



**FOUR CORNERS**  
PLANNING

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Tivoli, NY 12583  
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Innovative Planning  
for Traditional Towns

**To:** Tom Morris, Chairman  
Village of Wappingers Falls Planning Board

**From:** Michèle Robinson Greig, AICP

**Date:** April 3, 2024

**Subject:** 2544 South Avenue Three-Family Dwelling

For the captioned project we have reviewed a Site Plan prepared by John V. Sullivan/ William Moreau P.E. (Sheets S-1 and S-2 dated October 30, 2023 and last revised March 14, 2024); and correspondence from the applicant's representative John V. Sullivan dated March 14, 2024. We offer the following comments for the Planning Board's consideration.

1. **SEQR.** The Planning Board adopted a Resolution Classifying the Proposed Project as a Type II Action on March 7, 2024, concluding the SEQR review of the application.
2. **Outdoor Lighting.** The proposed building-mounted fixtures have a color temperature of 3000K; a maximum of 2700K is permitted.
3. **Special Use Permit.** The proposed project requires a special use permit. The Planning Board should review the project against the standards for a special use permit in § 155-71 of the Zoning Law.
4. **Recreation Fee.** Payment of the recreation fee for one (1) additional dwelling unit is required.
5. **239-m Review.** The Site Plan application must be referred to Dutchess County Department of Planning and Development for review under General Municipal Law 239-m since the property is located on a State highway.
6. **Public Hearings.** Public hearings on the Special Use Permit and Site Plan applications have been scheduled for April 4, 2024.

cc: Todd W. Atkinson, P.E., J. Robert Folchetti & Associates, LLC  
Lisa M. Cobb, Esq., The Law Offices of Lisa M. Cobb



# VILLAGE OF WAPPINGERS FALLS

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

## APPLICATION FOR PLANNING BOARD REVIEW

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

Date Submitted: November 8, 2023 rev'd Feb. 7, 2024

Date of Meeting: December 7, 2023

Current March 7, 2024

### **Property Identification:**

Address: 2544 South Avenue

Zoning District: VR - Village Residential

Existing site area: 0.195+/- acres

### **Owner Information:**

Name: Djallel Bouneffouf

Address : 7 Gwens Way

City: Poughkeepsie

State: New York

Zip: 12603

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

(C) 914.608.4492

(E-mail) djallel\_info@yahoo.fr

### **Applicant Information:**

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

Name: (same as above)

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

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

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

E-mail Address: \_\_\_\_\_

### **Lead Design Professional: (J.f applicable)**

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

Name: John Sullivan

Title: Consultant

Architect

Engineer

Company: \_\_\_\_\_

Address: 16 Barclay Street - Poughkeepsie, NY 12601

Telephone # : 914.456.1299

E-mailAddress: jsullivan2@hvc.rr.com



VILLAGE OF WAPPINGERS FALLS

APPLICATION FOR PLANNING BOARD REVIEW

(Continued)

**Proposed Site:**

*(Property where improvements are proposed)*

**Existing Use(s):** Two-family dwelling units

**Proposed square footage:** 990

**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.)*

Site plan review for an amended site plan for an existing two-family residence proposing one additional dwelling unit. Three-family total. Site plan improvements, consisting of new landscaping, lighting and reduction in impervious surfaces.

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

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

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

\_\_\_\_\_  
Signature of Applicant Signed

\_\_\_\_\_  
Date

**Office use only:**

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

Revised by: \_\_\_\_\_

Revision date : \_\_\_\_\_

Zoning Administrator/Code Enforcement Officer

# *Short Environmental Assessment Form*

## *Part 1 - Project Information*

### **Instructions for Completing**

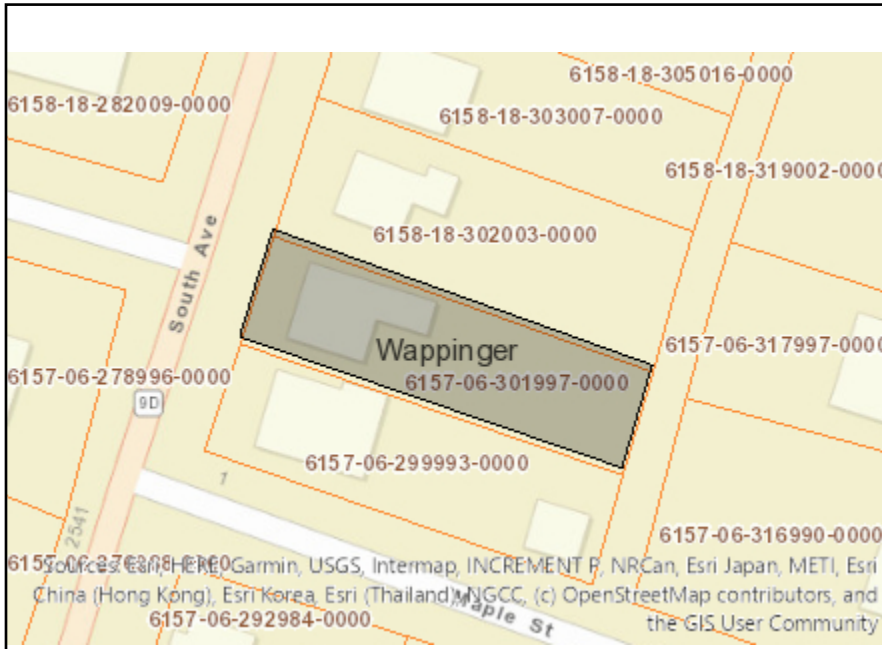
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

| <b>Part 1 – Project and Sponsor Information</b>  |  |            |                                |                                 |
|--|--|------------|--------------------------------|---------------------------------|
| 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, local law, ordinance, administrative rule, or regulation?<br>If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. |  |            | NO<br><input type="checkbox"/> | YES<br><input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?<br>If Yes, list agency(s) name and permit or approval:   |  |            | NO<br><input type="checkbox"/> | YES<br><input type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? _____ acres  |  |            |                                |                                 |
| b. Total acreage to be physically disturbed? _____ acres   |  |            |                                |                                 |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres   |  |            |                                |                                 |
| 4. Check all land uses that occur on, are adjoining or near the proposed action:   |  |            |                                |                                 |
| 5.     Urban           Rural (non-agriculture)           Industrial           Commercial           Residential (suburban)  |  |            |                                |                                 |
| <input type="checkbox"/> Forest           Agriculture                           Aquatic           Other(Specify):  |  |            |                                |                                 |
| <input type="checkbox"/> Parkland  |  |            |                                |                                 |

