

TOWN OF WAPPINGER

PLANNING BOARD

PROJECT NAME: Al's Auto Repair Amended Site Plan & Special Use Permit

MEETING DATE: June 17, 2024

ACCOUNT NUMBER: 24-3496 (Site Plan) and 24-4118 (Special Use Permit)

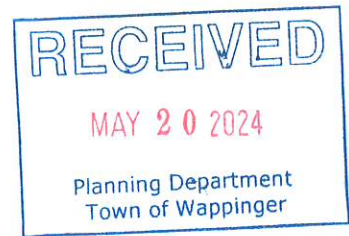
DATE PREPARED: May 28, 2024

X **SITE PLAN** **X** **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.

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

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



Al's Auto Repair

60 Middlebush Rd

Wappingers Falls Ny 12590

Re: Amendment to Site Plan and Resolution

Adding of 50'x30' with 30' opening, chain link fence with privacy screen for storing vehicles for short term purposes, As in (Impounded by Police vehicles and or vehicles that have been involved in an accident and towed in). Vehicles that are leaking fluids will be mitigated. Tow trucks will be parked on side of the fence and or in the parking lot. Vehicles will be stored inside the storage lot and or in the parking lot for auto repairs.

Attached is an updated Site Plan for Approval and Amendment.

Regards/Sincerely/Best,

Rob Gargano – Gargano Enterprises Inc

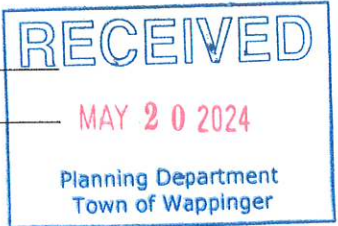
TOWN OF WAPPINGER PLANNING BOARD

Application No. 24-3496
Date Received: 5-28-24
Fee Received: \$750.00
Escrow Received: \$2,500.00

APPLICATION FOR SITE PLAN APPROVAL

TITLE OF PROJECT: Al's Auto Repair Amended Site Plan

Location of Property: 60 Middlebush Rd



NAME & ADDRESS OF APPLICANT (Corporation or Individual):

Al's Auto Repair Amended Site Plan

60 Middlebush Wappinger NY 12590

Rob Gargano 845 298 9178 Al's Auto Repair LLC
Contact Person Phone Number Email

NAME & ADDRESS OF OWNER (Corporation or Individual):

Rob Gargano

60 Middlebush Rd Wappinger NY 12590

Rob Gargano 845 298 9178
Contact Person Phone Number Email

Grid No. 6157-02-580887

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

Existing Use: Vehicle Storage

Proposed Use: Vehicle Storage

Existing Sq. Footage: _____ Use: _____

Proposed Sq. footage: _____ Use: _____

Location of Property: 60 Middlebush Rd

Zoning District: HB Acreage: .96

Anticipated No. of Employees: 1

Existing No. of Parking Spaces: 9

Proposed No. of Parking Spaces: 9

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

5.20.24

Date

845-298-9178

Owner's Telephone No.

Owner or representative's signature

Type Name and Title ***

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
SPECIAL USE PERMIT



Application No. 24-4118
Date Received: 5-20-24
Fee Received: \$1,000.00
Escrow Received: /

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 240-53 OF THE TOWN OF WAPPINGER ZONING LAW, I HEREBY MAKE APPLICATION TO THE PLANNING BOARD OR TOWN BOARD FOR THE ISSUANCE OF A SPECIAL PERMIT FOR THE USE OF;

PROJECT NAME Al's Auto Repair Amended Site Plan

GRID NO. 6157-02-580887 ZONING DISTRICT HB

PROPERTY LOCATION 60 Middlebush Rd

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

Al's Auto
60 Middlebush Rd Wappinger NY 12590
Street Town State Zip
Rob Gargano 845-298-9178 Alsaautorepair@gmail.com
Contact Person Phone Number Email

NAME & ADDRESS OF OWNER (Corporation or Individual):

Al's Auto
60 Middlebush Rd Wappinger NY 12590
Street Town State Zip
Rob Gargano 845-298-9178
Contact Person Phone Number Email

Pursuant to section(s): _____

II. CONCURRENTLY WITH THE ABOVE APPLICATION, AND IN ACCORDANCE WITH THE PROVISIONS OF SECTION 450 OF SAID ORDINANCE, I HEREBY MAKE APPLICATION FOR SITE PLAN APPROVAL OF THE FOLLOWING PLANS TO CONDUCT SUCH USE ON THE AFORESAID PARCEL.

III.
MAP TITLED: _____
PREPARED BY: _____
DATED: _____

III. I HAVE, AS PART OF THESE CONCURRENT APPLICATIONS, SUBMITTED A "STATEMENT OF USE" WHICH FULLY DESCRIBES THE OPERATION AND MAINTENANCE OF SAID USE LISTED IN THE APPLICATION: (Use EXTRA SHEET IF NECESSARY)

Continued page 2 for Special Use Permit

Als Auto
Type Name (Corporation, LLC, Individual, etc.)
5-20-24
Date
845-298-9178
Owner's Telephone No.
[Signature]
Owner or representative's signature
Kuba [Signature]
Type Name and Title
30 Middlebrook Rd
Owner's Address

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

- - THE REQUIRED FEES (NON-REFUNDABLE) AND PLANS MUST ACCOMPANY THE APPLICATION.
 - APPLICANT IS RESPONSIBLE FOR THE COSTS INVOLVED IN PUBLISHING THE REQUIRED LEGAL NOTICE IN THE LOCAL NEWSPAPER.
-

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: 24-3496

Date: 5-20-24

Grid No.: 6157-02-580887

Zoning District: HB

Location of Project:

#5 60 Middlebush Rd Wappingers NY 12590

Name of Applicant:

A/S Auto 845 298-9178

Print name and phone number

Description of Project:

Add fence to store vehicles
Within a fence will be 50' x 30' with two
15' doors

I, Rob Gargano, 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.

5-20-24
Date

845 298-9178
Owner's Telephone Number

Rob Gargano
Owner's Signature

Rob Gargano Owner
Print Name and Title ***

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

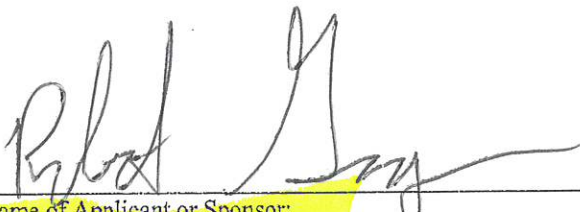
If this is a subdivision application, please provide a copy of the deed.

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.

Part 1 - Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
 Name of Applicant or Sponsor:		Telephone:		
Robert GARCANO		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO	YES
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.			<input type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO	YES
If Yes, list agency(s) name and permit or approval:			<input type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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				

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input 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? 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"/>	<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 type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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 b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? <input type="checkbox"/> NO <input type="checkbox"/> YES If Yes, briefly describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	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"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Robert J. Gergano</u>	Date: <u>5-20-24</u>	
Signature: <u>[Signature]</u>		

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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" 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.
<hr/> <div style="display: flex; justify-content: space-between;"> Name of Lead Agency Date </div>	
<hr/> <div style="display: flex; justify-content: space-between;"> Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer </div>	
<hr/> <div style="display: flex; justify-content: space-between;"> Signature of Responsible Officer in Lead Agency Signature of Preparer (if different from Responsible Officer) </div>	

PRINT