Separate Application)



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

**APPLICATION FOR PLANNING BOARD REVIEW** 

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

Date Submitted:	Date of Meeting:	
<b>Property Identification:</b>		
Address: 1560 Rt. 9 #003		
Zoning District:	_ Existing site area:	
<b>Owner Information:</b>		
Name: 1554-1564 Route 9	LLC	
Address: 1 New King St.		
Address: I New King St. City: West Harrison		
Contact Numbers: (H) 914 - 448 - 8300	_(C)	
(E-mail)		
<b>Applicant Information:</b>		
(Please provide if someone other than the property owner is the applied		
Name: <u>Gobran Nagi</u> Address: <u>Ubeverly</u> (t.		
Address: 4 heverly (f.		
City: Hopewell Junction	State: NY	_Zip: <u>12533</u>
Contact Numbers: (H)	(C) <u>716-435-</u>	9323
E-mail Address:BNag; Q ymail Com		
Lead Design Professional: (If applicable)		
(Indicate the primary design professional associated with this applicat	ion)	
Name:		
Title:		
□ Architect Engineer		
Company:		
Address:		
Telephone # :		
E-mail Address:		



## APPLICATION FOR PLANNING BOARD REVIEW (Continued)

## **Proposed Site:**

(Property where improvements are proposed)

Existing Use(s):	Vacant
Proposed square footage: _	1220

**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.)

construction is needed. space Derfect shape. Shelving installes

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

- $\Box$  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.

Date

Signature of Applicant Signed

Office use only:

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

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

### 617.20 AppendixB Short Environmental Assessment Form

### **Instructions for Completing**

3

**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:		
Mr. Exotics		
Project Location (describe, and attach a location map):		
1560 Kt. 9 Wappineers falls NY		
Brief Description of Proposed Action:		
1560 Rt. 9 Wappingers falls, NY Brief Description of Proposed Action: Retail Convience Store		
Name of Applicant or Sponsor: Telephone: 711-47	070	~
	5-952	5
	1 mil	Long
Address:		
City/PO: State: Z	ig Code:	
the point timetion by	2533	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance,	NO	YES
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.	V	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?	NO	YES
If Yes, list agency(s) name and permit or approval:		
3.a. Total acreage of the site of the proposed action?acres		
b. Total acreage to be physically disturbed?acresacresacres		
or controlled by the applicant or project sponsor?		
4. Check all land uses that occur on, adjoining and near the proposed action.		
Urban Rural (non-agriculture) Industrial Commercial Residential (suburban) Forest		
Agriculture Aquatic Other (specify):		_
Parkland		

5. Is the proposed action, NO	YES	NL
a. A permitted use under the zoning regulations?	1	
b. Consistent with the adopted comprehensive plan?	1/	
5. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	ŇO	YI
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	Y
f Yes, identify:	V	
3. a. Will the proposed action result in a substantial increase in traffic above present levels?	NØ	YF
b. Are public transportation service(s) available at or near the site of the proposed action?	V	
b. Are public transportation service(s) available at or near the site of the proposed action.		1
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	V	
D. 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	YF
the proposed action will exceed requirements, describe design features and technologies.		/
0. Will the proposed action connect to an existing public/private water supply?	NO	YI
If No, describe method for providing potable water:		V
1. Will the proposed action connect to existing wastewater utilities?	NO	YI
If No, describe method for providing wastewater treatment:		$\checkmark$
2. a. Does the site contain a structure that is listed on either the State or National Register of Historic	NO	YF
Places?	V	
b. Is the proposed action located in an archeological sensitive area?	1	
3. 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	YE
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? f Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	$\checkmark$	
4. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that Shoreline Forest Agricultural/grassland Early mid-successional Wetland	apply:	
5. Does the site of the proposed action contain any species of animal, or associated habitats, listed		<b>X</b> 785
by the State or Federal government as threatened or endangered?	NO	YE
6. Is the project site located in the 100 year flood plain?	NO	YE
	$\checkmark$	
7. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YE
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)?		

. î. -

YE
YE
1
YES

¥

**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?	NA	
2 Will the proposed action result in a change in the use or intensity of use of land?	NIA	
3. Will the proposed action impair the character or quality of the existing community?	1	
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?	$\backslash$	
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?		
<ol> <li>Will the proposed action impact existing:</li> <li>a. public / private water supplies?</li> </ol>		
b. public <i>I</i> 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?	$\leq$	
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

Signature of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Preparer (if different from Responsible Officer)

State of WW YDKK County of WESTCHESTER STOPHEL U. SANTOMERO being duly swom; deposes and says: que fremesis That live are the Owner(s) of the within property/as described in the foregoing application for Subdivision / Lot Line Change / Cite Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and bellef. on Percent of unit # 003 lot Painting That I/we hereby althorize 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." stunt # 003 S. That live understand that by submitting this application for Planning Board approval that live expressly grant permission to the Planning Board and its guthorized 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 live understand that by submitting this application that live shall be responsible for the payment of all application fees, review fees, and ins clion fees incurred by the Villege related to this application, moting that the ducallon it. 5. That the understand that the fand 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 The 1000015 application, and with non-compliance with any provision of the Village Code. Uwe acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Pro 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 bave been applied for or issued for the project. If 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 valuer of any objection to. anthe g lerma authorized Village official(s) entering the property for the purpose of conducting inspections. 2. Wit That live understand that the Villego 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 live declars that live have examined this afflexit and that it is true and correct. Dura Unit#003 d SAHID A LOYOLA swom to before me this NOTARY PUBLIC-STATE OF NEW YORK No. 01LO6165629 Qualified in Westchester County My Commission Expires 05-14-2027 2 - what type of permit are they applying for? let's limit it to that openific permit type subject to the firm of the base with lengt and any agreements will their parties

#### PART "B" APPLICANT / AGENT AFFIDAVIT

Sta	ate of NEW YORK	
Со	bunty of DUT CHESS } ss:	
_(	Gobran NOGC being duly sworn, deposes and says:	
1.	That I/we are the	
	Planning Board for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) ar	nd.
	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 in	the
	County of and the State of	

- 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.

٢ Applicant/Agent

Applicant/Agent

Sworn to before me this

Notary Public

HEATHER M McCORMICK Notary Public, State of NY No. 01MC5031663 Qualified in Dutchess County Commission Expires August 8, 20



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 App Ac	adress 1560 Rte 9
	Email <u>JBNag;</u> Cymail - Com Phone <u>716-435-9373</u>
Owner of Pro Ad	adress 1554-1564 Rtg LLC
	Phone 914 - 448-8300
Location of Property	y
Linear Frontage of b	Duilding Zoning District
Types of Signs	O Post & Arm O Projecting O Seasonal Multi-Tenant O Wall O Window O Awning O Free Standing O 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	<ul> <li>All applications must be accompanied by a plan, drawn to scale showing the following:</li> <li>Freestanding signs- the position of the sign in relation to adjacent buildings, structures, roads, driveways, property lines, other signs, lighting fixtures, walls and fences.</li> <li>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.</li> </ul>
Sign Specifications	Type Viny Placement Above Store Front
	Landscaping Yes No Size of Sign Height Width
	Single Faced Double Faced Lighted
	Material Wood Metal other Durable

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.wappingersfalliny.gov **CONSENT FORM** 554-1564 Name of property owner: Address of property owner: Neri City: 066 Zło: State: Phone number of property owner: (Include home, work, mobile number and e-mail address): (H) 00  $(\mathbf{C})$ (W) (Email) Address of site where work is being conducted: 60 1000 Description of work: of Lousky Name of person doing work: Court Address of person doing work: NU State: City: Zin: 3 Phone number of person doing work (Include home, work, mobile numbers and e-mail address): (H) 84 (Entall (W) I, as property owner for the above mentioned property, am aware of all work described above and give my consent to the forementioned person to do the work. Signature of Property Owner Date Sleved



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 App Ac	licant <u>Gobran Naji</u> Idress <u>1560 Ate g</u>
	Email <u>3BNagi</u> Cymail . Com Phone <u>716-435-9373</u>
	Idress I New King St.
3	Phone 914 - 448-8300
Location of Property	
Linear Frontage of h	uilding Zoning District
Types of Signs	O Post & Arm O Projecting O Seasonal A Multi-Tenant O Wall O Window O Awning O Free Standing O 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	<ul> <li>All applications must be accompanied by a plan, drawn to scale showing the following:</li> <li>Freestanding signs- the position of the sign in relation to adjacent buildings, structures, roads, driveways, property lines, other signs, lighting fixtures, walls and fences.</li> <li>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.</li> </ul>
Sign Specifications	Type <u>Uing</u> Placement <u>Aboue</u> Store front Landscaping Yes No Size of Sign Height Width
	Landscaping Yes No Size of Sign Height Width
	Single FacedDouble FacedLighted
	Material Wood Metal other Durable