| 5. Is the proposed action,  | NO   | YES   | N/A                      |
|---|--|---|--------------------------|
| a. A permitted use under the zoning regulations?  | <input type="checkbox"/>   | <input type="checkbox"/>  | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan?  | <input type="checkbox"/>   | <input type="checkbox"/>  | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?   | NO<br><input type="checkbox"/>   | YES<br><input type="checkbox"/>   |                          |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?<br>If Yes, identify: _____   | NO<br><input type="checkbox"/>   | YES<br><input type="checkbox"/>   |                          |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?<br>b. Are public transportation services available at or near the site of the proposed action?<br>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?   | NO<br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | YES<br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> |                          |
| 9. Does the proposed action meet or exceed the state energy code requirements?<br>If the proposed action will exceed requirements, describe design features and technologies:<br>_____<br>_____   | NO<br><input type="checkbox"/>   | YES<br><input type="checkbox"/>   |                          |
| 10. Will the proposed action connect to an existing public/private water supply?<br>If No, describe method for providing potable water: _____<br>_____  | NO<br><input type="checkbox"/>   | YES<br><input type="checkbox"/>   |                          |
| 11. Will the proposed action connect to existing wastewater utilities?<br>If No, describe method for providing wastewater treatment: _____<br>_____   | NO<br><input type="checkbox"/>   | YES<br><input type="checkbox"/>   |                          |
| 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 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?<br><br>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? | NO<br><input type="checkbox"/><br><input type="checkbox"/>                             | YES<br><input type="checkbox"/><br><input type="checkbox"/>                             |                          |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?<br><br>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?<br>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____<br>_____<br>_____   | NO<br><input type="checkbox"/><br><input type="checkbox"/>                             | YES<br><input type="checkbox"/><br><input type="checkbox"/>                             |                          |

|  |                          |                          |
|--|--------------------------|--------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:<br><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest    Agricultural/grasslands    Early mid-successional<br><input type="checkbox"/> Wetland <input type="checkbox"/> 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?   | NO                       | YES                      |
|  | <input type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan?  | NO                       | YES                      |
|  | <input type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes,<br>a. Will storm water discharges flow to adjacent properties?<br>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe:<br>_____<br>_____ | NO                       | YES                      |
|  | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <input type="checkbox"/> | <input type="checkbox"/> |
|  |                          |                          |
| 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)?<br>If Yes, explain the purpose and size of the impoundment: _____<br>_____   | NO                       | YES                      |
|  | <input type="checkbox"/> | <input type="checkbox"/> |
| 49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe: _____<br>_____   | NO                       | YES                      |
|  | <input type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: _____<br>_____   | NO                       | YES                      |
|  | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b><br><br>Applicant/sponsor/name: _____ Date: _____<br><br>Signature: _____ Title: _____  |                          |                          |



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



|   |                                      |
|---|--------------------------------------|
| Part 1 / Question 7 [Critical Environmental Area]   | No                                   |
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | Yes                                  |
| Part 1 / Question 12b [Archeological Sites]   | Yes                                  |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]                               | No                                   |
| Part 1 / Question 15 [Threatened or Endangered Animal]  | Yes                                  |
| Part 1 / Question 15 [Threatened or Endangered Animal - Name]                                 | Northern Long-eared Bat, Indiana Bat |
| Part 1 / Question 16 [100 Year Flood Plain]   | No                                   |
| Part 1 / Question 20 [Remediation Site]   | No                                   |



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

### SPECIAL USE PERMIT APPLICATION

Part 1 – to be completed by all Applicants

Date: February 7, 2024

NAME OF PROJECT: (ex: Doe Accessory Apartment) Amended site plan / SUP for a proposed 3 Family dwelling

#### APPLICANT:

Name: Djallel Bouneffouf

Address: 7 Gwens Way - Pough., NY 12603

Phone: 914.608.4492

Fax: \_\_\_\_\_

Email: djallel\_info@yahoo.fr

#### PROPERTY OWNER:

Name: (same as above)

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

#### PROPERTY INFORMATION:

Address: 2544 South Avenue

Parcel ID #: 135601-6157-06-301997

Parcel size: 0.195 Acres

Zoning District: VR-Village Residential

Current use: Two-Family



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.

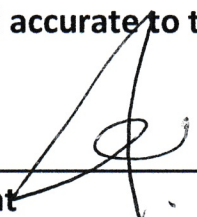
If this application seeks a special use permit for any use other than an accessory apartment, complete and attach Part 3 of this form.

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 \_\_\_\_\_ )

\_\_\_\_\_ 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.
2. *(If applicable)* 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 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.

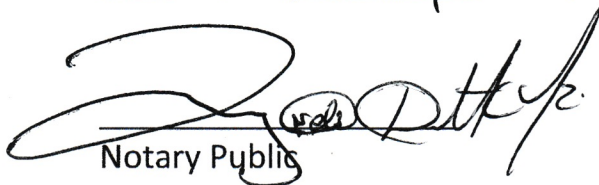
Under penalty of perjury, I/we declare that I/we have examined this affidavit and that it is true and correct.

Owner



Owner

Sworn to before me on the 24  
12 day of February, 2019



Notary Public

LARRY NELSON DETRICK JR  
Notary Public - State of New York  
No. 01DE0011103  
Qualified in Dutchess County  
My Commission Expires 07/13/2027

**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.

Existing Two-Family dwelling - proposing an additional  
third dwelling (one-bedroom) in the existing basement.

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

Proposed use will only use a portion of the site.  
(6) parking spaces required.

3. Are any new structures proposed to be constructed? If yes, describe.

No new structures.

4. How many vehicle trips per day is the proposed use anticipated to generate? <sup>4 +/-</sup> \_\_\_\_\_

5. How will the proposed use affect the development of the district in which it is located?

The proposed use will no significant affect to the VR district.

6. Were any variances or special use permits previously granted for this property? If yes, please describe. None known.

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.

The proposed use is for one additional dwelling unit which is compatibel and consistent

with the VR zoning district as a whole. Many of the buildings in the surrounding area consist of multi-dwelling unit buildings & is consistent with the 2023 comprehensive plan.

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

The proposed use is compatible with the adjoining properties as it does not involve any expansion to the existing building. The proposal involves improvements to the site consisting of a new landscape buffer adjacent to the existing parking area as well as a reduction in impervious surfaces related to maximum lot coverage.

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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.

There is no change the height of the existing building. The proposed application application involves, a landscape buffer on the right side and rear of the property adjacent to the existing parking area. Application also proposes a reduction in impervious surfaces and to more in compliance with maximum lot coverage -VR zone.

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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.

(same as above)

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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.

The village of Wappingers falls most recent parking regs. requires (2)

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parking spaces per dwelling unit. The site as it exists provides (6) parking

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spaces as well as a proposed landscape buffer. There is no proposed

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changes to accessibility for above mentioned, existing water & sewer we believe is adequate

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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?

The special use permit will not generate any noise, fumes vibration or other characteristics than

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the current use or any other use in very close proximity to the parcels.

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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 is no significant negative impact on the site and its surrounding area

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on any of the items listed in number 13 of the SUP application. The proposal

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in fact is an improvement to the site with new landscaping and addition with pervious areas.

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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?

The proposed use is consistent with the surrounding area in the VR zone and similar

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to the adjacent building to the north side of parcel on south avenue.

