

**TOWN OF WAPPINGER**

**PLANNING BOARD**

**PROJECT NAME:** Lawrence Farms Conversion of Office Building into Apartments

**MEETING DATE:** April 5, 2021

**ACCOUNT NUMBER:** 21-3438

**DATE PREPARED:** March 23, 2021

X  SITE PLAN      SPECIAL USE PERMIT      SUBDIVISION

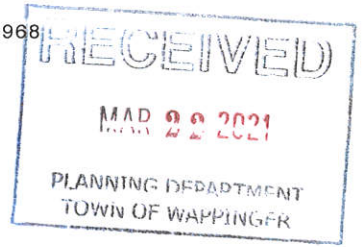
**THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATIONS. PLEASE SUBMIT ANY COMMENTS TO THE TOWN OF WAPPINGER PLANNING BOARD, 20 MIDDLEBUSH ROAD, WAPPINGERS FALLS, NY 12590 WITHIN FIFTEEN (15) DAYS.**

<u>  1  </u>	TOWN FILE
<u>  7  </u>	TOWN OF WAPPINGER PLANNING BOARD
<u>  1  </u>	ENGINEER TO THE TOWN
<u>  1  </u>	PLANNER TO THE TOWN
<u>  1  </u>	ATTORNEY TO THE TOWN
<u>     </u>	HIGHWAY SUPERINTENDENT
<u>     </u>	FIRE PREVENTION BUREAU
<u>     </u>	RECREATION
<u>     </u>	ARMY CORP. OF ENGINEERS
<u>  1  </u>	DUTCHESS COUNTY DEPT. OF PLANNING
<u>     </u>	DUTCHESS COUNTY DEPT. OF PUBLIC WORKS
<u>  1  </u>	NEW YORK STATE DEPT. OF TRANSPORTATION
<u>  1  </u>	DUTCHESS COUNTY DEPT. OF HEALTH
<u>  1  </u>	DUTCHESS COUNTY SOIL & WATER
<u>     </u>	NYS DEPT OF D.E.C
<u>  1  </u>	TOWN OF FISHKILL
<u>     </u>	TOWN OF EAST FISHKILL
<u>     </u>	TOWN OF LAGRANGE
<u>     </u>	VILLAGE OF WAPPINGER PLANNING BOARD
<u>     </u>	BUILDING INSPECTOR
<u>  1  </u>	ZONING ADMINISTRATOR-BARBARA ROBERTI
<u>     </u>	TOWN CLERK
<u>     </u>	CAMO POLUTION
<u>     </u>	STORM WATER MANAGEMENT (WALTER ARTUS)
<u>     </u>	CENTRAL HUDSON

\*\*\*\*\* PLEASE NOTE ANY VIOLATIONS UPON YOUR REVIEW\*\*\*\*\*

# *S&P* ARCHITECTS, P.C.

1022 RTE 376 - SUITE 21 WAPPINGERS FALLS, NY 12590 PH: 845-790-0968



Memo

Date: 03-22-21

To: Town of Wappinger Planning Board

From: Paul S. Pilon, R.A.  
S&P Architects, P.C.

Re: Conversion – Building #5 – Lawrence Farms 1083 Rte 9, Wappinger

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On behalf of the owners of K&J Partners, LLC, I am submitting the attached Site Plan, Site Plan Application, short form EAF and Architectural drawings to convert an existing building currently used as office and storage into four 1-Bedrooms apartments. The building is shown as Building #5 on the Site Plan.

We will not be altering the footprint of the building. Interior alterations will consist of demolition to permit construction of new living space, bedrooms, bathrooms and kitchens. There will be one common laundry area that will be used by the residents of the building. The alteration of windows and doors will be as shown.

The existing building will continue to be served by the water and sewer treatment systems on the site. The sewage treatment system has capacity to handle the increased daily use after the conversion.

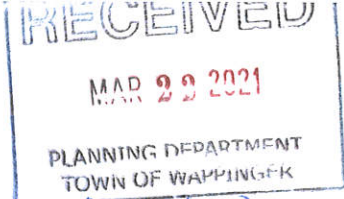
If you recall, at the Conceptual Plan review, you indicated that the Public Hearing would not be required. We would like to be scheduled for the next meeting in order to discuss this project further.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul S. Pilon", written over a horizontal line.

Paul S. Pilon, R.A.

S&P Architects, P.C.



TOWN OF WAPPINGER PLANNING BOARD

Application No. 21-3438  
Date Received: 3-23-21  
Fee Received: \$1,326.00  
Escrow Received: \$3,750.00

APPLICATION FOR SITE PLAN APPROVAL

TITLE OF PROJECT: Lawrence Farms - Change of Use - Building 5 - Office to (4) 1-bedrm Apts

Location of Property: 1083 Rte 9 - Town of Wappinger

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

K&J Partners, LLC

<u>1083 Rte 9</u>	<u>Wappinger</u>	<u>NY</u>	<u>12590</u>	<u>Mailing address</u>
<u>Street</u>	<u>Town</u>	<u>State</u>	<u>Zip</u>	<u>Fishkill, NY 12524</u>
<u>John Lawrence</u>	<u>914-474-3722</u>			
<u>Contact Person</u>	<u>Phone Number</u>	<u>Email</u>		

NAME & ADDRESS OF OWNER (Corporation or Individual):

