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

AGENDA OF THE PLANNING BOARD

December 3, 2026

****

The Planning Board of the Village of Wappingers Falls will hold a meeting at the Village Hall Courthouse, 2582 South Avenue, Wappingers Falls, on December 3, 2026, beginning at 7:00 p.m.

The agenda is as follows:

ROLL CALL:

APPROVAL OF MINUTES;
Novembre 5, 2026

NEW APPLICATIONS:

1554-1564 Route 9 (Grid # 6158-19-571157) Fred Astaire Dance Studio – Fast Signs (Applicant), 1554-1564 Route 9, LLC (Owner). This property is located in the Commercial Mixed-Use (CMU) Zoning District. The applicant is seeking approval for a sign. The applicant is proposing a double sided 6mm black aluminum composite with die cut silver vinyl applied. The sign will be installed on a standard scroll bracket that will be mounted and anchored directly into the building façade. Sign will be 36" w x 24"h, 6 sq fl.

2674 W. Main St (Grid # 6158-14-287307) Migdalia Martinez, (Applicant), Westie Holdings, LLC, (Owner). This property is located in the Village Commercial (VC) Zoning District. The applicant is seeking approval for a sign.

POW/MIA Park adjacent to 1571 Route 9 (Grid # 6158-19-524173) Andre Hass, Patriot Park, LLC (Applicant), Village of Wappingers Falls (Owner). The applicant is proposing to relandscape the POW/MIA park.

VILLAGE OF WAPPINGERS FALLS

BUILDING DEPARTMENT
OFFICE OF CODE ENFORCEMENT
OFFICE OF THE FIRE INSPECTOR
2582 SOUTH AVENUE
WAPPINGERS FALLS, NY 12590
PHONE: (845) 297-5277 FAX: (845) 296-0379
E-mail: mdao@wappingersfallsny.gov
tvallone@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 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: 1562 US-9, Second Floor, Wappingers Falls, NY 12590

Zoning District: CMU **Existing site area:** _____

Owner Information:

Name : 1562 Route 9 Wappingers Falls - 365 LLC and 1560 Route 9 Lordae 100s LLC

Address : 1 New King Street, Suite 201

City: West Harrison **State:** NY **Zip:** 10604

Contact Numbers: (H) 914-448-8300 **(C)** _____

(E-mail) office@lordae.com

Applicant Information:

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

Name : FASTSIGNS

Address: 1839 South Road, Suite 2B

City: Wappingers Falls **State:** NY **Zip:** 12590

Contact Numbers: (H) 845-298-5600 **(C)** _____

E-mail Address: 455@fastsigns.com

Lead Design Professional: *(If applicable)*

(Indicate the primary design professional associated with this application)

Name: _____

Title: _____

□ **Architect** ☐ **Engineer**

Company: _____

Address: _____

Telephone # : _____

E-mail Address: _____

VILLAGE OF WAPPINGERS FALLS

APPLICATION FOR PLANNING BOARD REVIEW

(Continued)

Proposed Site:

(Property where improvements are proposed)

Existing Use(s): Commercial business

Proposed square footage: 6

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.)

Installation of a double sided hanging sign over the entrance door. This will give patrons direction for the tenant's specific entrance and will let the patron know the the business is located on the second floor of a multi-tenant building. The bracket that will be mounted to the facade is a wrought iron style bracket, powder coated black. The double sided hanging sign is 6mm black aluminum composite with die cut silver vinyl applied.

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]
Signature of Applicant Signed

11/10/26
Date

Office use only:

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

Revised by : _____ **Revision date :** _____

Zoning Administrator/Code Enforcement Officer

VILLAGE OF WAPPINGERS FALLS

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

CONSENT FORM

Name of property owner: 1562 Route 9 Wappingers Falls - 365 LLC and 1560 Route 9 Lordae 1

Address of property owner: 1 New King Street, Suite 201

City: West Harrison **State:** NY **Zip:** 10604

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

(H) _____ **(C)** _____

(W) 914-448-8300 **(Email)** office@lordae.com

Address of site where work is being conducted: 1562 US-9, Wappingers Falls

Description of work: Installation of a double sided 6mm aluminum composite entrance sign on a wrought iron bracket.

Name of person doing work: FASTSIGNS

Address of person doing work: 1839 South Road, Suite 2B

City: Wappingers Falls **State:** NY **Zip:** 12590

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

(H) _____ **(C)** _____

(W) 845-298-5600 **(Email)** 455@fastsigns.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.

_____ 11-9-26

Signature of Property Owner **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

Name of Action or Project:
Fred Astaire Dance Studio Double Sided Hanging Sign

Project Location (describe, and attach a location map):
1562 US-9, Wappingers Falls, NY 12590

Brief Description of Proposed Action:
Installation of a double sided 6mm aluminum composite entrance sign on a wrought iron bracket.

Name of Applicant or Sponsor:	Telephone: 845-298-5600
FASTSIGNS	E-Mail: 455@fastsigns.com

Address:
1839 South Road, Suite 2B

City/PO:	State:	Zip Code:
Wappingers Falls	NY	12590

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	■	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Planning board, sign permit		■

3.a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, adjoining and near the proposed action.

■ Urban ■ Rural (non-agriculture) ☐ Industrial ■ Commercial ☐ Residential (suburban)

☐ Forest ☐ Agriculture ☐ Parkland ☐ Aquatic ☐ Other (specify): _____

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		■	
b. Consistent with the adopted comprehensive plan?			■

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		■

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	■	

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	■	
b. Are public transportation service(s) available at or near the site of the proposed action?		■
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		■

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	■	

	NO	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: N/A	■	

	NO	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ N/A	■	

	NO	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	■	
b. Is the proposed action located in an archeological sensitive area?	■	

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	■	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	■	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grassland ☐ Early mid-successional ☐ Wetland

	NO	YES
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
16. Is the project site located in the 100 year flood plain?	■	

	NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties?	■	
b. Will storm water discharges be directed to established conveyance systems off and storm drains)? If Yes, briefly describe: _____	■	

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	■	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	■	
20. Has the site of the proposed action or an adjoining property been the subject ofremediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	■	

I **AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: FASTSIGNS Date: 11/10/26

Signature:

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

	No,or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	■	
2. Will the proposed action result in a change in the use or intensity of use 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?	■	
7. Will the proposed action impact existing: a. public / private water supplies?	■	
b. public / private wastewater treatment utilities?	■	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	■	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	■	

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

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

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

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

PART "A"
OWNER AFFIDAVIT

State of New York }
} ss:
County of Dutchess }

CHRISTOPHER M. SANTOMERO 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 FASTSIGNS, 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

Christopher Santomero - Member
Applicant/Owner

Sworn to before me this 6 day of
November, 2026.