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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, the property is not located in the historic district nor is the property adjacent to a historic building

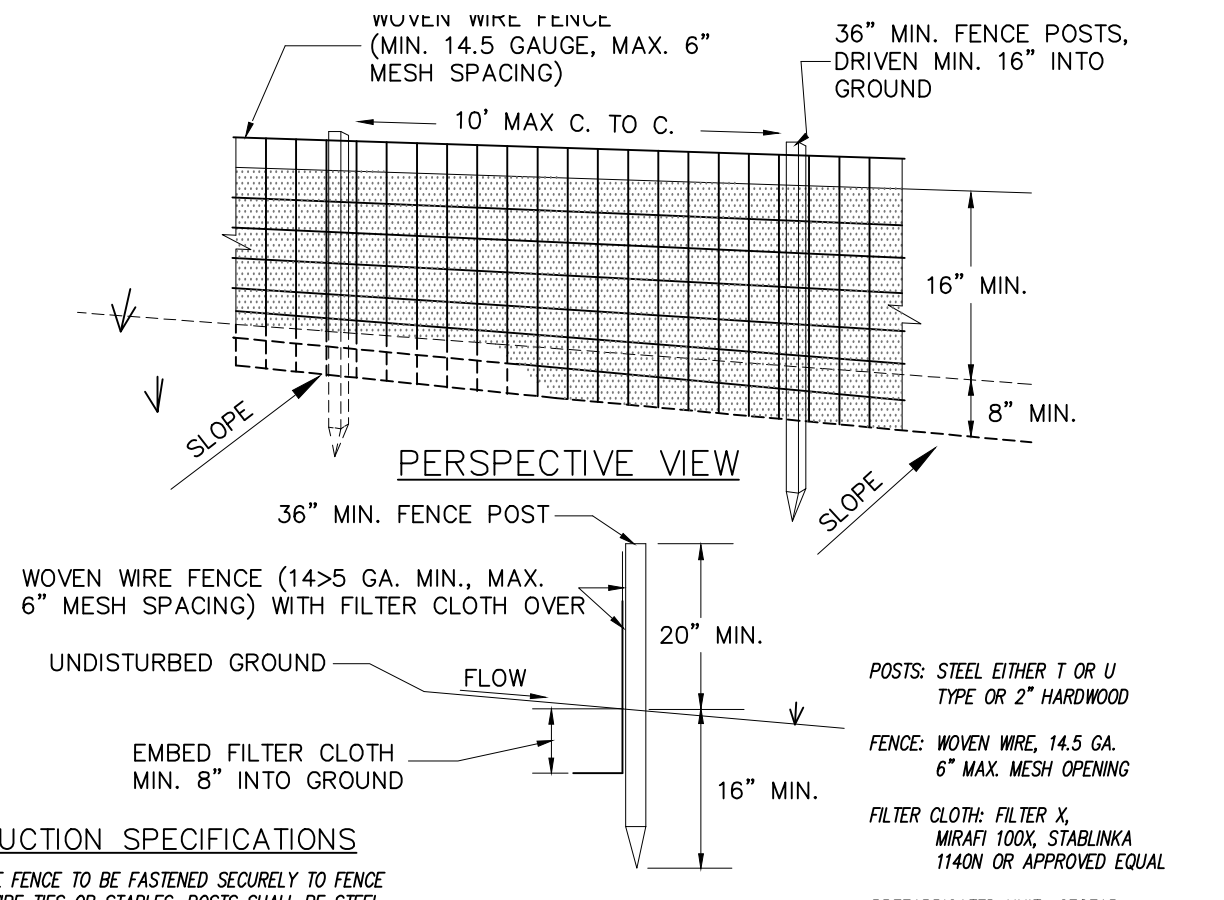
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**Supporting Documentation for a  
Special Use Permit other than for an Accessory Dwelling**

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.



**CONSTRUCTION SPECIFICATIONS**

- 1) WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER T OR U TYPE OR HARDWOOD.
- 2) FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- 3) WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- 4) PREFABRICATED UNITS SHALL BE GEOTAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- 5) MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

**SECTION**

| SLOPE STEEPNESS | MAXIMUM LENGTH |
|-----------------|----------------|
| 2:1             | 25             |
| 3:1             | 50             |
| 4:1             | 75             |
| 5:1 OR FLATTER  | 100            |

1. MAX. ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUNOFF TO A SILT FENCE IN A SLOPE ARE:  
 2. MAX. DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 4 ACRES PER 100' OF FENCE, WITH MAXIMUM PONDING DEPTH OF 1.5' BEHIND THE FENCE.