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VI	LLAGE OF WAPPINGERS	FALLS	। उ
KOM	Office of Building, Planning & Zoning		
	2582 South Avenue	16 J	•
	Wappingers Falls, NY 12590		• € F
a	Paone: (845) 297-5277 Fax: (845) 296-03 E-mail: bmurphy@wappingersfallsny.ge		
	www.wappingersfälliny.gov	8	
×	v		
96) 66)	CONGRETE BODIE	ж ж	
*	CONSENT FORM		· · ·
Name of property owner:	1554-1564 Koute	9 11C	
Address of property owner:	I New King St.	and the second secon	
City: Jalest Har	Cisan State: NY	Zip:	10664
	owner: (Include bome, work, mobile nu	mber and e-mail ad	dress):
(H) 914-448.9	300 (C)		
(W)	(Email)		
		A 14 1	
552.	is being conducted: 1560	9 7706	
Wappingers	Falls, NY		
Description of work:		م بر از از می از می از می از می مراجع از می از م	
S	and certificate Or	- OCCUPANON	.1
		Chanks !	of links
pursuantil the of	tached place approprial be	1. Ouston, Mich	9
Porty	/		
Name of person doing work:	Camelot Rinting +	Simos	(John
Address of person doing wor			
City: Hoppylell T	wittin State: N.V.	74	25.3.3
	ng work (Include home, work, mobile nu		
		inocla and c-mail at	oaress):
(H) <u>845-226-41</u>	(C)		
(W) 1952 delle 71	<u>53</u> (Email)		
·			San Sje
as property owner for the ab	ove mentioned property, am aware of al	work described ab	ove and giv
	ent to the iforementioned person to do t	he work.	-
my con			
my con			· · · · · ·
my cont			12 (20
my con		Date Stenne	20 (70)
my cons Signature of Prop		Date Signed	
my con		Date Signet	् स्थ हेः हेः
my con		Date Sigord	

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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:						
Address of property owner:						
City:	State:	Zip:				
Phone number of property owner:	(Include home, work, mobile nur	mber and e-mail address):				
(H)	(C)					
(Email)						
Address of site where work is being	; conducted: <u>/60/ US-9</u>					
Description of work: <u>Fate:or</u> Wendy's Restaurant ¢	exterior renovation Exterior Signage ry	of an existing placement / re-Facing				
Name of person doing work: Address of person doing work:						
City: Ja Ffrey						
Phone number of person doing wor						
(H)	(C)	· · · · · · · · · · · · · · · · · · ·				
(W) <u>603-532-1132</u>						

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

Date Signed

#### PART "A" OWNER AFFIDAVIT

State of	) ) ss:	
County of		
	being duly sworn, deposes and sa	ys

- 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 Luis Mentoya Vallin Gener Anhitects 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 J/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

Notary Public

State Of New Jersey Nina Sibello - Notary Public Commission No. 50028737 My Commission Expires 12/24/2025



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 Applica	nt Luis Montoya			
Addre	ss 711 S Dearborn	Suite 606		
	Chicago, IL 6060	5		
Em	ail montoya@wgaltd	.com		
Pho	ne 312-427-4702 x 2	214		
1 100		· · · · · · · · · · · · · · · · · · ·		
	ty CKA Managemer	nt		
Addre	ss 1050 Wall St W			-
	Lyndhurst, NJ 07	071		
Pho	ne			
	1190			
Location of Property 160		7	g District VC	
Linear Frontage of build	ing	Zonin		
Types of Signs O	Post & Arm	O Projecting	O Seasonal O	Multi-Tenant
.,,p			ng 🚫 Free Standi	
Sign Design All	applications must b	e accompanied b	y a detailed scaled dra	wing showing all sign
÷ •	ensions, graphic de	sign (including l	ettering and pictorial n	natter), visual message
(tex	t, copy or content o	f sign), sign colo	ors with color swatches	s, lighting, and landscaping.
Sign Location All	applications must b	e accompanied b	y a plan, drawn to sca	le showing the following:
	Freestanding s	igns- the positio	n of the sign in relation	to adjacent buildings,
	structures, roads	, driveways, pro	perty lines, other signs	s, lighting fixtures, walls
	and fences.			
	Awning, Winde	ow, Wall or Pro	jecting signs-the locat	tion on awning, window,
	-			principal façade, or linear
	•	• • • •	ate), projection from b	
	proposed signs [	position in relation	on to adjacent signs an	d lighting fixtures.
	Tame Wall sign and f	Refacing of freestanding	sign Placement wall/s	ite
Sign Specifications	••			
	Landscaping _	Yes _ <b>=</b> _No	Size of Sign 3-0"	_Height <u>12'-10"</u> Width
	Single	Faced	_Double Faced	Lighted
	Material	Wood	Metal metal	other Durable

The undersigned respectfully petitions the Village of Wappingers Falls Code Enforcement Officer for a Sign Permit.

Application is being made in accordance with the Village Zoning Code. The undersigned acknowledges that permanent signs require review and approval of the Planning Board. In order to be considered complete and ready for review by the Planning Board, the following needs to be submitted to the Zoning Clerk no less than 15 days prior to the scheduled Planning Board Meeting:

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 Luis Mont	oya		
Applicant Signature	& Make		Date: 10-04-23
Owner of Property Signature	KKa.	$\sim$	Date: 10 4 27
THIS SECTION TO	BE COMPLETED	BY THE CODE	ENFORCEMENT OFFICER
Sign Permit Granted: Date		Permit # issued	
Permit Fee \$	Receipt #		Date
Sign Permit Application referr	ed to Planning Boa	ard Date	
Comments:			

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 submition date.
Date Submitted: Date of Meeting :
Property Identification:
Address: 1529 US9 Wapping Falls, NY, 12590
Zoning District: Commercia Existing site area: VC
Owner Information:
Name: Frank O. Algier
Address: 1839 South Road
City: Wuppinson Falls State: NY Zip: 12590
Contact Numbers: (H) <u>845</u> ~ 298 - 2926 (C) <u>845</u> -
(E-mail)
Applicant Information:
(Please provide if someone other than the property owner is the applicant)
Name: Daniel Meyer
Address: 26 Oakwood Dr
City: Wappines Falls State: NY Zip: 12590
Contact Numbers: (H)(C) <u>845-392-8079</u>
E-mail Address:
Lead Design Professional: (If applicable)
(Indicate the primary design professional associated with this application)
Name:
Title:
□Architect Engineer
Company:
Address:
E-mail Address:



## **APPLICATION FOR PLANNING BOARD REVIEW** (Continued)

# **Proposed Site:**

(Property where improvements are proposed)

Existing Use(s): Empty lot
Proposed square footage:
<b>Project Description :</b> (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.)
The lot will be used to neet customers a few hours
The lot will be used to meet costomers a few hours out of the day.
Items to be submitted for review: (Only items pertaining to project)
$\Box$ 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.

Sig	nature of Applicant Signed		9. Date
	0	ffice use only:	
[ ] FEE :	Receipt No. :	Cash / Check #	Date:
Revised by :		Revision date :	
Zonir	g Administrator/Code Enforcement O	fficer	



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

# **CONSENT FORM**

Name of property owner: Frank o.	Algier	
Address of property owner: 1839 Sou		
City: Wappingers Falls	State:Y	Zip:Z590
Phone number of property owner: (Include	e home, work, mobile numbe	r and e-mail address):
(H) (	(C) <u>845-298-2926</u>	
(W) <u>845-298-2926</u>	(Email)	
Address of site where work is being conduc	eted: Parcel # 13560	1-6158-19-572074
Description of work: parking loc	cksmith truck c	on property
Name of person doing work: Danie M	_	
Address of person doing work: <u>26 Oct</u>		
City: Wappinger Falls	State: <u>NY</u>	Zip: <u>12590</u>
Phone number of person doing work (Inclu		
(H) (H)	(C) <u>845 392 8079</u>	
(W) <u>845 475 0400</u>	(Email) <u>Zoes</u> looksmith	@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.

ignature of Property Owner

**Date Signed** 

### PART "A" OWNER AFFIDAVIT

State of NEW YUR ss: County of Algier 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 <u>ZS locksmith(paniel Mayer)</u>, 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 use understand that the Village of Wappingers Falls Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct.