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 York }
County of Ulster } ss:
}

Todd R. Fitzgerald being duly sworn, deposes and says:

1. That I/we are the Applicant named in the foregoing application for Planning Board for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at or conducts business at 1839 South Rt Wappingers Falls NY 12590 in the County of Dutchess and the State of NY.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application.
4. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Village Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Village of Wappingers Falls, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Village Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Village official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Village of Wappingers Falls Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

Applicant/Agent

Applicant/Agent

Sworn to before me this 6th day of November, 2026.

Notary Public

NALLELY ROSALES
Notary Public - State of New York
NO. 01RO6401953
Qualified in Ulster County
My Commission Expires Dec 23, 2027



36 INCHES



24 INCHES

Double sided 6mm black aluminum composite with die cut silver vinyl applied. Sign will be installed on a standard scroll bracket that will be mounted and anchored directly to into the building facade.

Sign is 36"w x 24"h, 6 sq ft

Customers Name: Fred Astaire Dance Studio

FASTSIGNS
PH: 845-298-5600
FAX: 845-297-0105
FASTSIGNS.COM/455
1839 South Rd Suite 2B, Wappingers Falls, NY 12590

SIGNS AND GRAPHICS REMAIN THE PROPERTY OF FASTSIGNS UNTIL PAID IN FULL

PLEASE CHECK EACH:
- ☐ FONT
- ☐ COLOR
- ☐ SPELLING
- ☐ POSITIONING
- ☐ SIZE

SIGNATURE OF APPROVAL

DATE: 9/11/26

File Name:

Order #: 84677

COLORS OF PRINT ARE NOT EXACT • CHANGES ARE CHARGED SEPARATELY

VILLAGE OF WAPPINGERS FALLS

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

SIGN PERMIT APPLICATION

Name of Applicant GNS Group, Ltd. (Nancy)
Address 259 N Clinton St.
Poughkeepsie, NY 12603
Email nparrost@gnsgroupltd.com
Phone 845-471-4366

★ **Owner of Property** Westie Holdings LLC
Address 690 Stoneleigh Ave, Carmel, NY 10512

Phone 707-484-7168

Location of Property 2674 W Main St.
Linear Frontage of building 20' **Zoning District** _____

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

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

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

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

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

Sign Specifications

Type projecting **Placement** over storefront
Landscaping ___ Yes X No **Size of Sign** 12" Height 36" Width
___ **Single Faced** √ **Double Faced** ___ **Lighted**
Material ___ Wood ___ Metal Composite other Durable

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

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

- ✓ **Application form (ten sets)**
- ✓ **Sign design drawings (ten sets)**
- ___ **Color swatch (if any color other than black/white)**
- ___ **Fee for sign permit of $75.00 per side (to be paid after Planning Board Approval)**

Applicant Name Nancy Forrest / GNS Group

Applicant Signature Nancy Forrest **Date:** 10/29/26

Owner of Property Signature _____ **Date:** 10/29/26

THIS SECTION TO BE COMPLETED BY THE CODE ENFORCEMENT OFFICER

Sign Permit Granted: Date _____ **Permit # issued** _____

Permit Fee $_____ **Receipt #**_____ **Date**_____

Sign Permit Application referred to Planning Board Date _____

Comments:_____

_____

_____

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

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

- ✓ **Application form (ten sets)**
- ✓ **Sign design drawings (ten sets)**
- ___ **Color swatch (if any color other than black/white)**
- ___ **Fee for sign permit of $75.00 per side (to be paid after Planning Board Approval)**

Applicant Name Nancy Forrest / GNS Group

Applicant Signature Nancy Forrest **Date:** 10/29/26

Owner of Property Signature _____ **Date:** 10/29/26

THIS SECTION TO BE COMPLETED BY THE CODE ENFORCEMENT OFFICER

Sign Permit Granted: Date _____ **Permit # issued** _____

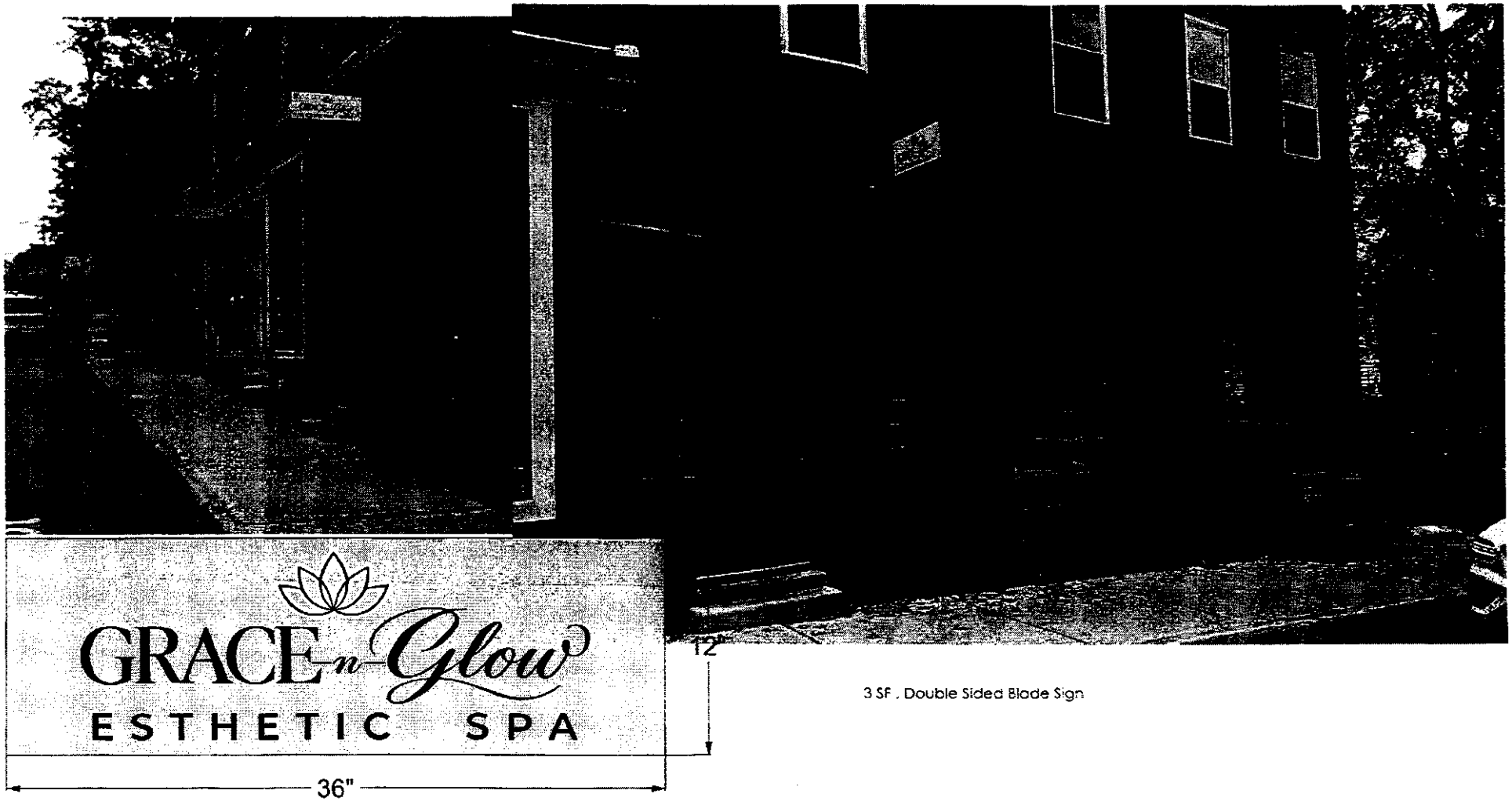
Permit Fee $_____ **Receipt #**_____ **Date**_____