4 EXTERIOR PHOTOS OF EXISTING BUILDING SCALE: NONE



3 EXISTING EXTERIOR WALL SCONCES SCALE: NONE

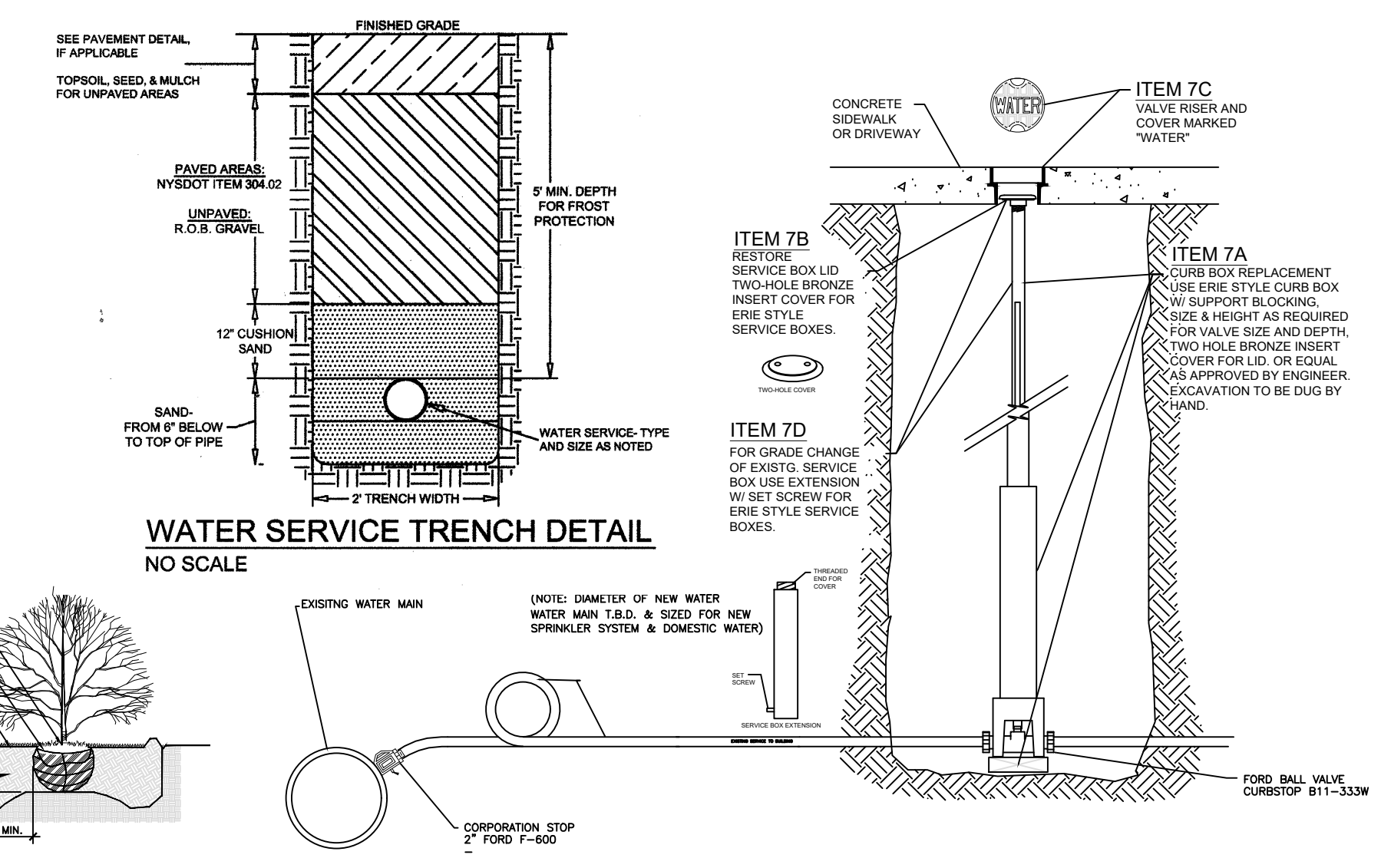
**LANDSCAPE LEGEND**

| QUANTITY | SYMBOL                   | DESCRIPTION   |
|----------|--------------------------|---|
| 3        | Ornamental Grass (Zebra) | ORNAMENTAL GRASS (ZEBRA)                            |
| 4        | Spiraea (Bridal Wreath)  | SPIREA (BRIDAL WREATH) CLUSTER OF (3)               |
| 2        | Viburnum "Leather-leaf"  | VIBURNUM "LEATHER-LEAF" (5'-0" HEIGHT)              |
| 19       | Skip Laurel              | SKIP LAUREL (4'-0" HEIGHT) (SPACED 3'-0" ON CENTER) |

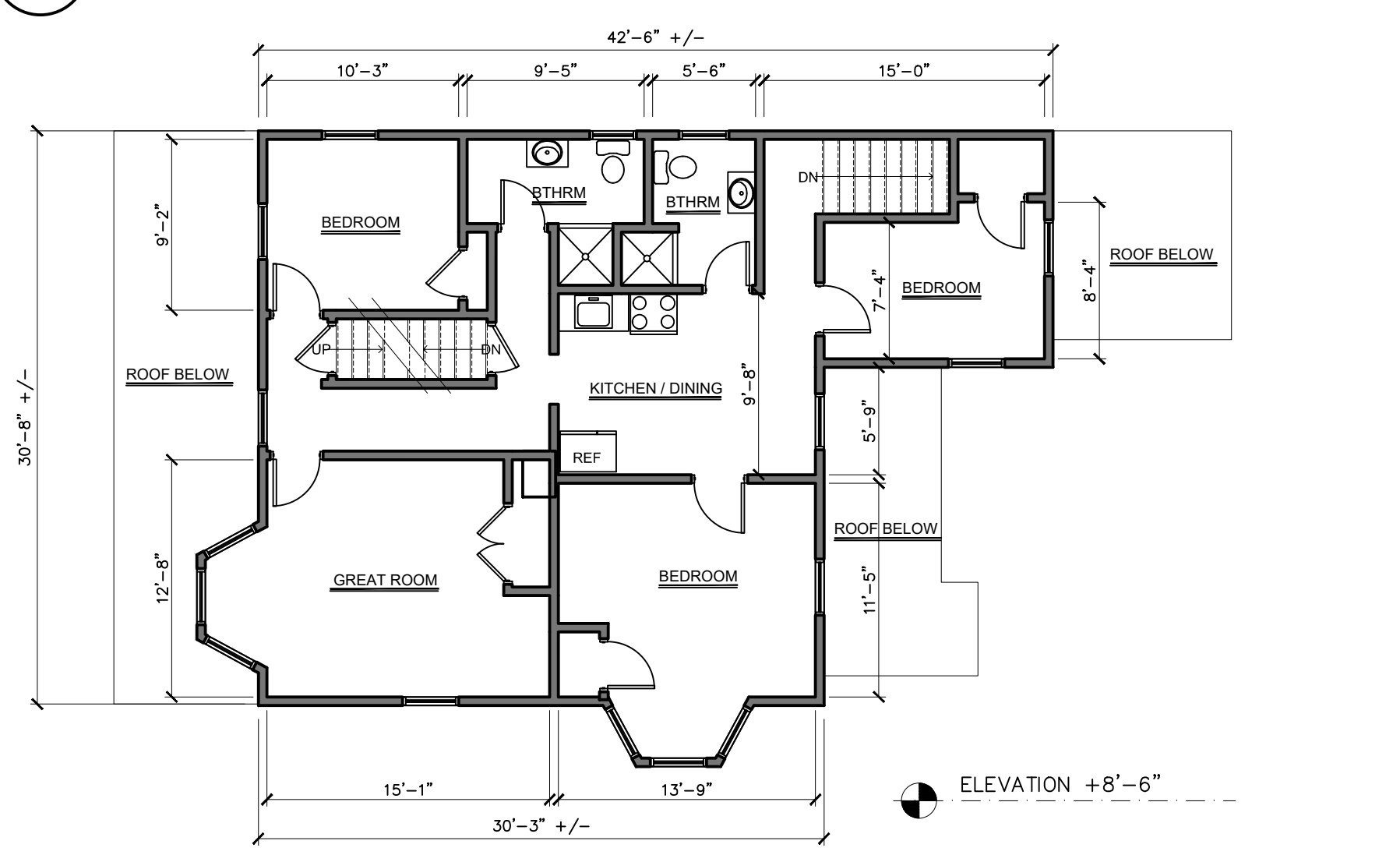
**LANDSCAPE NOTES:**

1. PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREES TO BE REMOVED SHALL BE PROTECTED BY SILT FENCE, SHOW FLAG, CONSTRUCTION FENCE OR FOLIAGE WHICH WILL BE PLACED AT THE DRIP LINE OR SEVERAL FEET BEYOND, HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS, NO STORAGE OR STOCKING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCING AREA.
2. LAWN / GRASS AREAS SHALL BE SEEDED WITH A MATURE 50% SOIL REMOVED BLUE, 20% PERENNIAL RYE AND 20% FINE OR RED FESCUE.
3. THE OWNER OF RECORD SHALL MAINTAIN ALL LANDSCAPING AS SHOWN ON THE SITE PLAN THROUGHOUT THE DURATION OF USE.