Applicant/Owner Applicant/Ow orn to before me this day of September 2023. Notary Public

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

#### PART "B" APPLICANT / AGENT AFFIDAVIT

Sta Co	te of <u>New York</u> unty of <u>Putchess</u> } ss:		
2	S Locksmith (Daniel Meyer) being duly sworn, depose	es and says:	
	That I/we are the		
	Planning Board for Subdivision / Lot Line Change / Site Plan / Lan		nd
	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 $26$	Octwood Dr 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.

Applicant/Agent

Applicant/Agent

Sworn to before me this day of

HEATHER M McCORMICK Notary Public, State of NY No. 01MC5031663 Qualified In Dutchess County Commission Expires August 8, 20

### 617.20 AppendixB 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	
ZsLocksmith	
Name of Action or Project:	
Meet up spot for Coston Project Location (describe, and attach a location map):	meri
Project Location (describe, and attach a location map):	
Empty lot corner of US9	and Old Rate 9
Duist Deveningtion of Dependent Actions	
My work von will be parked	on the lot to neet
with customers for a few har	is a day. Then after 5:30pm
my work von will be moved.	
Name of Applicant or Sponsor:	Telephone: 845 - 392 - 8079
Daniel Meyer	Telephone: 845-392-8079 E-Mail: 2005/00/5 mith @ 5 mc. 1. ro.
Address: 26 Oakword Pr City/PO:	
	State: Zip Code:
Wippinges Falls	NY 12590
1. Does the proposed action only involve the legislative adoption of	a plan, local law, ordinance, NO YES
administrative rule, or regulation?	tion and the any ironmontal recourses
If Yes, attach a narrative description of the intent of the proposed ac that may be affected in the municipality and proceed to Part 2. If no	o, continue to question 2.
2. Does the proposed action require a permit, approval or funding fro	
If Yes, list agency(s) name and permit or approval:	
a much cut its of the mean and antigm?	0.35 acres
3.a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed?	o acres
.c. Total acreage (project site and any contiguous properties) owned	
or controlled by the applicant or project sponsor?	<u>0,35</u> acres
4. Check all land uses that occur on, adjoining and near the propose	d action.
Urban Rural (non-agriculture) Industrial	Commercial Residential(suburban)
Forest Agriculture Parkland Aquatic	Other (specify):

<ul><li>5. Is the proposed action,</li><li>a. A permitted use under the zoning regulations?</li></ul>	NO	YES	S NIA
		1	
b. Consistent with the adopted comprehensive plan?			1
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YE
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental If Yes, identify:	Area?	NO	YE
		L	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
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
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:		/	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:		/	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO	YES
b. Is the proposed action located in an archeological sensitive area?	ŀ		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, conta wetlands or other waterbodies regulated by a federal, state or local agency?	in _	NO	YES
a rederal, state of local agency?	Ŀ		VEG
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 Shoreline Forest Agricultural/grassland Early mid-successional Wetland	c all that a	pply:	
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by State or Federal government as threatened or endangered?		10	YES
16. Is the project site located in the 100 year flood plain?			YES
7. Will the proposed action create storm water discharge, either from point or non-point sources?			
a. Will storm water discharges flow to adjacent properties?		10 Y	YES
<ul> <li>b. Will storm water discharges be directed to established conveyance systems off and storm drains)?</li> </ul>	Ľ		

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)?	NO	YES
If Yes, explain purpose and size:	1	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	1	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste? If Yes, describe:	1	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE KNOWLEDGE Applicant/sponsor name: $\rho_{g_{11}e}$ (Meye) Date: $g_{-1}2-203$ Signature: $\rho_{g_{11}e}$ (Meye)		F MY

**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 ofland?		
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?		
<ol> <li>Will the proposed action impact existing:</li> <li>a. public / private water supplies?</li> </ol>		
b. public <i>l</i> 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.

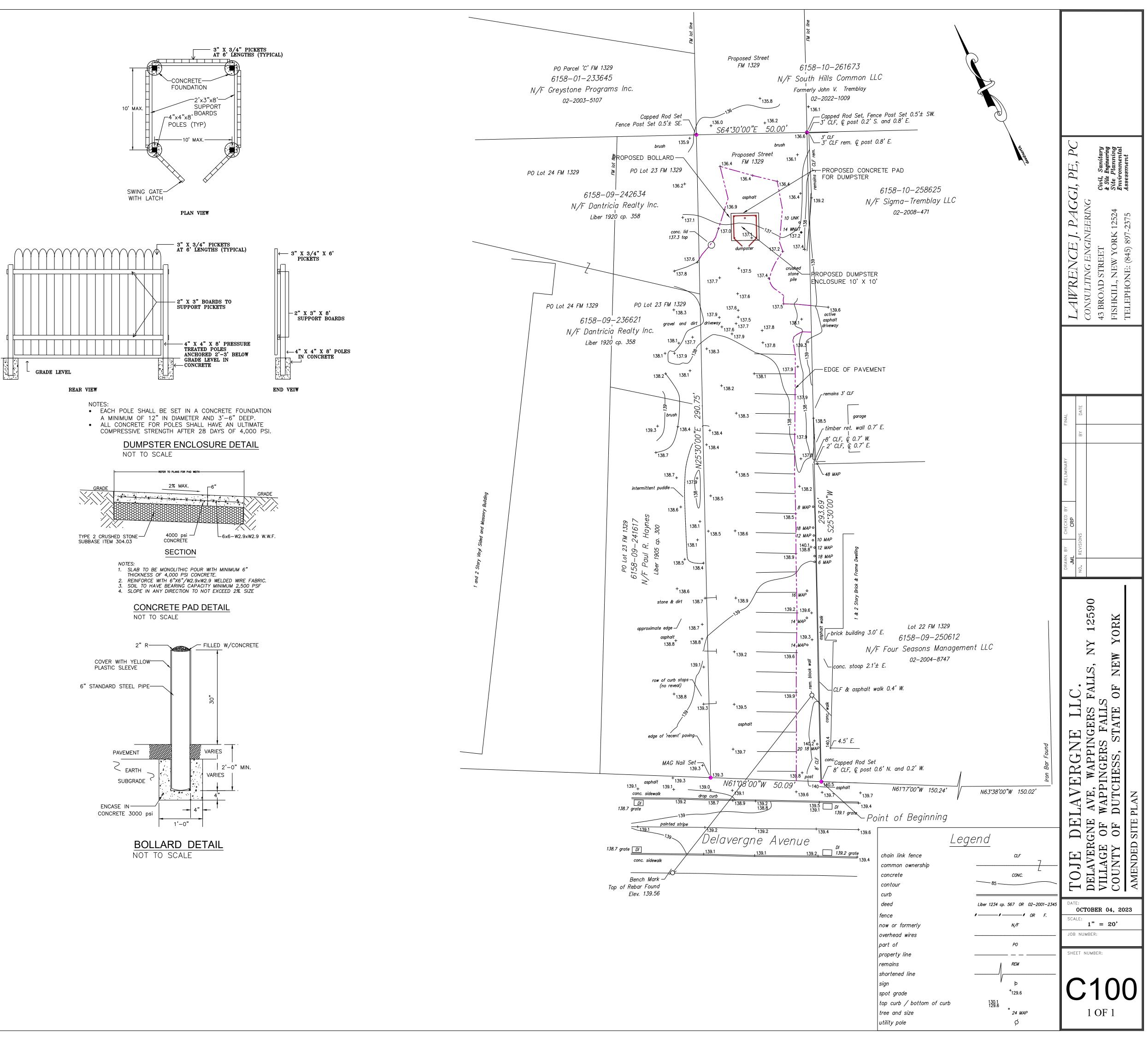
□ Check this box if you have determined, based on the info documentation, that the proposed action may result in impacts and an environmental impact statement is require	one or more potentially large or significant adverse ed.
Check this box if you have determined, based on the info documentation, that the proposed action will not result in	
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)