K&J Partners, LLC

<u>1083 Rte 9</u>	<u>Wappinger</u>	<u>NY</u>	<u>12590</u>	<u>Mailing address</u>
<u>Street</u>	<u>Town</u>	<u>State</u>	<u>Zip</u>	<u>Fishkill, NY 12524</u>
<u>John Lawrence</u>	<u>914-474-3722</u>			
<u>Contact Person</u>	<u>Phone Number</u>	<u>Email</u>		

Grid No. 6156-02-710924

Please specify use or uses of building and amount of floor area devoted to each:

Existing Use: Office and Storage

Proposed Use: Multi-Family (4) 1-bedroom apartments

Existing Sq. Footage: 2304 Use: Office and storage

Proposed Sq. footage: 2304 Use: Multi-Family (4) 1-bedroom apartments

Location of Property: 1083 Rte 9 - Town of Wappinger

Zoning District: HB Acreage: +/- 9.91 AC

Anticipated No. of Employees: 0

Existing No. of Parking Spaces: 250 on site 6 space - for existing use  
Proposed No. of Parking Spaces: 250 on site 8 space - for proposed use

K&J Partners, LLC

\_\_\_\_\_  
Type Name (Corporation, LLC, Individual, etc.)

03-22-21

\_\_\_\_\_  
Date  
914-474-3722

\_\_\_\_\_  
Owner's Telephone No.

  
\_\_\_\_\_  
Owner or representative's signature  
John Lawrence

\_\_\_\_\_  
Type Name and Title \*\*\*  
1083 Rte 9, Fishkill NY 12524

\_\_\_\_\_  
Owner's Address

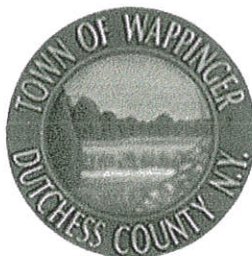
**\*\*\*If this is a Corporation or LLC please provide documentation of authority to sign.**

Note: \*The applicant is responsible for the cost involved in publishing the required legal notice in the local newspaper;

\* If Special Use Permit for the above use has been applied for, please check ☐.

- **Application Fees are non-refundable.**

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD  
WAPPINGERS FALLS, NY 12590  
PH: 845-297-6256  
Fax: 845-297-0579

Owner Consent Form

Project No: 21-3438

Date: 03-22-21

Grid No.: 6156-02-710924

Zoning District: HB

Location of Project:

1083 Rte 9 - Town of Wappinger, NY

Name of Applicant:

John Lawrence - K&J Properties, LLC 914-474-3722

Print name and phone number

Description of

Project: Conversion of an existing 2304 SF mixed-use (office & storage) building into (4) 1-Bedroom Apts

I, John Lawrence, owner of the above land/site/building hereby give permission for the Town of Wappinger to approve or deny the above application in accordance with local and state codes and ordinances.

03-22-21

Date

John Lawrence  
Owner's Signature

914-474-3722

Owner's Telephone Number

John Lawrence

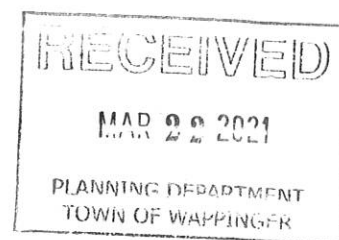
Print Name and Title \*\*\*

\*\*\* If this is a Corporation or LLC, please provide documentation of authority to sign.

If this is a subdivision application, please provide a copy of the deed.



617.20  
Appendix B  
Short Environmental Assessment Form



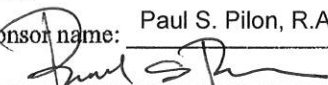
**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: Lawrence Farms - Change of Use - Building #5 - Office & Storage to (4) 1-Bedrm Apartments							
Project Location (describe, and attach a location map): 1083 Rte 9 - Town of Wappinger Along westerly side of southbound Route 9, approximately 1/2 mile south of Smithtown Rd and Route 9 intersection							
Brief Description of Proposed Action: Change of Use of Building 5 shown on Site Plan. Existing 2304 SQ FT building currently being used as Office and Storage, proposed change of use is to (4) 1-Bedroom Apartments. Existing building gross square footage to remain the same, no change to the building footprint. Windows and doors will be changed to as needed for apartment use. Siding and exterior materials to be updated. Existing parking will remain "as-is".							
Name of Applicant or Sponsor: Paul S. Pilon, R.A.		Telephone: 845-790-0968 E-Mail: sparchitects@optonline.net					
Address: 1022 Rte 376 - Suite 21							
City/PO: Wappingers Falls		State: NY	Zip Code: 12590				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Amended Site Plan - Town of Wappinger Planning Board      Dutchess County Dept of Health approval Building Permit from Town of Wappinger Building Dept			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		9.91 +/- acres					
b. Total acreage to be physically disturbed?		0.0 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		9.91 +/- acres					
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: Will comply with NYS Energy Code _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: Will use existing private on-site water supply _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: Will use existing on-site sewage treatment system _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> 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: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: Paul S. Pilon, R.A. Date: 03-22-21 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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>



	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?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

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

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<div> <div>Name of Lead Agency</div> <div>Date</div> </div>	
<div> <div>Print or Type Name of Responsible Officer in Lead Agency</div> <div>Title of Responsible Officer</div> </div>	
<div> <div>Signature of Responsible Officer in Lead Agency</div> <div>Signature of Preparer (if different from Responsible Officer)</div> </div>	

**PRINT**