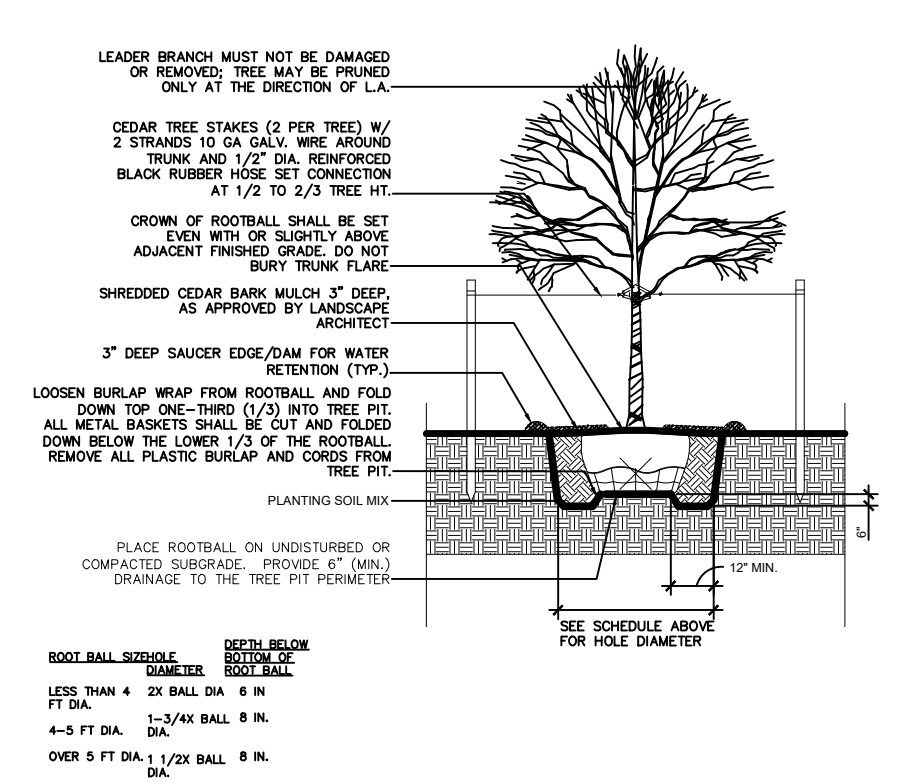
7 SILT FENCING DETAIL SCALE: NONE



6 WATER CONNECTION DETAIL (IF REQUIRED) SCALE: 1/2"=1'-0"



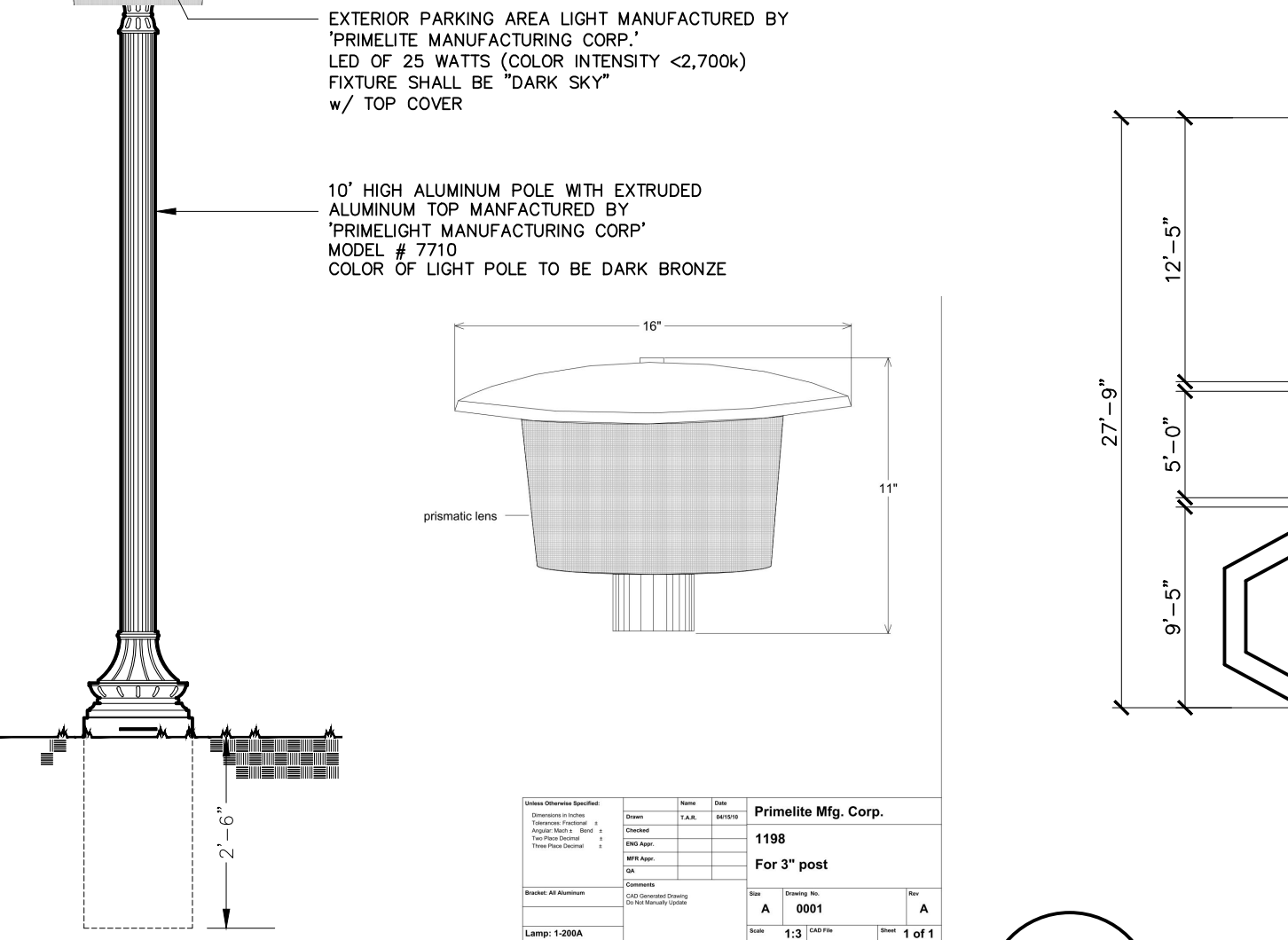
2 EXISTING SECOND FLOOR DWELLING UNIT 990 SQUARE FEET SCALE: 1/8" = 1'-0"