100.5 TOWN 242634 OF POUGHKEEPSIE SITE 274626 258625 272619 291617 289611 268607 288606 DELAVERGNE 286599 AVENUE 249591 <u>ک</u>/ ۵ 285594 VILLAGE <u>်ကို က</u>် 269592 ခဲ့ <sup>69.8</sup> <sup>69.8</sup> <sup>69.8</sup> <sup>69.8</sup> MIXED 283588 ZONE VM 1. 268587 153 7, 71.6' 262582 RESIDENTAL ZONE R 260574 244577 AREA MAP  $\sum N \sum$ SCALE: 1" = 100' OWNERS CERTIFICATION THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON. SIGMA-TREMBLAY LLC. DATE SITE DATA: OWNER: TOJE DELAVERGNE LLC. ADDRESS: DELAVERGNE AVE WAPPINGERS FALLS NY, 12590 TAX ID No.: 134601-6158-09-246621 AREA: 14611.5 SF / 0.335 AC ZONE: VM-VILLAGE MIXED <u>SITE AREA BREAKDOWN:</u> <u>AREA (SF/AC)</u> <u>PERCENTAGE</u> 0% BUILDING: 0 GREENSPACE: 3976.5/0.091 27.2% IMPERVIOUS: 10635.0/0.244 72.8% <u>SITE DIMENSIONS:</u> <u>REQUIRED</u> <u>PROPOSED</u> MIN LOT AREA: N/A 0.335 AC MAX BUILDING HT: 3 STORY N/A MIN LOT WIDTH: 25 FT N/A MIN FRONT SETBACK: 10 FT N/A MIN SIDE SETBACK: 0 FT N/A MIN REAR SETBACK: 10 FT N/A MAX LOT COVERAGE: 75% 72.8% MIN GREENSPACE: 10% 27.2%

BOUNDARY AND EXISTING CONDITIONS INFORMATION SHOWN HEREON TAKEN FROM A PLAN ENTITLED "SURVEY OF PROPERTY AND TOPOGRAPHIC MAP PREPARED FOR TOJE DELAVERGNE LLC OF THE PREMISES DESIGNATED AS TAX GRID NO. 6158-09-246621 LOCATED ON THE NORTH SIDE OF DELAVERGNE AVENUE IN THE VILLAGE OF WAPPINGERS FALLS TOWN OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK.", PREPARED BY KENNETH B. SALZMANN LAND SURVEYOR, NY LICENCE NO. 49712 DATED 9/23/22

CONTRACTOR SHALL CONTACT "DIG SAFELY NEW YORK" PRIOR TO COMMENCING CONSTRUCTION. 1-800-962-7962. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MARK OUT OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION.

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209. SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW





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

# **APPLICATION FOR PLANNING BOARD REVIEW**

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

Date of Meeting:

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

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

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

- $\square$  Opening a new business in the Village
- $\Box$  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)

Five (5)  $\Box$  PDF Emailed to Building Dept. and  $\frac{\text{Ten (10)}}{\text{Ten (10)}}$  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*)
- $\hfill\square$  Application fee
- □ Application for proposed sign Including Renderings/sketch of proposed sign/ Elevation/size/ exact color samples.



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 submition date.

Date Submitted:	Date of Meeting :	
<b>Property Identification:</b>		
Address:		
Zoning District:	Existing site area	:
<b>Owner Information:</b>		
Name :		
Address :		
City:	State:	Zip:
Contact Numbers: (H)	(C)	
(E-mail)		
<b>Applicant Information:</b>		
(Please provide if someone other than the property o	wner is the applicant)	
Name :		
Address:		
City:	State:	Zip:
Contact Numbers: (H)	<u>(C)</u>	
E-mail Address:		
Lead Design Professional: (If applicable		
(Indicate the primary design professional associated	with this application)	
Name:		
Title:		
□ Architect Engineer		
Company:		
Address:		
Telephone # :		
E-mail Address:		



# APPLICATION FOR PLANNING BOARD REVIEW

(Continued)

## **Proposed Site:**

(Property where improvements are proposed)

Existing Use(s):

Proposed square footage:

**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.)

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

- $\Box$  Ten (10) sets of plans.
- □ Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.)
- $\Box$  Consent Form

Five (5)

- $\Box$  Application for proposed sign
- □ Application Fee

 $\Box$  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
	Offi	ce use only:	
[ ] FEE :	Receipt No. :	Cash / Check #	Date:
Revised by :		Revision date :	
	Zoning Administrator/Code Enforcement Offic	er	

#### PART "A" OWNER AFFIDAVIT

State of New York	}
County of	} ss: }
Toje Delavergne LLC	being duly sworn, deposes and says:

- 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 <u>Lawrence J. Paggi, PE, PC</u>, 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.

Toje Delavergne LLC Applicant/Owner	Applicant/Owner
Sworn to before me this day of	
, 20	
Notary Public	

## Short Environmental Assessment Form Part 1 - Project Information

### **Instructions for Completing**

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

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

Part 1 – Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:	Telephone:			
	E-Mail:			
Address:				
City/PO:	State:	Zip Code:		
1. Does the proposed action only involve the legislative adoption of a plan, loc administrative rule, or regulation?	al law, ordinance,	NO YES		
If Yes, attach a narrative description of the intent of the proposed action and the may be affected in the municipality and proceed to Part 2. If no, continue to que		hat		
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:				
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       acres         or controlled by the applicant or project sponsor?       acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. Urban Rural (non-agriculture) Industrial Commercia	ial Residential (subur	rban)		
☐ Forest Agriculture Aquatic Other(Spe □ Parkland	ecify):			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?			
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape	<u>-</u> 2	NO	YES
o. Is the proposed action consistent with the predominant character of the existing built of natural fandscape			
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES
If Yes, identify:			
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
<ul><li>b. Are public transportation services available at or near the site of the proposed action?</li></ul>			
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:			
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:			
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:			
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or distr	ict	NO	YES
which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	ıe		
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
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
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:			

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/grasslands Early mid-successional		
Wetland 🗆 Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or	NO	YES
Federal government as threatened or endangered?		
16. Is the project site located in the 100-year flood plan?	NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,		
a. Will storm water discharges flow to adjacent properties?		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water	NO	YES
or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	TLS
If Yes, explain the purpose and size of the impoundment:		
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:		
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste? If Yes, describe:		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BE MY KNOWLEDGE	ST OF	
Applicant/sponsor/name: Date:		
Signature:Title:		

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6158-01-203660-0000 6158-01-220656-00006158-01-237655-0000 6158-01-220656-00006158-01-237655-0000 6158-01-261673-0000 6158-09-188639-00006158-01-233645-0000 6158-09-213634-0000 6158-09-213634-0000	<b>Disclaimer:</b> 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.
6158-09-202633-0000 6158-09-242632-0000 6158-01-275 638-0000 6158-09-221631-0000 6158-09-236621-00009158-10-258625-00006158-10-274626-0000 6158-09-229625-0000Poughkeepsie 6158-09-23622-00006158-09-246621-0000 6158-09-23622-00006158-09-246621-0000 6158-10-289611-0000 6158-10-289611-0000 6158-10-254611-0000 6158-10-286607-0000 6158-09-256612-00006158-10-268607-0000	Lane Huron Toronto apids Buffalo Detroit Detroit Detroit Detroit Detroit Detroit Detroit Detroit
6158-09-152554-00006158-09-223602-0000 6158-10-286599-0000 6158-10-332590-0000 6158-09-221594-0000 6158-09-221594-0000 6158-09-221594-0000 6158-10-285594-0000 6158-100000000000000000000000000000000000	Cleveland Pennsylvania Pennsylvania Pennsylvania Philadelphia EMENTP, NR Can, Esri Japan, METI, Esri China (Hong Kong), Esri sten@penStreetMap contributors, and the GIS User Comm unity

Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Wappinger Lake, Reason:Protection of natural resource, Agency:Wappinger Falls, Village of, Date:6-29-98
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]	No

# LAWRENCE J. PAGGI, PE, PC

**Consulting Engineering** 43 Broad Street Fishkill, New York 12524 Phone 845 897 2375 Fax 845 897 2239 E-mail admin@paggiengineers.com

October 4, 2023

Tom Morris, Chairperson Village of Wappingers Falls 7 Spring Street Wappingers Falls, New York 12590

Re: Delavergne Avenue Proposed Site Plan Tax Grid No.: 134601-6158-09-246621

Dear Chairman Morris and Members of the Board:

Please find enclosed five (5) copies of the proposed Site Plan, Site Plan Application, and Short EAF for the above reference property. This information is submitted for review by the Planning Board Members and its consultants, and the Applicant respectfully requests that this matter be placed on the November 2<sup>nd</sup> Agenda for the Board's consideration. It is noted that the required fee and escrow payment shall be made immediately upon receipt of the required amounts from the Village Building Inspector.

With the submitted information, the Applicant is proposing to provide a refuse enclosure to adequately shield and protect an existing refuse container on the subject property, which is currently utilized as a parking lot. It is noted that there is an existing blanket easement over the property which grants ingress/egress and utility rights to adjacent properties. Based on our understanding of the easement, the proposed enclosure does not appear to impact any rights afforded by the easement. The Applicant is in the process of investigating the details of the easement further, and any information that is obtained can be provided to the Village if needed.