Sign Permit Application referred to Planning Board Date _____

Comments:_____

_____

_____



3 SF , Double Sided Blade Sign

259 N Grand Avenue
Poughkeepsie, NY 12603
845-471-4366 - phone
845-471-0987 - fax
www.gnsgroupltd.com

Client\ Project Location:	File Name:	Date:	Client Approval:
Grace n Glow 2674 W Main St., Wappinger Falls, NY	Grace n Glow\ Blade Sign.cdr	10/28/2026	Date:

Sheet: 1.1

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: 2674 W. Main St Wappingers Falls, NY 125

Zoning District: _____ **Existing site area:** _____

Owner Information:

Name : Westie Holdings, LLC

Address : 690 Stoneleigh Ave

City: Carmel **State:** NY **Zip:** 10512

Contact Numbers: (H) _____ **(C)** 707-484-7168

(E-mail) beaconchestnut@gmail.com

Applicant Information:

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

Name : Migdalia Martinez

Address: 27 Furnace Rd

City: Hopewell Junction **State:** NY **Zip:** 12533

Contact Numbers: (H) _____ **(C)** 917.688.0126

E-mail Address: Gracenglowspa@gmail.com

Lead Design Professional: *(If applicable)*

(Indicate the primary design professional associated with this application)

Name: _____

Title: _____

□ **Architect** **Engineer**

Company: _____

Address: _____

Telephone # : _____

E-mail Address: _____

VILLAGE OF WAPPINGERS FALLS

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: Westie Holdings, LLC

Address of property owner: 690 Stoneleigh Ave

City: Carmel **State:** NY **Zip:** 10512

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

(H) _____ **(C)** 707-484-7168

(W) _____ **(Email)** beaconchestnut@gmail.com

Address of site where work is being conducted: 2674 W. Main Street, Wappingers Falls, NY

Description of work: _____

Name of person doing work: _____

Address of person doing work: _____

City: _____ **State:** _____ **Zip:** _____

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

(H) _____ **(C)** _____

(W) _____ **(Email)** _____

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

_____ 09/22/2026

Signature of Property Owner **Date Signed**

Return by

VILLAGE OF WAPPINGERS FALLS

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

APPLICATION FOR PLANNING BOARD REVIEW

Submission Date:_____ Date of Meeting: ~~10/2/26~~ 12/3/26

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:

- [X] Opening a new business in the Village
- [X] 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)

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

Name of Action or Project:

Project Location (describe, and attach a location map):

Brief Description of Proposed Action:
Improve the existing space to establish GracENGlow Spa, a professional beauty and skincare facility. The project will consist of private treatment room, reception area, and waiting area. Spa equipment, furnishing, to create clean and safe, comfortable, welcoming for clients.

Name of Applicant or Sponsor: Migdalia Martinez
Telephone: 917.688.0126
E-Mail: GracENGlowSpa@gmail.com

Address: 27 Furnace Rd
City/PO: Hopewell Junction
State: NY
Zip Code: 12533

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	✓	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	✓	

3.a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, adjoining and near the proposed action.

Urban Rural (non-agriculture) Industrial (Commercial) Residential (suburban)

Forest Agriculture Parkland Aquatic Other (specify): _____

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	✓	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	✓	
20. Has the site of the proposed action or an adjoining property been the subject ofremediation (ongoing or completed) for hazardous waste? If Yes, describe:	✓	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: M. Martinez

Signature: 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?	NO	
2. Will the proposed action result in a change in the use or intensity of use ofland?	NO	
3. Will the proposed action impair the character or quality of the existing community?	NO	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	NO	
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?	NO	
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?	NO	
7. Will the proposed action impact existing: a. public / private water supplies?	NO	
b. public / private wastewater treatment utilities?	NO	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	NO	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	NO	

	NO	YES	N/A
5. Is the proposed action, 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?		NO	YES
		✓	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO	YES
		✓	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
		✓	
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?		✓	
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
		✓	
		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/grassland Early mid-successional Wetland			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO	YES
		✓	
16. Is the project site located in the 100 year flood plain?		NO	YES
		✓	
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 off and storm drains)? If Yes, briefly describe:			

	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?	NO	
11. Will the proposed action create a hazard to environmental resources or human health?	NO	

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

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

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

PART "A"
OWNER AFFIDAVIT

State of New York
County of Putnam } ss:

Ming-Fang Chen 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 _____, 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 Ming-Fang Chen

Applicant/Owner

Sworn to before me this 22th day of September, 20 26

Notary Public

Lidia M Burgos
Notary Public, State of New York
No. 01BU0002332
Qualified in Dutchess County
Commission Expires March 6 2027

PART "B"
APPLICANT / AGENT AFFIDAVIT

State of NEW YORK
County of DUTCHESS } ss:

_____ being duly sworn, deposes and says:

1. That I/we are the _____ 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 _____ 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.

Applicant/Agent

Applicant/Agent

Sworn to before me this 13TH day of
OCTOBER, 2026.

Notary Public

JOHN M. KARGE NO. 01KA6081945
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN DUTCHESS COUNTY
COMMISSION EXPIRES 10-15 2026

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information

Name of Action or Project:

Project Location (describe, and attach a location map):

Brief Description of Proposed Action:
Improve the existing space to establish GraceNGlow Spa, a professional beauty and skincare facility. The project will consist of private treatment room, reception area, and waiting area. Spa equipment, furnishing, to create clean and safe, comfortable welcoming for clients.

Name of Applicant or Sponsor: Migdalia Martinez

Telephone: 917.688.0126

E-Mail: GraceNGlowSpa@gmail.com

Address: 27 Furnace Rd

City/PO: Hopewell Junction State: NY Zip Code: 12533

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	✓	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	✓	

3.a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, adjoining and near the proposed action.