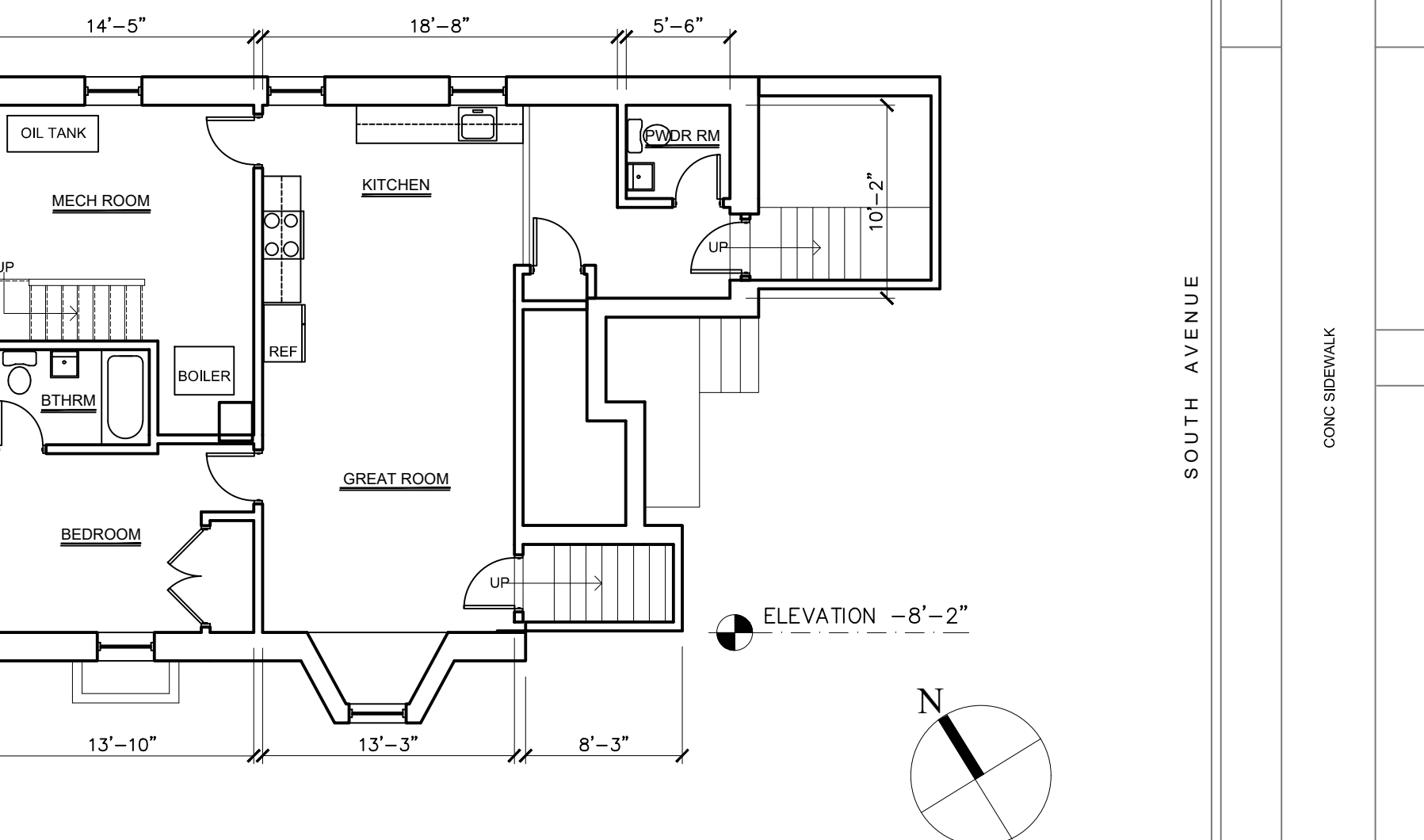
5 PROPOSED LIGHT POLE SCALE: none

**EXCAVATION NOTE:**

PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION THE GENERAL CONTRACTOR SHALL CONTACT "DIG SAFELY NEW YORK 811" FOR ALL UNDERGROUND UTILITIES TO BE LOCATED AND MARKED FOR PRECISE LOCATION



Bsmnt BASEMENT FLOOR PLAN w/ PROPOSED DWELLING UNIT 685 SQUARE FEET SCALE: 1/8" = 1'-0"



1 EXISTING FIRST FLOOR DWELLING UNIT 1,020 SQUARE FEET SCALE: 1/8" = 1'-0"

- CONSTRUCTION SCHEDULE NOTE:**
1. THE INITIAL GOAL FOR THIS PROJECT IS TO FILE AND OBTAIN A BUILDING PERMIT IN MID-APRIL 2024.
  2. CONSTRUCTION TO COMMENCE IN MID TO BEGINNING OF MAY 2024, CONSISTING OF THE INTERIOR RENOVATIONS TO EXISTING BUILDING.
  3. IF REQUIRED A SEPARATE PERMIT FOR THE NEW WATER SERVICE WILL BE FILED WITH NY STATE DOT TO CONNECT TO THE EXISTING WATER SERVICE ON THE WEST SIDE OF SOUTH AVENUE (NY STATE ROUTE 9D) IN EARLY MAY, 2024.
  4. THE PROPOSED LANDSCAPE WORK AND REDUCTION IN IMPERVIOUS AREAS TO OCCUR IN LATE MAY OR EARLY JUNE, 2024 AND TO LAST ONE WEEK-TEN DAYS DEPENDING ON WEATHER CONDITIONS.
  5. INTERIOR RENOVATIONS AND IMPROVEMENTS TO THE BUILDING WILL CONTINUE THROUGH LATE SPRING EARLY SUMMER 2024.
  6. THE PROJECT COMPLETION EXPECTED TO BE JULY, 2024.

**PLANNING BOARD SIGNATURE BLOCK**

VILLAGE OF WAPPINGERS FALLS PLANNING BOARD

FINAL APPROVAL DATE: \_\_\_\_\_

PB CHAIR SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

WITNESS: \_\_\_\_\_ DATE: \_\_\_\_\_

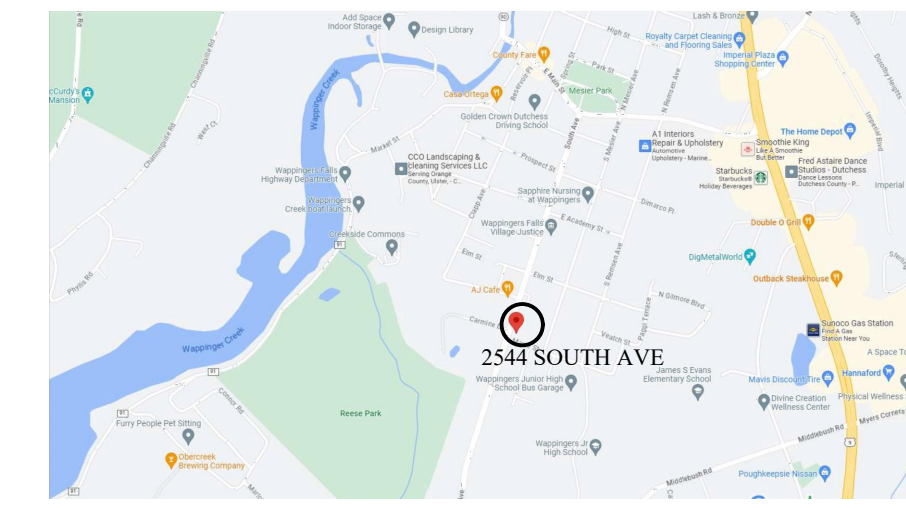
|   |   |   |  |   |                                |   |   |                    |
|---|---|---|--|---|--------------------------------|---|---|--------------------|
| DESIGN AND DRAWINGS PREPARED BY:<br>J. SULLIVAN - associate a.i.a.<br>16 BARCLAY STREET<br>POUGHKEEPSIE, NY | DESIGN REVIEW, ENGINEERING & CERTIFICATION BY:<br>WILLIAM MOREAU, P.E.<br>60 RYMPH ROAD<br>LA GRANGEVILLE, NY | Date Issue<br>11.8.23 SUBMITTED TO VILLAGE OF WAPPINGERS FALLS PLANNING BOARD<br>12.21.23 REVISIONS AS PER VILLAGE PLANNER, ENGINEER & BOARD MEETING<br>2.7.24 SUBMITTED TO VILLAGE OF WAPPINGERS FALLS PLANNING BOARD (amended site plan & special-use permit) | Property Owners / Applicants<br>DJALLEL BOUNEFOUF<br>7 GWENS WAY<br>POUGHKEEPSIE, NY 12603 | Drawing Title<br>PROPOSED SITE PLAN,<br>w/ LANDSCAPING,<br>LIGHTING, FLOOR PLANS<br>and DETAILS | Scale<br>1/8"=1'-0" U.N.O.<br> | Project No. 2335<br>Date 10.30.23<br>Drawing By JVS<br>Checked By JVS | Project Title<br>AMENDED SITE PLAN / SPECIAL-USE PERMIT FOR AN EXISTING TWO-FAMILY PROPOSING ONE ADDITIONAL DWELLING UNIT<br>2544 SOUTH AVENUE<br>(STATE ROUTE 9D)<br>VILLAGE OF WAPPINGERS FALLS, NY | Drawing No.<br>S-2 |
|---|---|---|--|---|--------------------------------|---|---|--------------------|