If you require any further information or have any questions relative to the above, please do not hesitate to contact our office.

Sincerely,

Christian Paggi

Christian R. Paggi, PE *Principal* 

Enclosures



## APPLICATION FOR PLANNING BOARD REVIEW

(Continued)

### **Proposed Site:**

(Property where improvements are proposed)

Existing Use(s): Parking

Proposed square footage: 14611.5- 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.)

Addition of a dumpster enclosure to existing parking lot. Enclosure to sit on a new concrete pad at the north end of the existing asphalt area

**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

Five (5)

- $\square$  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.

10/16/2023 Signature of Applicant Signed Date Office use only: \_\_\_\_\_ Receipt No. : \_\_\_\_\_\_ Cash / Check #\_\_\_\_\_ Date: \_\_\_\_\_ [ ] **FEE** : Revision date : \_\_\_\_\_ Revised by : \_ Zoning Administrator/Code Enforcement Officer

#### PART "A" OWNER AFFIDAVIT

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

Applicant/Owner Applicant/Owne Sworn to before me this dav of Notary JACQUELINE A PLUMER

JACQUELINE A PLUMER Notary Public - State of New York No. 01PL6367823 Qualified in Dutchess County My Commission Expires 11/27/202

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/grasslands 🔲 Early mid-successional		
🗌 Wetland 🔲 Urban 🗹 Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or	NO	YES
Federal government as threatened or endangered? Pled-billed Grebe, Indiana Bat		$\overline{\mathbf{A}}$
16. Is the project site located in the 100-year flood plan?	NO	YES
	$\mathbf{V}$	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:		
<ul><li>18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?</li><li>If Yes, explain the purpose and size of the impoundment:</li></ul>	NO	YES
<ul> <li>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</li> <li>If Yes, describe:</li></ul>	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?	NO	YES
If Yes, describe:	$\checkmark$	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE B MY KNOWLEDGE		
Applicant/sponsor/name: MARC BOTT NI Date: 10/16, Signature:	har	
Signature. / / a / b Three Illie: / 1/angship //luhr	4	

# LAWRENCE J. PAGGI, PE, PC

**Consulting Engineering** 43 Broad Street Fishkill, New York 12524

Phone 845 897 2375 Fax 845 897 2239 E-mail admin@paggiengineers.com

October 4, 2023

Tom Morris, Chairperson Village of Wappingers Falls 7 Spring Street Wappingers Falls, New York 12590

Re: 2781 & 2785 West Main Street Lot Line Realignment Tax Grid No.: 134601-6158-10-255570 & 260574

Dear Chairman Morris and Members of the Board:

Please find enclosed five (5) copies of the Lot Line Realignment Plan for the above reference property. This information is submitted for review by the Planning Board Members and its consultants, and the Applicant respectfully requests that this matter be placed on the November 2<sup>nd</sup> Agenda for discussion.

This information is submitted as a continuation of an open application, which is intended to alter existing lot lines for the properties located at 2781 and 2785 West Main Street so that each building will be located on a separate lot. Currently, portions of the two buildings are bisected by existing property lines. As previously submitted, no action is proposed with this application other than "correcting" a parcel boundary to reflect actual existing conditions.

It is acknowledged that the mentioned application has been open for an extended period of time, with the Applicant last appearing before the Planning Board on December 6<sup>th</sup>, 2018, where it was determined that two additional area variances were required to accomplish the proposed lot line alteration. Those area variances were subsequently obtained from the Village Zoning Board of Appeals on May 7, 2019. Relative to SEQRA, and as indicated in the December 4, 2018 comment letter from the Village Planner, Michele Robinson Greig (attached), the Planning Board adopted a lead agency intent resolution for the project on December 7, 2017 and circulated to the ZBA, which was identified as the only other involved agency.

If the Board is inclined to consider action on the previously submitted/open application, it appears that the Board may be in a position to make a SEQR determination since Lead Agency intent has already been circulated. It is also mentioned in the aforementioned letter from the Village Planner that a public hearing appears to be required.

We thank you for your consideration and look forward to reconnecting on this project with you at your November meeting.

Sincerely,

Christian Paggi

Christian R. Paggi, PE Senior Engineer

Enclosures



45 Montgomery Street Tivoli, NY 12583 845.757.1017 greig@hvc.rr.com

Innovative Planning for Traditional Towns

To:	Tom Morris, Chairman
	Village of Wappingers Falls Planning Board
From:	Michèle Robinson Greig, AICP
Date:	December 4, 2018
Subject:	2781 and 2785 West Main Street Lot Line Alteration

For the captioned project we have reviewed a Sketch Plan prepared by Lawrence J. Paggi, PE, PC dated November 21, 2018, and correspondence from Lawrence J. Paggi dated November 21, 2018. We offer the following comments for the Planning Board's consideration. These comments should not be considered all inclusive. We may have additional comments as further information is provided for our review.

- Proposed Project. The applicant proposes a lot line alteration between two parcels located at 2781 and 2785 West Main Street. The current parcel boundary bisects a portion of the 1 story building on the larger parcel (Lot No. 2) and a portion of the 2 story building on the smaller lot (Lot 1). The intent of the lot line alteration is to locate each building on a separate lot. Proposed lots would be ± 0.53 acres and ± 0.04 acres in size. The parcels are located in the Village Mixed (VM) District. The project requires Subdivision approval from the Planning Board.
- 2. SEQR. The proposed project is an Unlisted action under SEQR. Involved agencies include the Village of Wappingers Falls Zoning Board of Appeals (ZBA). The Planning Board adopted a lead agency intent resolution for the project on December 7, 2017, and circulated to the ZBA.

#### 3. Area Variances.

- (a) The project has already received a number of area variances from the ZBA. It requires the following additional area variances:
  - An area variance to allow 100% lot coverage for Lot 1, where a maximum of 75% is allowed. (Note that the existing Lot 1 appears to include a landscaped area along North Street, so lot coverage on this lot is being reduced by the proposed lot line alteration, and therefore an area variance is required.)
  - An area variance to allow 0% greenspace on Lot 2, where a minimum of 10% is required.

- (b) We have discussed the project with the Village's Zoning Enforcement Officer and conclude that the remaining area variances listed by the applicant are not required for the following reasons:
  - The applicant identifies the need for an area variance to allow 97% lot coverage for Lot 2, where a maximum of 75% is allowed, and to allow 2.8% greenspace for Lot 2, where a minimum of 10% is required. However, the existing Lot 2 appears to be entirely covered in impervious surfaces (i.e., 100% lot coverage and 0% greenspace). The proposed lot line alteration will add the landscaped area along North Street to Lot 2, and lot coverage will therefore be reduced from 100% to 97%, while greenspace will be increased from 0% to 2.8%. Since the proposed lot line alteration will bring the lot into greater conformities with the Zoning Law (i.e., it will reduce the amount of the non-conformity), area variances for lot coverage and greenspace are not required for this lot.
  - The applicant identifies the need for area variances for the secondary front yard setbacks for both Lots 1 and 2. However, these setbacks are preexisting non-conformities that will not be increased as a result of the proposed lot line alteration, and therefore area variances for these conditions are not required.
- 4. Subdivision Plat Revisions. The names and addresses of the owners of record should be included on the Plat.
- 5. Outdoor Lighting. Section 151-12D(10)(a) of the Zoning Law requires that "All outdoor lighting fixtures that do not conform to the provisions herein shall be deemed nonconforming and shall be brought into compliance with the provisions of this section within three years from the effective date of this code, and such lapse of time shall be deemed sufficient to amortize the cost thereof." The code was adopted in July 2018, so it appears that all existing outdoor lighting on the parcels must be brought into compliance with the current standards.
- 6. Signage. Section 151-25M requires that all signs that do not conform to the provisions of the Zoning Law are required to be brought into compliance within three years from the effective date of the Zoning Law (this amendment was adopted September 30, 2015). It appears that nonconforming signs on the parcels must be brought into compliance with the current standards.
- 7. Public Hearing. A public hearing on the subdivision application is required.

cc: Nancy Clark, P.E., and Christian T. Moore, P.E., KC Engineering & Land Surveying, P.C.