Urban Rural (non-agriculture) Industrial (Commercial) Residential (suburban)

Forest Agriculture Parkland Aquatic Other (specify): _____

Bathroom
Photo Room
Treatment Room
Consult Room
LASH & LIP ROOM
Waiting Area
Reception Desk
Entrance

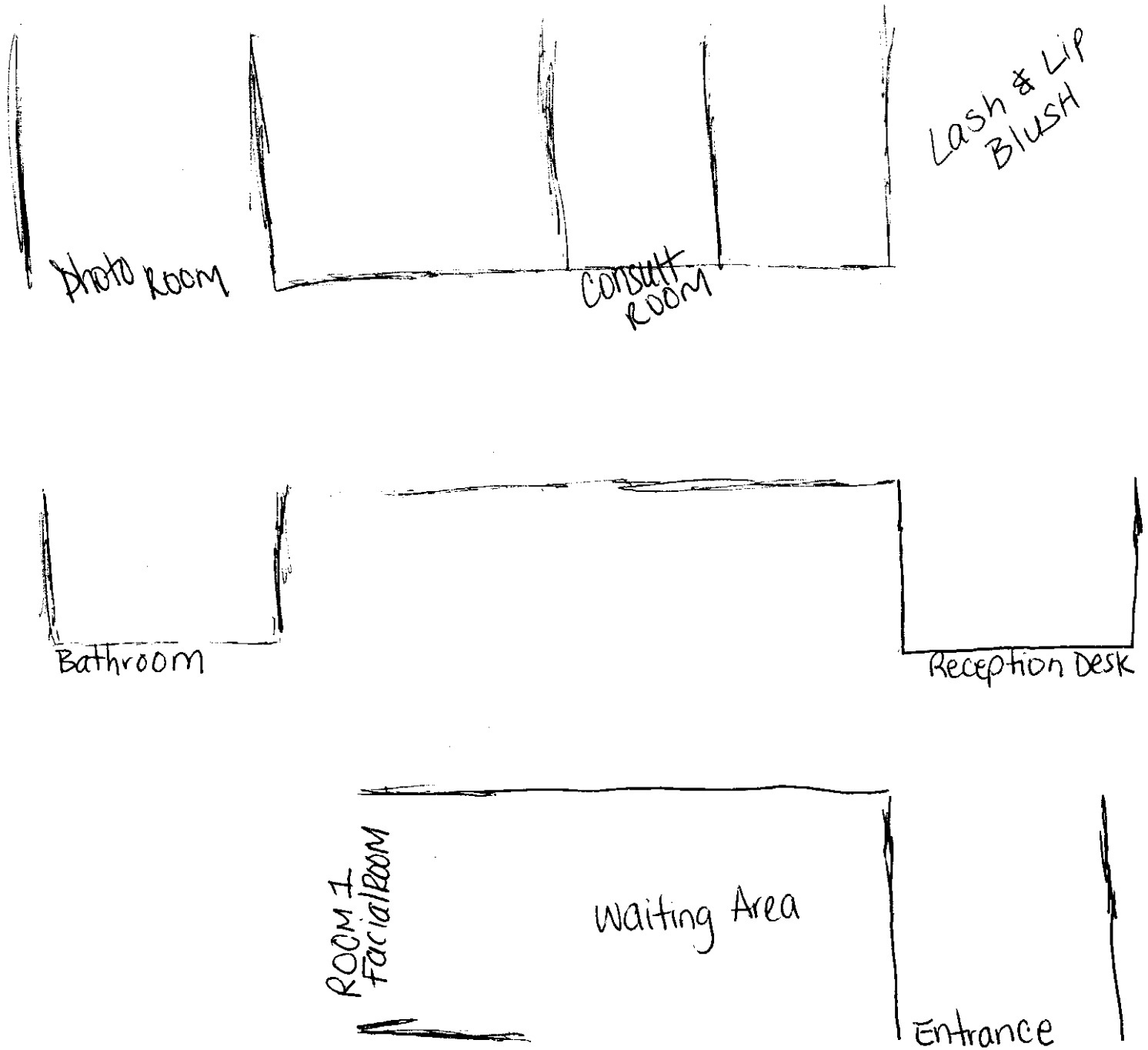


Photo Room
Consult Room
Lash & Lip Blush
Bathroom
Reception Desk
ROOM 1 Facial Room
Waiting Area
Entrance

VILLAGE OF WAPPINGERS FALLS
Office of Building, Planning & Zoning
2582 South Avenue
Wappingers Falls, NY 12590
Phone: (845) 297-5277 Fax: (845) 296-0379
www.wappingersfallsny.gov

SIGN PERMIT APPLICATION

Name of Applicant FASTSIGNS for Fred Astaire Dance Studio
Address 1839 South Road, Suite 2B
Wappingers Falls, NY 12590
Email 455@fastsigns.com
Phone 845-298-5600

Owner of Property 1554-1564 Route 9 LLC
Address 1 NEW KING ST., SUITE 201
WEST HARRISON NY 10604
Phone (914) 448 8300

Location of Property 1562 US-9, Second Floor, Wappingers Falls, NY 12590
Linear Frontage of building 90ft **Zoning District** CMU

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

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

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

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

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

Sign Specifications

Type Projecting sign **Placement** Above entrance door

Landscaping ____ Yes ■ No **Size of Sign** 24" Height 36" Width

_____ **Single Faced** X **Double Faced** _____ **Lighted**

Material _____ Wood X 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:

___Application form (ten sets)

___Sign design drawings (ten sets)

___Color swatch (if any color other than black/white)

___Fee for sign permit of $75.00 per side (to be paid after Planning Board Approval)

Applicant Name FASTSIGNS

Applicant Signature Emily Dalrymple **Date:** 9/16/26

Owner of Property Signature _____ **Date:** 9-17-26

THIS SECTION TO BE COMPLETED BY THE CODE ENFORCEMENT OFFICER

Sign Permit Granted: Date _____ **Permit # issued** _____

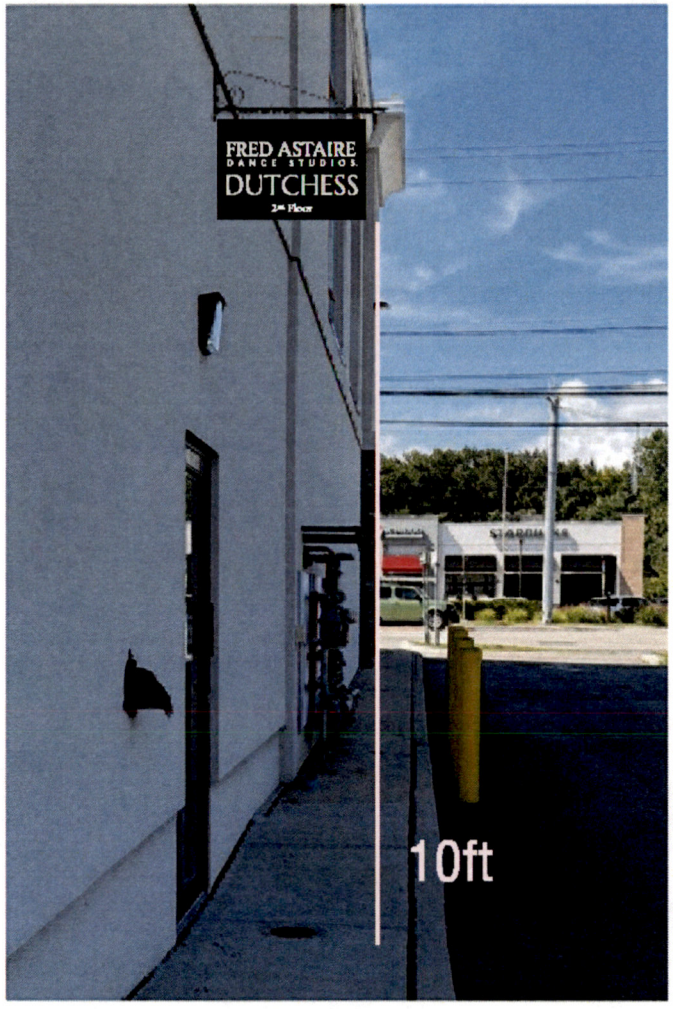
Permit Fee $_____ **Receipt #**_____ **Date**_____

Sign Permit Application referred to Planning Board Date _____

Comments:_____

_____

_____



36 INCHES



24 INCHES

Double sided 6mm black aluminum composite with die cut silver vinyl applied. Sign will be installed on a standard scroll bracket that will be mounted and anchored directly to into the building facade.

Sign is 36"w x 24"h, 6 sq ft

Customers Name: Fred Astaire Dance Studio

FASTSIGNS
PH: 845-298-5600
FAX: 845-297-0105
FASTSIGNS.COM/455
1839 South Rd Suite 2B, Wappingers Falls, NY 12590
SIGNS AND GRAPHICS REMAIN THE PROPERTY OF FASTSIGNS UNTIL PAID IN FULL

PLEASE CHECK EACH:
- ☐ FONT
- ☐ COLOR
- ☐ SPELLING
- ☐ POSITIONING
- ☐ SIZE

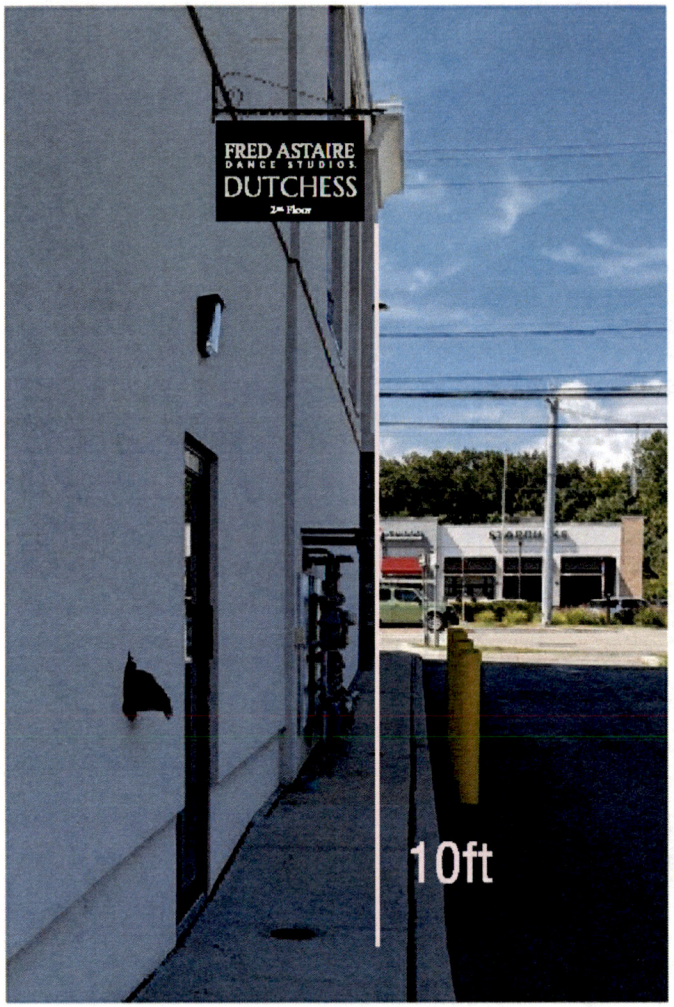
SIGNATURE OF APPROVAL →

DATE 9/11/26

File Name:

Order #: 84677

COLORS OF PRINT ARE NOT EXACT • CHANGES ARE CHARGED SEPARATELY



36 INCHES



24 INCHES

Double sided 6mm black aluminum composite with die cut silver vinyl applied. Sign will be installed on a standard scroll bracket that will be mounted and anchored directly to into the building facade.

Sign is 36"w x 24"h, 6 sq ft

Customers Name: Fred Astaire Dance Studio

FASTSIGNS
PH: 845-298-5600
FAX: 845-297-0105
FASTSIGNS.COM/455
1839 South Rd Suite 2B, Wappingers Falls, NY 12590

SIGNS AND GRAPHICS REMAIN THE PROPERTY OF FASTSIGNS UNTIL PAID IN FULL

PLEASE CHECK EACH:
- ☐ FONT
- ☐ COLOR
- ☐ SPELLING
- ☐ POSITIONING
- ☐ SIZE

SIGNATURE OF APPROVAL

DATE 9/11/26

File Name:

Order #: 84677

COLORS OF PRINT ARE NOT EXACT • CHANGES ARE CHARGED SEPARATELY

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: 10/16/2026 Date of Meeting : 11/5/2026

Property Identification:

Address: Major Joseph McDonald POW/MIA Park

Zoning District: _____ **Existing site area:** _____

Applicant
~~Owner~~ **Information:**

Name : Patriots Park NY LLC

Address : 4333 North Jefferson Avenue

City: Miami Beach **State:** FL **Zip:** 33140

Contact Numbers: (H) _____ **(C)** 302-465-1293

(E-mail) andre@hbmproperties.com

Applicant Information:

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

Name : _____

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: _____

Title: _____

□ **Architect** **Engineer**

Company: LJ Lawn & Property Maintenance

Address: 471 Fishkill Road

Telephone # : 845-418-8910

E-mail Address: ljlawn.propertymaintenance@gmail.com

VILLAGE OF WAPPINGERS FALLS

APPLICATION FOR PLANNING BOARD REVIEW
(Continued)

Proposed Site:

(Property where improvements are proposed)

Existing Use(s): Park

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.)