# AMENDED SITE PLAN / SPECIAL-USE PERMIT APPLICATION FOR A PROPOSED THREE-FAMILY DWELLING UNIT BUILDING 2544 SOUTH AVENUE (state route 9D) VILLAGE OF WAPPINGERS FALLS, NY

| ZONING REQUIREMENTS             |                                 |   |                                     |
|---------------------------------|---------------------------------|---|-------------------------------------|
| ZONING DISTRICT:                | VR - VILLAGE RESIDENTIAL        |   |                                     |
| TAX MAP No's.                   | 135601-6157-06-301997           |   |                                     |
| LOT AREA:                       | 8,473 SQ. FT. (0.195 ACRES) +/- |   |                                     |
| BULK REQUIREMENTS               | REQUIRED                        | EXISTING  | PROPOSED                            |
|                                 |                                 | (1) three-bedroom dwelling (1st floor)<br>(1) four-bedroom dwelling (2nd floor) | (1) one-bedroom dwelling (basement) |
| MIN. LOT AREA                   | 7,500 SQ. FT.                   | 8,473 SQ. FT.   | 8,473 SQ. FT.                       |
| MAX. LOT COVERAGE               | 60%                             | 70%   | 66% *                               |
| MIN. LOT WIDTH                  | 25'                             | 50'   | 50'                                 |
| MIN. FRONT YARD                 | 10'                             | 20.2'   | NO CHANGE                           |
| MIN. SIDE YARD (FEET)           | 0'                              | 7.2'  | NO CHANGE                           |
| MIN. SIDE YARD (ACCESSORY SHED) | 3'                              | 5.2'  | 5'                                  |
| MIN. REAR YARD (FEET)           | 10'                             | 97.4' +/-   | NO CHANGE                           |
| MIN. GREENSPACE                 | 15%                             | 30% +/-   | 34%                                 |
| MAX. HEIGHT (FEET)              | 46' or 3 STORIES                | < 46' or 2 1/2 STORIES  | < 46' or 2 1/2 STORIES              |
| MIN PARKING SPACES              | 6                               | 4   | 6                                   |

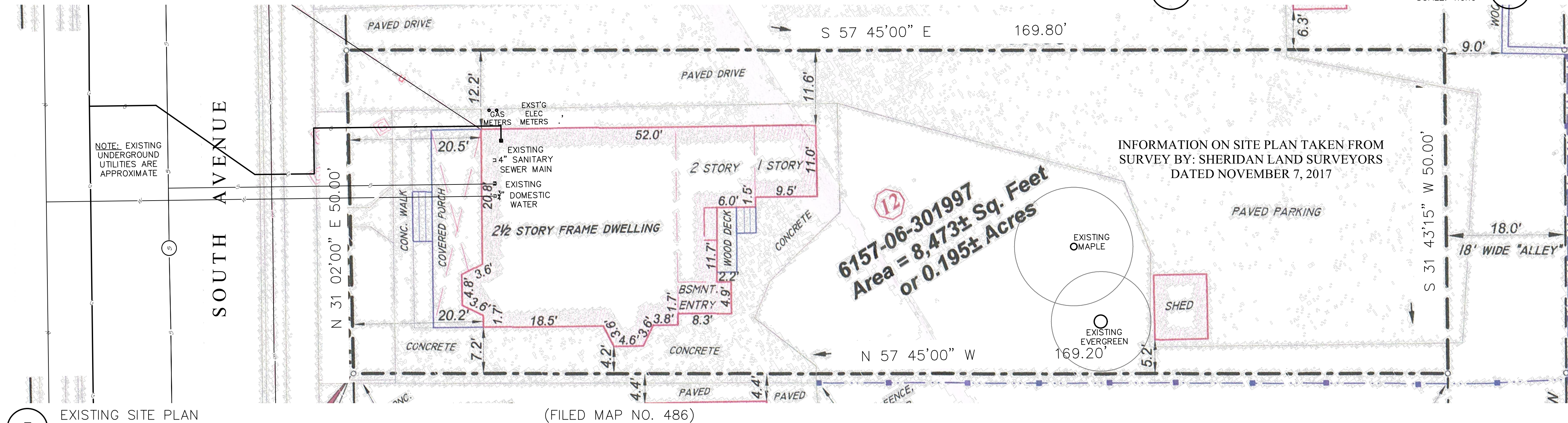
AREA VARIANCE REQUIRED \* APPLICATION TO ZBA SUBMITTED / PRESENTED 2.6.24 - ZBA APPLICATION ADJOURNED 4.2.24