# 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 submition date.

Date Submitted:	Date of Meeting	g :
Property Identification:		
Address: 2781-2785 W MAINST 1	NAPPINGERS FAILS	04
Zoning District:	Existing site area:	.57
Owner Information:		
Name: 2781 WEST MAIN LLC +	TO JE REPUTY	
Address: 18 CLINTON ST		
City: WAPPINGERS FAILS	State: <u>NY</u>	Zip: <u>U590</u>
Contact Numbers: (H) 914-475-7020	(C) <u>914- 475-7</u>	020
(E-mail) PJSASS@AOL.com		
Applicant Information:		
Please provide if someone other than the property owner is th	e applicant)	
Name: Joel SASSER	-	
Address: 18 CLINTON ST		
City: WAPPINGERS FAILS	State: <u>NY</u>	Zip: <u>12590</u>
Contact Numbers: (H) 914-475-7020	(C) 914·4	5-7020
E-mail Address: PJSASS@ AOI. CC		
Lead Design Professional: (If applicable)		
Indicate the primary design professional associated with this	application)	
Name: Robert V. OSLOALD		
Title: LAND SURVEYOR		
Architect <b>•Engineer</b>		
Company:	LAGRANGEVILLE NY	2540
Address: <u>175 WALSH 2D</u> Telephone #: <u>845-226-6436</u>	Suffering Arres 11	
E-mail Address:		

## VILLAGE OF WAPPINGERS FALLS



## APPLICATION FOR PLANNING BOARD REVIEW (Continued)

# **Proposed Site:**

(Property where improvements are proposed)

Existing Use(s): BOTTINI FUEL GARAGE/ OFFICE SPACE/ RESIDENTIA)
Proposed square footage: NO CHANGE
<b>Project Description :</b> (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 PHYSICAL CHANGE. LOT LINE RE-ALIGOMENT TO CLEAN
UP EXISTING LOT LINES.
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
<ul> <li>Application Fee paid in full.</li> <li>Proof that the taxes, utility bills and fines for the property are</li> </ul>
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.
Signed Date
Office use only:
[ ] FEE : Receipt No. : Cash / Check # Date:
Revised by :

#### 617.20 AppendixB 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 beneeded 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.

1	Part 1 - Project and Sponsor Information		
	2781-2785 W. MAN IC		
	Name of Action or Project:		
	BOTTINI LOT LINE RE-ALIGNMENT		_
1	Project Location (describe, and attach a location map);	er of north st + w.m. pin	
Lot I	ATCHE I STORY IDAINTOIDING MILTIME IT	PARKING AREA.	
rol 3	Brief Description of Proposed Action:	a spente Procel of	·
	Brief Description of Proposed Action: Replign Lot LINES TO MAKE: LOT	A DECEMENT A DECEMENT	
	A SOUN AFFICIRES LONIT SOUTH	FROM LUI 2, H	
	MAINTENANCE GARAGE + PAULING 101-		
	NO Physical charges		
	Name of Applicant or Sponsor:	Telephone: 914.425-7020	
	2781 WEST MAIN LLC	E-Mail: PJSASS@POL.COM	
	Address:		
	18 clinton st		
	City/PO:	State: Zip Code:	
	WAPPINGERS FAILS	NY 12590	TES
	1. Does the proposed action only involve the legislative adoption of a plan, le		
	administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the second s		)
	may be affected in the municipality and proceed to Part 2. Into, continue to	question 2.	TEE
	2. Does the proposed action require a permit, approval or funding from any c	other governmental Agency? NO, Y	ES
	If Yes, list agency(s) name and permit or approval: $\mathcal{B}\mathcal{B}\mathcal{A}$ .	2 L	)
	3.a. Total acreage of the site of the proposed action?	. 57 acres	
	b. Total acreage to be physically disturbed? .c. Total acreage (project site and any contiguous properties) owned	o acres	
	or controlled by the applicant or project sponsor?	. <u>75</u> acres	
	4. Check all land uses that occur on, adjoining and near the proposed action OUrban ORural (non-agriculture) <b>D</b> Industrial <b>A</b> Comm	ercial Residential (suburban)	
	0Forest 0Agriculture 0Aquatic O0ther (s	pecify):	
	0Parkland		

5. Is the proposed action,	NO	YES	;
a. A permitted use under the zoning regulations?	D	X	
b. Consistent with the adopted comprehensive plan?	D	IM	-
6. Is the proposed action consistent with the predominant character of the existing built or natural	-	NO	
landscape?			
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Ar If Yes, identify:	ea?	NO	
		A	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	1
b. Are public transportation service(s) available at or near the site of the proposed action?	1	D	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed act	ion?	D	
9 Does the proposed action meet or exceed the state energy code requirements?		NO	1
If the proposed action will exceed requirements, describe design features and technologies:	ì	D	
10. Will the proposed action connect to an existing public/private water supply?		NO	
	ata		1
If No, describe method for providing potable water:		D	
11. Will the proposed action connect to existing wastewater utilities?	_	NO	-
If No, describe method for providing wastewater treatment:	èP_	D	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic	-	NO	-
Places?		D.	
b. Is the proposed action located in an archeological sensitive area?		教	
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?	1	NO.	
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:		X	-
<ul> <li>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check a</li> <li>D Shoreline 0Forest DAgricultural/grasslands D Early mid-succession</li> </ul>	il that a onal	pply:	
D Wetland Durban	r		1
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed	-	NO	
by the State or Federal government as threatened or endangered?		DR.	1
16. Is the project site located in the 100 year flood plain?	,	NO.	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	Ĺ	NO,	-
If Yes, a. Will storm water discharges flow to adjacent properties?		X	
b. Will storm water discharges be directed to established conveyance systems Doff and storm draine)?			
If Yes, briefly describe:			

18. Does the proposed action include construction or other activities that result in the impoundment of	NO	YES
water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	Y	D
	X	L NES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed	NO	YES
solid waste management facility?		D
If Yes, describe:	$ \mathcal{R} $	D
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
f Yes, describe:	R	D
AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE I	BEST O	F MY
Applicant/sponsor name:	_	
Signature:		

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**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	D
2. Will the proposed action result in a change in the use or intensity of use ofland?	Ø	D
3. Will the proposed action impair the character or quality of the existing community?	Ø	D
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	Ŕ	D
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?	Ø	D
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	D
7. Will the proposed action impact existing:	Ø	$\mathbf{D}$
<ul><li>a. public / private water supplies?</li><li>b. public / private wastewater treatment utilities?</li></ul>	D	D
<ol> <li>8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?</li> </ol>	Ŕ	D
<ol> <li>Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?</li> </ol>	Ø	D

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

**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 how if you have determined, based on the info	rmation and analysis above, and any supporting documentation,
D Check this box if you have determined, based on the intermedially large or significant adverse impacts and an that the proposed action may result in one or more potentially large or significant adverse impacts and an		entially large or significant adverse impacts and an
	to 1 increases at a tatama ont is required	
n	Check this how if you have determined, based on the info	rmation 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
Pri	nt 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)
	and the state of the second and a second	Signature of Preparer (if different from Responsible Officer)

## LAWRENCE J. PAGGI, PE, PC

**Consulting Engineering** 43 Broad Street Fishkill, New York 12524

Phone 845 897 2375 Fax 845 897 2239 E-mail admin@paggiengineers.com

October 4, 2023

Tom Morris, Chairperson Village of Wappingers Falls 7 Spring Street Wappingers Falls, New York 12590

Re: 2781 & 2785 West Main Street Lot Line Realignment Tax Grid No.: 134601-6158-10-255570 & 260574

Dear Chairman Morris and Members of the Board:

Please find enclosed five (5) copies of the Lot Line Realignment Plan for the above reference property. This information is submitted for review by the Planning Board Members and its consultants, and the Applicant respectfully requests that this matter be placed on the November 2<sup>nd</sup> Agenda for discussion.

This information is submitted as a continuation of an open application, which is intended to alter existing lot lines for the properties located at 2781 and 2785 West Main Street so that each building will be located on a separate lot. Currently, portions of the two buildings are bisected by existing property lines. As previously submitted, no action is proposed with this application other than "correcting" a parcel boundary to reflect actual existing conditions.

It is acknowledged that the mentioned application has been open for an extended period of time, with the Applicant last appearing before the Planning Board on December 6<sup>th</sup>, 2018, where it was determined that two additional area variances were required to accomplish the proposed lot line alteration. Those area variances were subsequently obtained from the Village Zoning Board of Appeals on May 7, 2019. Relative to SEQRA, and as indicated in the December 4, 2018 comment letter from the Village Planner, Michele Robinson Greig (attached), the Planning Board adopted a lead agency intent resolution for the project on December 7, 2017 and circulated to the ZBA, which was identified as the only other involved agency.