Relandscaping of the Major McDonald POW/MIA Park

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.

Andre Hass
Signature of Applicant Signed

10/16/2026
Date

Office use only:

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

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

VILLAGE OF WAPPINGERS FALLS

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

CONSENT FORM

Name of property owner: Village of Wappingers Falls

Address of property owner: _____

City: _____ **State:** _____ **Zip:** _____

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

(H) _____ **(C)** _____

(W) _____ **(Email)** _____

Address of site where work is being conducted: _____

_____

Description of work: _____

_____

_____

_____

Name of person doing work: _____

Address of person doing work: _____

City: _____ **State:** _____ **Zip:** _____

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

(H) _____ **(C)** _____

(W) _____ **(Email)** _____

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

_____ _____

Signature of Property Owner **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			
Name of Action or Project: Major McDonald MIA/POW Park Relandscaping			
Project Location (describe, and attach a location map): Major McDonald MIA/POW Park			
Brief Description of Proposed Action: Landscaping Improvements			
Name of Applicant or Sponsor: Patriots Park NY LLC	Telephone: 302-465-1293 E-Mail: andre.hass1@gmail.com		
Address: 4333 North Jefferson Avenue			
City/PO: Miami Beach	State: FL	Zip Code: 33140	

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	X	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	X	

3.a. Total acreage of the site of the proposed action?	_____ acres
b. Total acreage to be physically disturbed?	_____ acres
.c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	_____ acres

4 . Check all land uses that occur on, adjoining and near the proposed action.

Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)

Forest Agriculture Parkland Aquatic Other (specify): Park

	NO	YES	N/A
5. Is the proposed action, 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 landscape?	NO	YES	
		X	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	X		
b. Are public transportation service(s) available at or near the site of the proposed action?	X		
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	
		X	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	X		
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
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 Places?	NO	YES	
	X		
b. Is the proposed action located in an archeological sensitive area?			
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	X		
		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 all that apply: Shoreline Forest Agricultural/grassland Early mid-successional Wetland			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	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)? If Yes, briefly describe: _____			

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	X	
20. Has the site of the proposed action or an adjoining property been the subject ofremediation (ongoing or completed) for hazardous waste? If Yes, describe:	X	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Andre Hass Date: 10/16/2026

Signature: Andre Hass

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?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

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

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

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

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

PART "B"
APPLICANT / AGENT AFFIDAVIT

State of Florida }
} ss:
County of Miami-Dade }

Patriots Park NY LLC being duly sworn, deposes and says:

1. That I/we are the Applicant named in the foregoing application for Planning Board for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at or conducts business at 4333 North Jefferson Avenue in the County of Miami-Dade and the State of Florida.
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 22nd day of October, 2026.

Notary Public

HASSAN AOUN
Notary Public, State of Florida
My Comm. Expires MAY 30,2027
Commission No. HH 404560

PART "B"
APPLICANT / AGENT AFFIDAVIT

State of Florida }
} ss:
County of Miami-Dade }

Patriots Park NY LLC being duly sworn, deposes and says:

1. That I/we are the Applicant named in the foregoing application for Planning Board for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at or conducts business at 4333 North Jefferson Avenue in the County of Miami-Dade and the State of Florida.
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 22nd day of October, 2026.

Notary Public

HASSAN AOUN
Notary Public, State of Florida
My Comm. Expires MAY 30,2027
Commission No. HH 404560

VILLAGE OF WAPPINGERS FALLS

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

APPLICATION FOR PLANNING BOARD REVIEW

12/3/26

Submission Date: 10/16/2026 Date of Meeting: ~~11/5/2026~~

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)

MASTER PLANT SCHEDULE

THREE-AREA COMMERCIAL LANDSCAPE IMPROVEMENTS | PRELIMINARY / NOT TO SCALE

KEY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING*	QTY
AZ	Pink Azalea	Rhododendron spp.	3 gal	3–4 ft	14
WR	White Knock Out Rose	Rosa Knock Out series	3 gal	3–4 ft	10
PR	Pink Knock Out Rose	Rosa Knock Out series	3 gal	3–4 ft	10
BX	Green Velvet Dwarf Boxwood	Buxus x Green Velvet	2–3 gal	2–3 ft	18
SP	Gold Mound Spirea	Spiraea japonica Goldmound	3 gal	3–4 ft	6
HY	Little Lime Hydrangea	Hydrangea paniculata Little Lime	3 gal	4–5 ft	5
LI	Variegated Liriope	Liriope muscari variegated	1 gal	1.5–2 ft	10
FG	Hameln Dwarf Fountain Grass	Pennisetum alopecuroides Hameln	2 gal	2–3 ft	6
MP	Dwarf Mugo Pine	Pinus mugo dwarf cultivar	3 gal	3–5 ft	4
NB	Compact Burgundy Ninebark	Physocarpus opulifolius cultivar	3 gal	3–4 ft	2
TOTAL PLANTS — ALL THREE AREAS					**85**

AREA ALLOCATION

01 STREET CORNER / PARKING	36
02 STOREFRONT GARDEN	25
03 FLAGPOLE / WALKWAY	24
TOTAL	85 PLANTS

GENERAL PLANTING NOTES

01 Verify bed limits and site utilities before excavation or staking.

02 Locate plants by mature spread; spacing shown is preliminary.

03 Confirm cultivar hardiness, sun exposure, drainage and soil pH.

04 Mulch beds approximately 3 in.; keep mulch clear of stems.

05 Provide establishment watering.

06 Substitutions require approval.

* SPACING = APPROXIMATE CENTER-TO-CENTER; ADJUST FOR SELECTED CULTIVAR AND ACTUAL BED DIMENSIONS.

PLANT COUNTS ARE PRELIMINARY ORDERING QUANTITIES; FIELD MEASUREMENTS AND FINAL LAYOUT GOVERN.

Request for Landscaping Improvements
Major Joseph McDonald MIA/POW Park

October 15, 2026

Thomas Morris
Planning Board Chair
Village of Wappingers Falls

Dear Chairman Morris:

As the owners of Patriots Park, the commercial property adjacent to Major Joseph McDonald MIA/POW Park at the corner of Route 9 and East Main Street, we respectfully request the Planning Board's review and approval of proposed landscaping improvements to the park. Our goal is to clean up the overgrown landscaping and introduce lower hedges and plantings that improve visibility of the neighboring businesses while maintaining an attractive and respectful setting for the memorial. **We will undertake the proposed work at our expense and cover its full cost.**

The existing trees and shrubs have become overgrown and obscure our tenants' storefronts and signage from passing traffic. These locally owned businesses depend on visibility to help customers find them and attract new business. The enclosed signed letters from Panda House, iFoot Spa and both owners of Giacomo's Pizzeria describe the impact of the current landscaping and their support for the proposed improvements. Mayor Huber has already expressed support to me for this idea.