1 AERIAL PHOTO

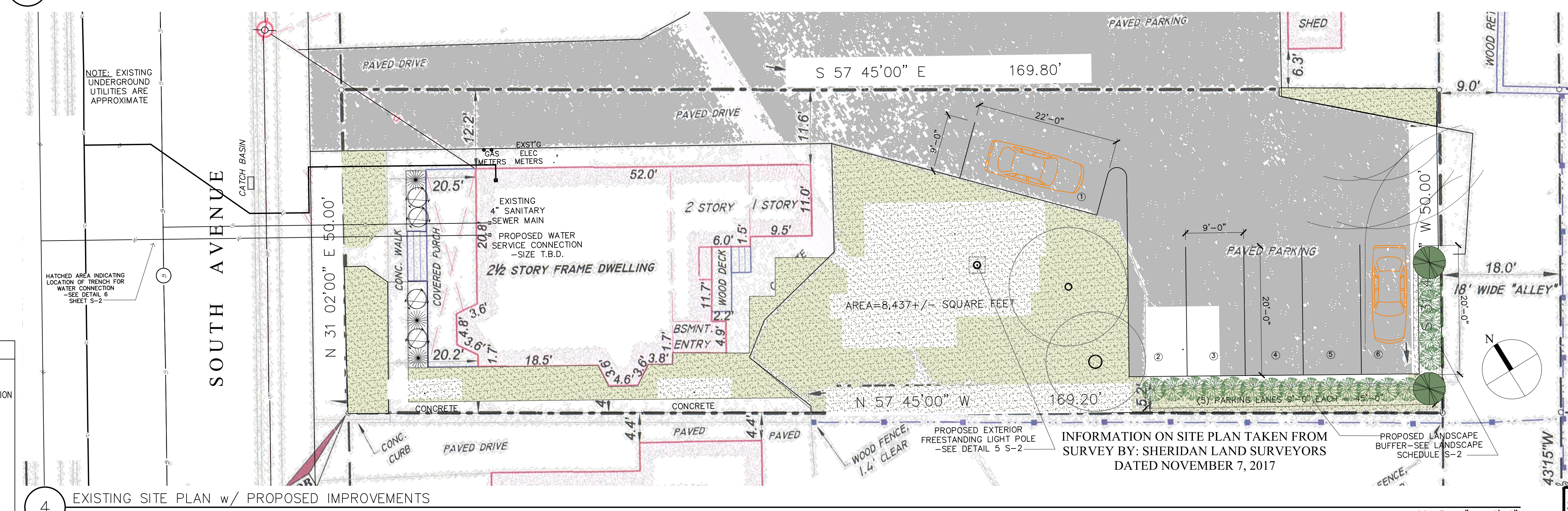


2 LOCATION MAP



3 EXISTING SITE PLAN (FILED MAP NO. 486)

- ADJOINING PROPERTY INFORMATION**
- 302003 ANTHONY SACCO  
2548 SOUTH AVENUE - WAPPINGERS FALLS, NY 12590
  - 317997 STEVEN & CHRISTINA EVANS  
85 SOUTH MESSIER AVE - WAPPINGERS FALLS, NY 12590
  - 316990 BARBARA L. MONTROSE TRUSTEE  
87 SOUTH MESSIER AVE, WAPPINGERS FALLS, NY 12590
  - 299993 MARIA R. ZHINN  
2542 SOUTH AVENUE - WAPPINGERS FALLS, NY 12590
  - 278996 NY STATE  
JUSTICE BUILDING - ALBANY, NY 12223
  - 282009 SARA JANE GOLDBERG  
2645 SOUTH AVE - WAPPINGERS FALLS, NY 12590
- CONSTRUCTION SCHEDULE NOTE:**
- THE INITIAL GOAL FOR THIS PROJECT IS TO FILE AND OBTAIN A BUILDING PERMIT IN MID-APRIL 2024.
  - CONSTRUCTION TO COMMENCE IN MID TO BEGINNING OF MAY 2024, CONSISTING OF THE INTERIOR RENOVATIONS TO EXISTING BUILDING.
  - IF REQUIRED A SEPARATE PERMIT FOR THE NEW WATER SERVICE WILL BE FILED WITH NY STATE DOT TO CONNECT TO THE EXISTING WATER SERVICE ON THE WEST SIDE OF SOUTH AVENUE (NY STATE ROUTE 9D) IN EARLY MAY, 2024.
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  - THE PROJECT COMPLETION EXPECTED TO BE JULY, 2024.



4 EXISTING SITE PLAN w/ PROPOSED IMPROVEMENTS

**PLANNING BOARD SIGNATURE BLOCK**

VILLAGE OF WAPPINGERS FALLS PLANNING BOARD

FINAL APPROVAL DATE: \_\_\_\_\_

PB CHAIR SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

WITNESS: \_\_\_\_\_ DATE: \_\_\_\_\_

**INDEX TO DRAWINGS**

|     |  |
|-----|--|
| S-1 | TITLE SHEET, NOTES, EXISTING & PROPOSED SITE PLANS (1"=10' SCALE)          |
| S-2 | EXISTING FLOOR PLANS w/ PROPOSED ALTERATIONS, LANDSCAPE & LIGHTING DETAILS |

|   |   |  |   |   |                                 |   |      |  |                           |
|---|---|--|---|---|---------------------------------|---|------|--|---------------------------|
| DESIGN AND DRAWINGS PREPARED BY:<br>J. SULLIVAN - associate a.i.a.<br>16 BARCLAY STREET<br>POUGHKEEPSIE, NY | DESIGN REVIEW, ENGINEERING & CERTIFICATION BY:<br>WILLIAM MOREAU, P.E.<br>60 RYMPL ROAD<br>LA GRANGEVILLE, NY | Date Issue<br>11.8.23 SUBMITTED TO VILLAGE OF WAPPINGERS FALLS PLANNING BOARD<br>12.21.23 REVISIONS AS PER VILLAGE PLANNER, ENGINEER & BOARD MEETING<br>2.7.24 SUBMITTED TO VILLAGE OF WAPPINGERS FALLS PLANNING BOARD<br>(amended site plan & special-use permit) | Property Owners / Applicants<br>DJALLEL BOUNEFPOUF<br>7 GWENS WAY<br>POUGHKEEPSIE, NY 12603 | Drawing Title<br>EXISTING & PROPOSED<br>SITE PLAN | Scale<br>1" = 10'-0" U.N.O.<br> | Project No. 2335<br>Date 10.30.23<br>Drawing By JVS<br>Checked By JVS | Seal | Project Title<br>AMENDED SITE PLAN / SPECIAL-USE PERMIT FOR AN EXISTING TWO-FAMILY<br>PROPOSING ONE ADDITIONAL DWELLING UNIT<br>2544 SOUTH AVENUE<br>(STATE ROUTE 9D)<br>VILLAGE OF WAPPINGERS FALLS, NY | Drawing No.<br><b>S-1</b> |
|---|---|--|---|---|---------------------------------|---|------|--|---------------------------|

April 2, 2024

Village of Wappingers Falls Planning Board  
Mr. Tom Morris, Chairman  
2582 South Avenue  
Wappingers Falls, New York 12590

Re: 2544 South Avenue, *3<sup>rd</sup> Review*  
*Tax ID#: 6157-06-301997*  
*JRFA Job #06120229*

Dear Chairman Morris and Members of the Board:

Our office has received and reviewed the following documents submitted for the above referenced project, prepared by J Sullivan, Associate A.I.A:

- “Title Sheet, Notes, Existing and Proposed Site Plans”, Sheet S-1, revised March 14, 2024.
- “Existing Floor Plans w/Proposed Alterations, Landscape & Lighting Details”, Sheet S-2, revised March 14, 2024.
- Transmittal/Memorandum dated March 14, 2024.

### **Project Description**

The subject property is a 0.195-acre parcel in Village Residential (VR) district. It is located on South Avenue, north of the intersection with Maple Street. The applicant is seeking site plan approval for an addition to the existing two-family dwelling. The proposed work would involve the conversion of an existing two-family dwelling to a three-family multi-residential building by converting the basement to an additional dwelling. Existing parking would be marked out and increased to six parking spaces.

### **Required Approvals**

- Site Plan Approval from the Planning Board
- A Zoning Board of Appeals variance may be required for lot coverage.
- Village of Wappingers Falls Water Board approval for the additional dwelling unit.
- Village of Wappingers Falls Village Board sewer use approval for the additional dwelling unit.

Based on our review of the submitted documents, we offer the following comments, which may warrant discussion with the applicant and/or action by the Board:

### **Engineer Review**

1. Applicant states a fire sprinkler system no longer required as project reduced to three dwelling units, each with separate entrances.

Village of Wappingers Falls  
2544 South Avenue, 3<sup>rd</sup> Review  
Tax ID#: 6157-06-301997  
April 2, 2024  
Page 2

2. A light pole cut sheet was provided on the plan that is Dark Sky compliant. What lighting fixtures are being used on the building entry ways? (Cut sheets were not attached to the memo).

This information is based on my review of the documents submitted. Additional review comments may be provided throughout the process as the application is evaluated. Written responses to these comments **MUST BE PROVIDED** with any future submittals.

Should you have any questions or comments, please feel free to contact our office.

Sincerely,



Todd W. Atkinson, P.E.  
Village Engineer

TWA/jac

cc: Planning Board Clerk (via email)  
Lisa M. Cobb, Esq. (via email)  
Michelle Greig (via email)  
Brian Murphy (via email)  
Applicant  
File