If the Board is inclined to consider action on the previously submitted/open application, it appears that the Board may be in a position to make a SEQR determination since Lead Agency intent has already been circulated. It is also mentioned in the aforementioned letter from the Village Planner that a public hearing appears to be required.

We thank you for your consideration and look forward to reconnecting on this project with you at your November meeting.

Sincerely,

Christian Paggi

Christian R. Paggi, PE *Senior Engineer* 

Enclosures



45 Montgomery Street Tivoli, NY 12583 845.757.1017 greig@hvc.rr.com

Innovative Planning for Traditional Towns

То:	Tom Morris, Chairman
	Village of Wappingers Falls Planning Board
From:	Michèle Robinson Greig, AICP
Date:	December 4, 2018
Subject:	2781 and 2785 West Main Street Lot Line Alteration

For the captioned project we have reviewed a Sketch Plan prepared by Lawrence J. Paggi, PE, PC dated November 21, 2018, and correspondence from Lawrence J. Paggi dated November 21, 2018. We offer the following comments for the Planning Board's consideration. These comments should not be considered all inclusive. We may have additional comments as further information is provided for our review.

- Proposed Project. The applicant proposes a lot line alteration between two parcels located at 2781 and 2785 West Main Street. The current parcel boundary bisects a portion of the 1 story building on the larger parcel (Lot No. 2) and a portion of the 2 story building on the smaller lot (Lot 1). The intent of the lot line alteration is to locate each building on a separate lot. Proposed lots would be ± 0.53 acres and ± 0.04 acres in size. The parcels are located in the Village Mixed (VM) District. The project requires Subdivision approval from the Planning Board.
- 2. **SEQR.** The proposed project is an Unlisted action under SEQR. Involved agencies include the Village of Wappingers Falls Zoning Board of Appeals (ZBA). The Planning Board adopted a lead agency intent resolution for the project on December 7, 2017, and circulated to the ZBA.

#### 3. Area Variances.

- (a) The project has already received a number of area variances from the ZBA. It requires the following additional area variances:
  - An area variance to allow 100% lot coverage for Lot 1, where a maximum of 75% is allowed. (Note that the existing Lot 1 appears to include a landscaped area along North Street, so lot coverage on this lot is being reduced by the proposed lot line alteration, and therefore an area variance is required.)
  - An area variance to allow 0% greenspace on Lot 2, where a minimum of 10% is required.

- (b) We have discussed the project with the Village's Zoning Enforcement Officer and conclude that the remaining area variances listed by the applicant are not required for the following reasons:
  - The applicant identifies the need for an area variance to allow 97% lot coverage for Lot 2, where a maximum of 75% is allowed, and to allow 2.8% greenspace for Lot 2, where a minimum of 10% is required. However, the existing Lot 2 appears to be entirely covered in impervious surfaces (i.e., 100% lot coverage and 0% greenspace). The proposed lot line alteration will add the landscaped area along North Street to Lot 2, and lot coverage will therefore be reduced from 100% to 97%, while greenspace will be increased from 0% to 2.8%. Since the proposed lot line alteration will bring the lot into greater conformities with the Zoning Law (i.e., it will reduce the amount of the non-conformity), area variances for lot coverage and greenspace are not required for this lot.
  - The applicant identifies the need for area variances for the secondary front yard setbacks for both Lots 1 and 2. However, these setbacks are preexisting non-conformities that will not be increased as a result of the proposed lot line alteration, and therefore area variances for these conditions are not required.
- 4. **Subdivision Plat Revisions.** The names and addresses of the owners of record should be included on the Plat.
- 5. **Outdoor Lighting.** Section 151-12D(10)(a) of the Zoning Law requires that "All outdoor lighting fixtures that do not conform to the provisions herein shall be deemed nonconforming and shall be brought into compliance with the provisions of this section within three years from the effective date of this code, and such lapse of time shall be deemed sufficient to amortize the cost thereof." The code was adopted in July 2018, so it appears that all existing outdoor lighting on the parcels must be brought into compliance with the current standards.
- 6. **Signage.** Section 151-25M requires that all signs that do not conform to the provisions of the Zoning Law are required to be brought into compliance within three years from the effective date of the Zoning Law (this amendment was adopted September 30, 2015). It appears that nonconforming signs on the parcels must be brought into compliance with the current standards.
- 7. **Public Hearing.** A public hearing on the subdivision application is required.

cc: Nancy Clark, P.E., and Christian T. Moore, P.E., KC Engineering & Land Surveying, P.C.

VILLAGE 594 MIXED 269592 ZONE MX 69.8 ·/268587 153.7, 71.6' 262582 22 ໌/ 228580 ້/ δ Δ ଛି 244577 260574 \_75' SITE: STREET /255570/ 156.9' VILLAGE NORTH STREET is RESIDENTIAL ZONE R 252555/ 229559 241556 259554 100' 254548 280543 3545 239545 AREA MAP SCALE: 1" = 100'

BOUNDARY AND EXISTING CONDITIONS INFORMATION SHOWN HEREON TAKEN FROM A PLAN ENTITLED "PROPOSED LOT LINE REALIGNMENT FOR THE LANDS OF 2781 WEST MAIN LLC", PREPARED BY ROBERT V. OSWALD LAND SURVEYING, DATED 6/21/17

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW

# SITE DATA:

<u>LOT 2</u> <u>LOT 1</u> 2781 WEST MAIN STREET 2785 WEST MAIN STREET ADDRESS: OWNER: 2781 WEST MAIN STREET, LLC TOJE REALTY, INC. 18 CLINTON STREET 18 CLINTON STREET WAPPINGERS FALLS, NY 12590 WAPPINGERS FALLS, NY 12590 TAX ID No.: 134601–6158–10–255570 134601-6158-10-260574 AREA: 0.43 AC 0.53 AC VM—VILLAGE MIXED CURRENT: 0.14 AC 0.04 AC PROPOSED: ZONE: VM-VILLAGE MIXED DDODOCED

	REQUIRED	PROPOSED	PROPOSED
<u>SITE DIMENSIONS</u>	VILLAGE MIXED	<u>LOT 1</u>	<u>LOT 2</u>
MIN LOT AREA:	N/A	0.04 AC	0.53 AC
MAX BUILDING HT.:	2 STORIES	2 STORIES	1 STORY
MIN LOT WIDTH:	25 FT.	27.3 FT.	125.3 FT.
MIN FRONT SETBACK:			
PRIMARY:	10 FT.	5.1 FT.*	6.5 FT.*
SECONDARY:	10 FT.	3.0 FT.**	7.1 FT.**
MIN SIDE SETBACK:	0 FT.	5.9 FT.	0 FT.
MIN REAR SETBACK:	10 FT.	0 FT.*	4.4 FT.*
MAX LOT COVERAGE:	75%	100%**	97%**
BUILDING COVERAGE:	N/A	61%	39%
MIN. GREENSPACE:	10%	0% **	2.8%**