The proposed work includes selective pruning, removal or replacement of vegetation where needed to open sightlines, and installation of lower hedges, flowering shrubs and ground-level plantings. The enclosed comparisons pair actual photographs of existing conditions with proposed after renderings illustrating the intended appearance. The preliminary plant schedule provides proposed species and quantities.

We recognize the park's importance as a place of remembrance. The intent is to preserve its memorial purpose and respectful character, including the monument, flagpoles and pedestrian access, while improving the surrounding landscape.

We would appreciate the opportunity to discuss the proposal with you and receive guidance on the next steps for review. Thank you for considering this request and the needs of the small businesses facing the park.

Sincerely,

Andre Hass
Authorized Signatory of Partriots Park NY LLC
(302) 465-1293
andre@hbmproperties.com

Major Joseph McDonald MIA/POW Park

Proposed Landscaping Improvements

Route 9 and East Main Street | Wappingers Falls, New York

Submitted on behalf of the owners of Patriots Park

Package Contents

Cover letter 1

Exhibit A Before Photographs and After Renderings 3

A1 View from Route 9 toward the businesses 3

A2 View from the rear of the park toward the businesses 4

A3 View from the rear of the park toward the memorial 5

Exhibit B Site Plan 6

Exhibit C Signed Letters of Support 7

C1 Panda House 7

C2 iFoot Spa 8

C3 Giacomo's Pizzeria - Giacomo Breglia 9

C4 Giacomo's Pizzeria - Graig E. Parker 10

Exhibit B Site Plan

EXISTING FLAGPOLES, MEMORIAL PLAQUE, SIGNS AND MEMORIAL FIXTURES WILL REMAIN UNTOUCHED

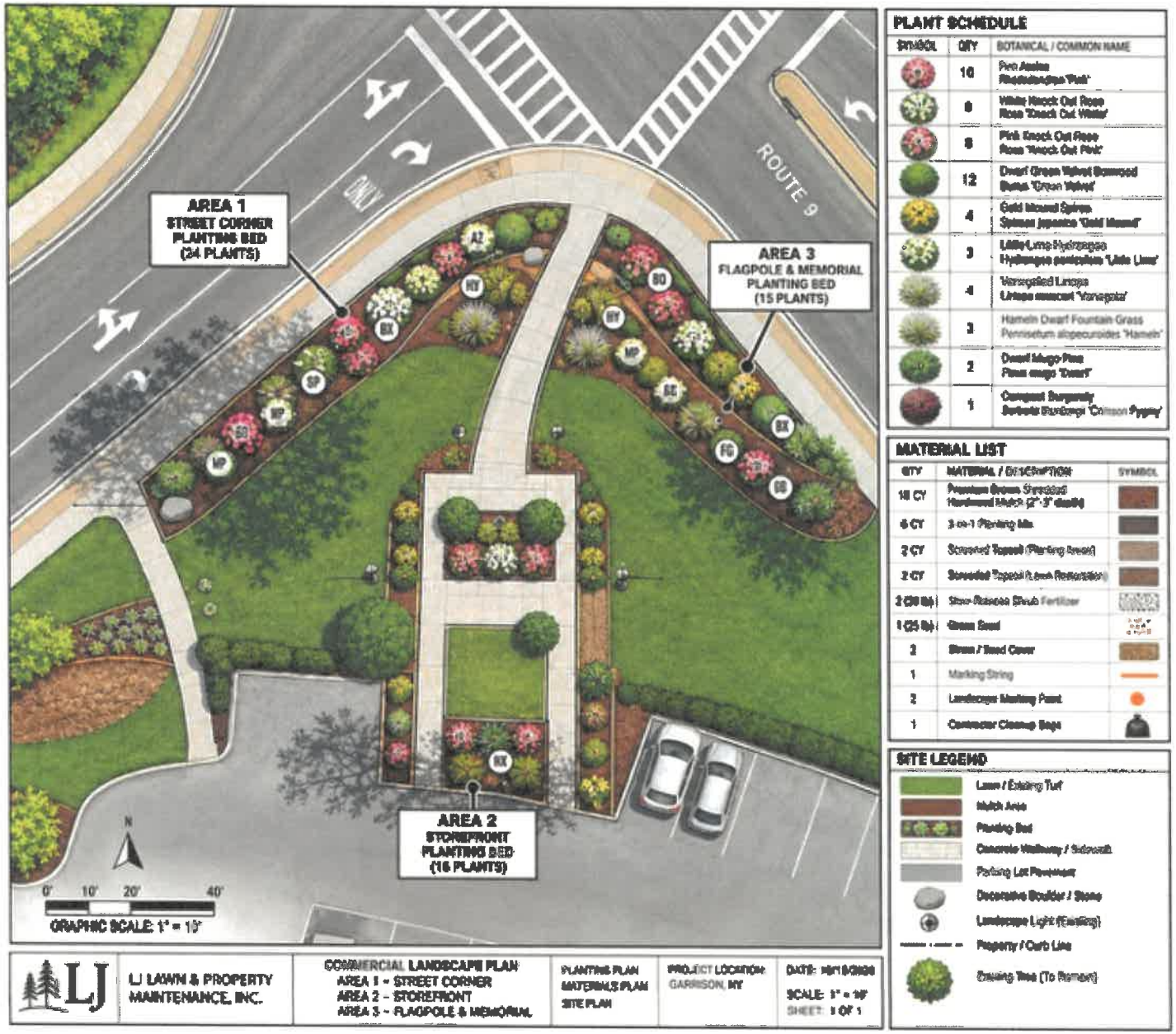


Exhibit A3 Before and After

View from the rear of the park toward the memorial

BEFORE



AFTER



Before: actual photograph | After: proposed rendering

Exhibit A2 Before and After

View from the rear of the park toward the businesses

BEFORE



AFTER



Before: actual photograph | After: proposed rendering

Exhibit A1 Before and After

View from Route 9 toward the businesses

BEFORE



AFTER



Before: actual photograph | After: proposed rendering

Support for Major Joseph McDonald MIA/POW Park Landscaping Improvements

Date: October 12, 2026

Thomas Morris
Planning Board Chair
Village of Wappingers Falls

Dear Chairman,

As the owner of Panda House, a locally owned small business at Patriots Park facing the Major Joseph McDonald MIA/POW Park, I am writing in strong support of the property owner's proposal to relandscape the park at the corner of Route 9 and East Main Street.

