

TOWN OF WAPPINGER

PLANNING BOARD

PROJECT NAME: JP Morgan Chase Roof Top Solar Amended Site Plan

MEETING DATE: July 18, 2022

ACCOUNT NUMBER: 22-3459

DATE PREPARED: June 29, 2022

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.

1 TOWN FILE
 7 TOWN OF WAPPINGER PLANNING BOARD
 1 ENGINEER TO THE TOWN
 1 PLANNER TO THE TOWN
 1 ATTORNEY TO THE TOWN
 HIGHWAY SUPERINTENDENT
 1 FIRE PREVENTION BUREAU
 RECREATION
 ARMY CORP. OF ENGINEERS
 1 DUTCHESS COUNTY DEPT. OF PLANNING
 DUTCHESS COUNTY DEPT. OF PUBLIC WORKS
 1 NEW YORK STATE DEPT. OF TRANSPORTATION
 1 DUTCHESS COUNTY DEPT. OF HEALTH
 1 DUTCHESS COUNTY SOIL & WATER
 1 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*****

TOWN OF WAPPINGER PLANNING BOARD

Application No. 22-3459

Date Received: 6-27-22

Fee Received: \$750.00

Escrow Received: \$3,750.00

APPLICATION FOR SITE PLAN APPROVAL

TITLE OF PROJECT: JP Morgan Chase roof-top Solar

Amended Site Plan

Location of Property: 1460 Route 9 Wappingers Falls, NY

RECEIVED

JUN 27 2022

Planning Department
Town of Wappinger

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

Black & Veatch for JP Morgan Chase

19801 SW 72nd Ave Suite 200 Tualatin, OR 97062

Street Town State Zip

Breanne Mocaby 503-443-4462 MocabyB@bv.com

Contact Person Phone Number Email

NAME & ADDRESS OF OWNER (Corporation or Individual):

Unterreiner Properties LLC

1045 Park St Peekskill NY 10566

Street Town State Zip

Eric Unterreiner 845-297-0111

Contact Person Phone Number Email

Grid No. 135689-6157-02-650897-0000

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

Existing Use: Bank

Proposed Use: Bank

Existing Sq. Footage: 3943 Use: bank

Proposed Sq. footage: 3943 Use: bank

Location of Property: 1460 Route 9

Zoning District: HB

Acreage: .832

Anticipated No. of Employees: no change

Existing No. of Parking Spaces: no change

Proposed No. of Parking Spaces: no change

Unterreiner Properties LLC

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

5/18/22

Date

845-297-0111

Owner's Telephone No.

Owner or representative's signature

Eric Unterreiner

Type Name and Title ***

1045 Park St Peekskill, NY 10566

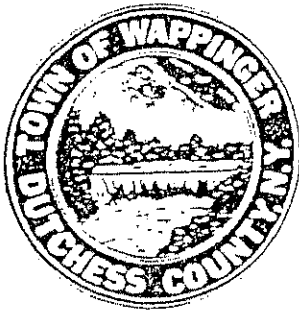
Owner's Address

*****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
20 Middlebush Road
Wappingers Falls, NY 12590

Planning Department
Office: 845.297.1373 ~ Fax: 845.297-0579
www.brobarti@townofwappinger.us

Owner Consent Form

To be filed when the applicant is not the building or property owner

Project = 22-3459

Date: 6-27-22

Grid # 135689-6157-02-650897-0000

Zoning District: CC, Conservation Commercial

Location of project: 1460 Route 9

Name of Applicant: Breanne Mocaby with Black & Veatch for JP Morgan Chase
Print name (Corporation, LLC, Individual, etc.)

Description of project: Installation of roof-top solar and accessory equipment

I, Eric Unterreiner, 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.

Unterreiner Properties LLC
Print name (Corporation, LLC, Individual, etc.)

5-18-22
Date

845-297-0111
Owner's Telephone No.

[Signature]
Owner or representative's signature

Eric Unterreiner
Print Name and Title ***

1045 Park St Peekskill NY 10566
Owner's Address

***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.

LETTER OF AUTHORIZATION

APPLICATION FOR DEVELOPMENT/CONSTRUCTION PERMITS

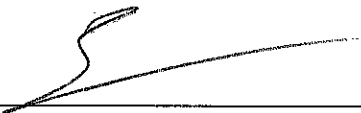
The undersigned, Unterreiner Properties LLC, owner/representative of the below described parcel, does hereby authorize Black & Veatch (Design Firm) and Sunrise Power Solutions (contractor), and its employees, agents and contractors, solely for the purpose of filing and completing any forms or applications for land use and construction permitting processes that are necessary to allow installation of roof-top solar including panels and related equipment on the property as required for the solar installation. I understand that the application may be modified or approved with conditions and that those conditions or modifications must be completed prior to the issuance of any construction permits. Black & Veatch will be responsible for all fees incurred in securing any required approvals.

Site Name	Street Address	City	County	State
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Wappinger (150111)	1460 Route 9	Wappingers Falls	Dutchess County	NY
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Signature and title of Property Owner:

Owner's Name (print): Eric Unterreiner Title: President

Signature: 

Date: 5/18/22

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

JP Morgan Chase roof-top Solar

Name of Action or Project:

1460 Route 9

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

Installation of roof-top solar and accessory equipment

Brief Description of Proposed Action:

Breanne Mocaby with Black & Veatch

Name of Applicant or Sponsor:

Telephone: 503-443-4462

E-Mail: MocabyB@bv.com

Address:

19801 SW 72nd Ave Suite 200

City/PO:

Tualatin

State:

OR

Zip Code:

97062

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 impact 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?

NO

YES

If Yes, list agency(ies) name and permit or approval:

☒☐

3a. Total acreage of the site of the proposed action?

.832 acres

b. Total acreage to be physically disturbed?

n/a acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?

.832 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☐ Aquatic☐ Other (Specify)☐ Backland

	NO	YES	N/A
5. Is the proposed action:			
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<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: _____	<input checked="" 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"/>	
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<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: <u>n/a solar</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?			
If No, describe method for providing wastewater treatment: <u>n/a solar</u>	<input checked="" 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?	<input checked="" type="checkbox"/>	<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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter or encroach into any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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:			
<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"/>	
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources?			
If Yes:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? NO YES
 If Yes, explain purpose and size: ☒ ☐

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? NO YES
 If Yes, describe: ☒ ☐

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? NO YES
 If Yes, describe: ☒ ☐

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

Applicant/sponsor name: Breanne Mocaby with Black & Veatch 4/20/22

Signature: *Breanne Mocaby*

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.

- ☐ 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)