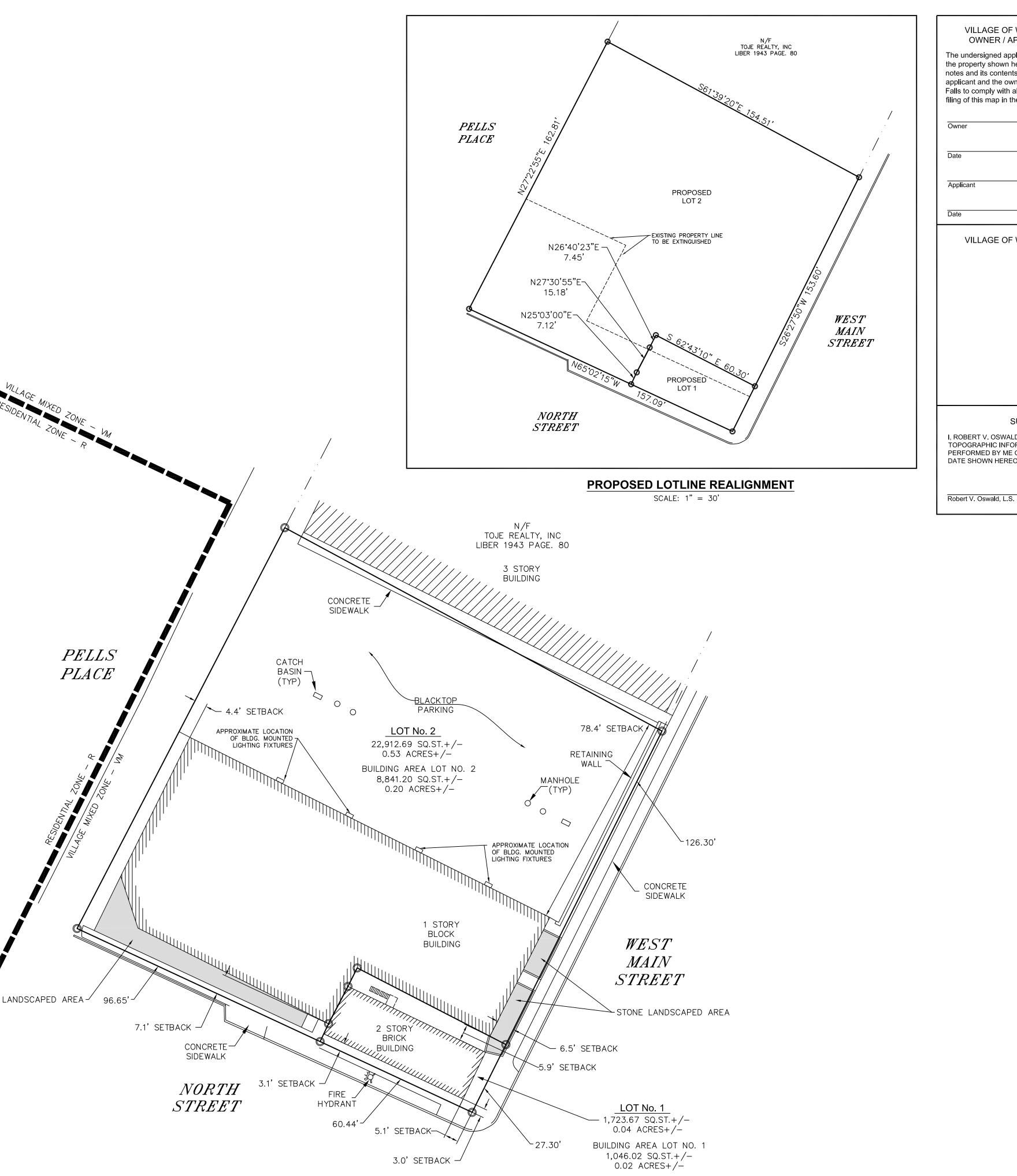
\* VARIANCES PREVIOUSLY GRANTED BY THE VILLAGE ZONING BOARD:

• VARIANCE TO ALLOW 5.1 FT. PRIMARY FRONT SETBACK FOR LOT 1 GRANTED ON 10/10/17

- VARIANCE TO ALLOW 6.5 FT. PRIMARY FRONT SETBACK FOR LOT 2 GRANTED ON 10/10/17
- VARIANCE TO ALLOW O FT. REAR SETBACK FOR LOT 1 GRANTED ON 10/10/17
- VARIANCE TO ALLOW 4.4 FT. REAR SETBACK FOR LOT 2 GRANTED ON 10/10/17
- VARIANCE TO ALLOW 100% LOT COVERAGE FOR LOT 1 GRANTED ON 5/7/19

• VARIANCE TO ALLOW 0% GREENSPACE FOR LOT 1 GRANTED ON 5/7/19

\*\*PREEXISTING NONCONFORMING CONDITION WHERE NONCONFORMITY WILL NOT BE INCREASED AS A RESULT OF PROPOSED LOTLINE ALTERATION. VARIANCE NOT REQUIRED.



VILLAGE OF WAPPINGERS FALLS PLANNING BOARD OWNER / APPLICANT SIGNATURES (SUBDIVISION)
The undersigned applicant(s) for the property and the undersigned owner(s) of the property shown herein certify that they are familiar with this map and its notes and its contents as stated hereon including all conditions of approval. The applicant and the owner understand their obligation to the Village of Wappingers Falls to comply with all conditions of Subdivision Approval and consent to the filing of this map in the Office of the Dutchess County Clerk.
Owner
Date
Applicant
Applicant
Date
VILLAGE OF WAPPINGERS FALLS PLANNING BOARD SUBDIVISION APPROVAL
SURVEYOR'S CERTIFICATION
I, ROBERT V. OSWALD, L.S. HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON OR BEFORE THE DATE SHOWN HEREON.

Date

# TABLES       2781 & 2781 & 2783 WEST MAIN ST 2781 & 2781 & 2785 WEST MAIN STREET, VILLAGE OF WAPPINGERS FALLS       LAWRENCE J. PAGU, P.	NO. RESPONSE TO PLANNING		4. 5.	6.		
HEET #	NRENCE J. PAGGI, PE, PC VSULTING ENGINEERING Site Proving HKILL, NEW YORK 12524 SPHONE:(845) 897–2375					
	CR CHEC LJJ DATE: Nov SCALE 1 JOB N 1 8		LAUDON SSERVICE 21, 20 20 20	LOT LINE REALIGNMENT P		

RD CO

BOA

	3258
LAWRENCE J. PAGGI, P.E., P.C 43 BROAD ST	
43 BROAD ST FISHKILL, NEW YORK 12524	50-7101/2219
PAY DATE_10/17/2	
ORDER OF Village OF Wappingers Falls 1\$	200,00
Two-Hard Dales & Zon and	0
Rhinebeck	
Bank	
FOR Delavergne Avenue / Mmg 7	
	NO 50
	3250
	3259
LAWRENCE J. PAGGI, P.E., P.C. 43 BROAD ST EISHKILL NEW YORK 19594	3259 Ømme
43 BROAD ST FISHKILL, NEW YORK 12524	
43 BROAD ST FISHKILL, NEW YORK 12524 DATE 10/17/23	
43 BHOAD ST FISHKILL, NEW YORK 12524 DATE 10/17/23	
PAY TO THE ORDER OF Village of Wappingers Falls	2, 300, C
A3 BHOAD ST FISHKILL, NEW YORK 12524 DATE 10/17/23 PAY TO THE ORDER OF Village of Wappingers Falls Two Thousand Three Hundred Dollars & ten cents Rhinebeck	50-7101/2219
A3 BHOAD ST FISHKILL, NEW YORK 12524 DATE 10/17/23 PAY TO THE OF Village of Wappingers Falls Two Thousand Three Hundred Dollars & ten cents Rhinebeck Bank	2,300,4 ARS Ø D Ø A
A3 BHOAD ST FISHKILL, NEW YORK 12524 DATE 10/17/23 PAY TO THE ORDER OF Village of Wappingers Falls Two Thousand Three Hundred Dollars & ten cents Rhinebeck	50-7101/2219
A3 BHOAD ST FISHKILL, NEW YORK 12524 DATE 10/17/23 PAY TO THE OF Village of Wappingers Falls Two Thousand Three Hundred Dollars & ten cents Rhinebeck SBank	50-7101/2219

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### VILLAGE OF WAPPINGERS FALLS



### APPLICATION FOR PLANNING BOARD REVIEW

(Continued)

#### **Proposed Site:**

(Property where improvements are proposed)

Existing Use(s): Parking

Proposed square footage: 14611.5-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.)

Addition of a dumpster enclosure to existing parking lot. Enclosure to sit on a new concrete pad at the north end of the existing asphalt area

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

Five (5)

- $\square$  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.

and the second se	Signature of Applicant Si	aned State		10/16/2023	Date
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		Office u	se only:		
[ ] FEE :	Receipt	No. :	Cash / Check #	Date:	<u></u>
Revised by :			Revision date :		
	Zoning Administrator/Co	de Enforcement Officer			

#### PART "A" OWNER AFFIDAVIT

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

Applicant/Owner Applicant/Owne Sworn to before me this dav of Notary JACQUELINE A PLUMER

JACQUELINE A PLUMER Notary Public - State of New York No. 01PL6367823 Qualified in Dutchess County My Commission Expires 11/27/202

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:	<del>135 - 1389 4</del>	
Shoreline Forest Agricultural/grasslands Early mid-successional	8	
🗌 Wetland 🔲 Urban 🗹 Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or	NO	YES
Federal government as threatened or endangered? Pied-billed Grebe, Indiana Bat		$\checkmark$
16. Is the project site located in the 100-year flood plan?	NO	YES
10. Is the project site located in the 100-year nood plant		
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,		
a. Will storm water discharges flow to adjacent properties?		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water	NO	YES
or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:		
	$\mathbf{V}$	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	$\overline{\mathbf{V}}$	
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:		
	ECT OF	ļ
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE B MY KNOWLEDGE		
Applicant/sponsor/name: <u>MARK BOTT W 1</u> Signature: <u>Jack Bott W 1</u> Title: <u>Managung Mun</u>	2025	•
Signature: Title: Managuis Mun	<u>h-</u>	

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