The existing landscaping has grown to a point that makes it difficult for passing drivers and potential customers to see our storefront and signage. As a local mom-and-pop business, we rely heavily on visibility to attract new customers and help people find us. When our business is obscured, we miss opportunities that are essential to our continued success.

Improving these sightlines would help our business tremendously. It would make our location easier to find, increase awareness of our business, and give us a better opportunity to attract the customers we need to thrive.

We appreciate the importance of the park to the community and support a thoughtful landscaping plan that preserves its beauty and purpose as a place of remembrance while improving visibility for the businesses facing it.

We respectfully ask the Planning Board to support this proposal. Thank you for considering the needs of the small, locally owned businesses that serve this community.

Sincerely,

Signature: Fang Fang Ou

Xuexin Wang & Fang Fang Ou
Owners
Panda House
1571 Route 9
Wappingers Falls, NY 12590
xuexin2010@gmail.com

Support for Major Joseph McDonald MIA/POW Park Landscaping Improvements

Date: October 12, 2026

Thomas Morris
Planning Board Chair
Village of Wappingers Falls

Dear Chairman,

As the owner of iFoot Spa, a locally owned small business at Patriots Park facing the Major Joseph McDonald MIA/POW Park, I am writing in strong support of the property owner's proposal to relandscape the park at the corner of Route 9 and East Main Street.

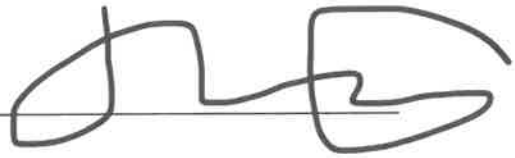
The existing landscaping has grown to a point that makes it difficult for passing drivers and potential customers to see our storefront and signage. As a local mom-and-pop business, we rely heavily on visibility to attract new customers and help people find us. When our business is obscured, we miss opportunities that are essential to our continued success.

Improving these sightlines would help our business tremendously. It would make our location easier to find, increase awareness of our business, and give us a better opportunity to attract the customers we need to thrive.

We appreciate the importance of the park to the community and support a thoughtful landscaping plan that preserves its beauty and purpose as a place of remembrance while improving visibility for the businesses facing it.

We respectfully ask the Planning Board to support this proposal. Thank you for considering the needs of the small, locally owned businesses that serve this community.

Sincerely,

Signature: 

Ying Huang
iFoot Spa Inc.
1571 Route 9
Wappingers Falls, NY 12590
yinghuang517@yahoo.com

Support for Major Joseph McDonald MIA/POW Park Landscaping Improvements

Date: October 12, 2026

Thomas Morris
Planning Board Chair
Village of Wappingers Falls

Dear Chairman,

As the owner of Giacomo's Pizza, a locally owned small business at Patriots Park facing the Major Joseph McDonald MIA/POW Park, I am writing in strong support of the property owner's proposal to relandscape the park at the corner of Route 9 and East Main Street.

The existing landscaping has grown to a point that makes it difficult for passing drivers and potential customers to see our storefront and signage. As a local mom-and-pop business, we rely heavily on visibility to attract new customers and help people find us. When our business is obscured, we miss opportunities that are essential to our continued success.

Improving these sightlines would help our business tremendously. It would make our location easier to find, increase awareness of our business, and give us a better opportunity to attract the customers we need to thrive.

We appreciate the importance of the park to the community and support a thoughtful landscaping plan that preserves its beauty and purpose as a place of remembrance while improving visibility for the businesses facing it.

We respectfully ask the Planning Board to support this proposal. Thank you for considering the needs of the small, locally owned businesses that serve this community.

Sincerely,

Signature: 

Giacomo Breglia
Giacomo's Pizzeria
1571 Route 9
Wappingers Falls, NY 12590

Support for Major Joseph McDonald MIA/POW Park Landscaping Improvements

Date: October 12, 2026

Thomas Morris
Planning Board Chair
Village of Wappingers Falls

Dear Chairman,

As the owner of Giacomo's Pizza, a locally owned small business at Patriots Park facing the Major Joseph McDonald MIA/POW Park, I am writing in strong support of the property owner's proposal to relandscape the park at the corner of Route 9 and East Main Street.

The existing landscaping has grown to a point that makes it difficult for passing drivers and potential customers to see our storefront and signage. As a local mom-and-pop business, we rely heavily on visibility to attract new customers and help people find us. When our business is obscured, we miss opportunities that are essential to our continued success.

Improving these sightlines would help our business tremendously. It would make our location easier to find, increase awareness of our business, and give us a better opportunity to attract the customers we need to thrive.

We appreciate the importance of the park to the community and support a thoughtful landscaping plan that preserves its beauty and purpose as a place of remembrance while improving visibility for the businesses facing it.

We respectfully ask the Planning Board to support this proposal. Thank you for considering the needs of the small, locally owned businesses that serve this community.

Sincerely,

Signature: 

Graig E. Parker
Giacomo's Pizzeria
1571 Route 9
Wappingers Falls, NY 12590

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

Name of Action or Project:	Major McDonald MIA/POW Park Relandscaping
Project Location (describe, and attach a location map):	Major McDonald MIA/POW Park
Brief Description of Proposed Action:	Landscaping Improvements
Name of Applicant or Sponsor:	Patriots Park NY LLC
Telephone:	302-465-1293
E-Mail:	andre.hass1@gmail.com
Address:	4333 North Jefferson Avenue
City/PO:	Miami Beach
State:	FL
Zip Code:	33140

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	X	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	X	

3.a. Total acreage of the site of the proposed action? _____acres
b. Total acreage to be physically disturbed? _____acres
.c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____acres

4 . Check all land uses that occur on, adjoining and near the proposed action.

Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)

Forest Agriculture Parkland Aquatic Other (specify): Park

	NO	YES	N/A
5. Is the proposed action, 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 landscape?	NO	YES
		X

7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES
	X	

8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES
	X	
b. Are public transportation service(s) available at or near the site of the proposed action?	X	
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
		X

10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES
	X	

11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES
	X	

12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES
	X	
b. Is the proposed action located in an archeological sensitive area?		

13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES
	X	

		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 all that apply:
Shoreline Forest Agricultural/grassland Early mid-successional Wetland

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	X	

16. Is the project site located in the 100 year flood plain?	NO	YES
	X	

17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties?	NO	YES
	X	
b. Will storm water discharges be directed to established conveyance systems off and storm drains)? If Yes, briefly describe: _____		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	X	
20. Has the site of the proposed action or an adjoining property been the subject ofremediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	X	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Andre Hass Date: 10/16/2026

Signature: Andre Hass

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?		
7. Will the proposed action impact existing: a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

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

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

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

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