TOWN OF WAPPINGER

PLANNING BOARD

PROJECT NAME: K-9 Clippers, Inc. Dog Grooming

MEETING DATE: October 17, 2022

ACCOUNT NUMBER: 22-4104

DATE PREPARED: September 29, 2022

____ **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
____ HIGHWAY SUPERINTENDENT
____ FIRE PREVENTION BUREAU
____ RECREATION
____ ARMY CORP. OF ENGINEERS
__1__ DUTCHESS COUNTY DEPT. OF PLANNING
__1__ DUTCHESS COUNTY DEPT. OF PUBLIC WORKS
____ 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**********

Barbara Roberti

From: Anniel Balaker <k9clippersny@yahoo.com>
Sent: Friday, September 23, 2022 8:09 AM
To: Barbara Roberti
Subject: 102 Chelsea

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

To whom it may concern,

My name is Anniel Balaker. I'm a local dog groomer and owner of K9clippers. I would like to work from my home . My intention is to provide services to 2 to 3 dogs a day. My hours of operation would be 8am to 4pm Wednesday through Saturday strictly by appointment only. I would only be excepting small to medium sized dogs under 50lbs. Dogs are required to be picked up within 30 minutes of completion of service. My clients are all on a monthly grooming schedule. I live on a quarter acre with 30 acres of farmland behind me. I have a driveway that can accommodate 4 cars and customers would not need to park on the street. I would be using my own well and using all natural biodegradable shampoo . I appreciate your consideration.

I can be reached at 914-325-9362

Thank you,
Anniel Balaker

TOWN OF WAPPINGER PLANNING BOARD
SPECIAL USE PERMIT

Application No. 22-4104
Date Received: 9-26-22
Fee Received: $500.00
Escrow Received: $1,500.00

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 240-53 0F 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 K-9 Clippers, Inc. Dog Grooming

GRID NO. 135689-6056-03-347470-0000 ZONING DISTRICT R 20

PROPERTY LOCATION 102 Chelsea rd

NAME & ADDRESS OF APPLICANT (Corporation or Individual):
Annie Balaker
102 Chelsea rd Wappingers Falls NY 12590
Street Town State Zip
Annie Balaker 914 325-9362 k9clippersny@yahoo.com
Contact Person Phone Number Email

NAME & ADDRESS OF OWNER (Corporation or Individual):
Same as above

Street Town State Zip

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)

K9 clippers
Type Name (Corporation, LLC, Individual, etc.)

9/25/22
Date

914 325 9362
Owner's Telephone No.

Owner or representative's signature

Annie Baraker Owner
Type Name and Title ***

102 Chelsea road
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.broberti@townofwappinger.us

Owner Consent Form

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

Project = 22-4104 Date: 9/25/22

Grid = 135689-6056-03-347470-0000 Zoning District: R 20

Location of project: 102 Chelsea rd

Name of Applicant: Annie Balaker
Print name (Corporation, LLC, Individual, etc.)

Description of project: pet Grooming

I Annie Balaker, 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.

Annie Balaker
Print name (Corporation, LLC, Individual, etc.)

9/25/22
Date

914 325 9362
Owner's Telephone No.

Owner or representative's signature

Annie Balaker owner
Print Name and Title ***

102 Chelsea rd
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.

Continued page 2 for Special Use Permit

Annie Baraker

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

9/25/22

Date

914 325 9362

Owner's Telephone No.

A. B. Baraker

Owner or representative's signature

Annie Baraker Owner

Type Name and Tit

102 Chelsea 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

Application No. _____
Date Received: _____
Fee Received: _____
Escrow Received: _____

APPLICATION FOR SITE PLAN APPROVAL

TITLE OF PROJECT: K-9 Clippers, Inc. Dog Grooming

Location of Property: 102 Chelsea rd

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

Annie Balaker K-9 Clippers Inc.
102 chelsea rd Wappingers Falls, NY 12590
Street Town State Zip
Annie Balaker 914-325-9362 k9clippersNY@yahoo.com
Contact Person Phone Number Email

NAME & ADDRESS OF OWNER (Corporation or Individual):

same as above

Street Town State Zip

Contact Person Phone Number Email

Grid No. 135689-6056-03-347470-0000

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

Existing Use: Residence - 1 family

Proposed Use: Pet grooming within my residence

Existing Sq. Footage: 1900 Use: _____

Proposed Sq. footage: 300 Use: _____

Location of Property: 102 Chelsea

Zoning District: R20 Acreage: 0.37

Anticipated No. of Employees: 1

Existing No. of Parking Spaces: 4 Proposed No. of Parking Spaces: 4

K9 clippers
Type Name (Corporation, LLC, Individual, etc.)

9/25/22
Date

Owner or representative's signature

919 325 9362
Owner's Telephone No.

Annie Baraker Owner
Type Name and Title ***

102 Chelsea road
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.**

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

K-9 Clippers, Inc. Dog Grooming

Name of Action or Project:

Pet Grooming

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

102 Chelsea rd (Residence)

Brief Description of Proposed Action:

Pet Grooming

Anniel Balaker

Name of Applicant or Sponsor: | Telephone:

102 Chelsea rd | E-Mail:

Address:

Wappinger Falls

City PO: | State: NY | Zip Code: 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: Town of Wappingers Falls	☐	☑

3. a. Total acreage of the site of the proposed action? 0.37 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? 0.37 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): _____
   ☐ Parkland

	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:	☑	☐

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

	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/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	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? ☑ NO ☐ YES		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? ☑ NO ☐ YES 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 of remediation (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: Annie Balaker Date: 9/25/22

Signature: [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 of land?	☑	☐
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	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 of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐

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Signature: [signature]

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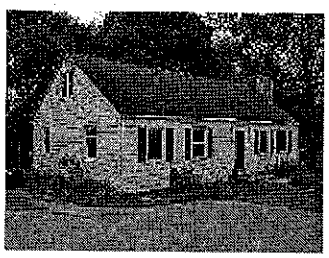
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., Wetlands, waterbodies,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

Residential Detached 9/25/2009 12:04:00 PM

102 CHELSEA RD, WAPPINGERS FALLS, NY 12590 $187,900



Listing #:	278043	**Status:**	A
County:	DUT	**Style:**	Cape Cod
Township:	Wappinger	**Year Built:**	1950
Subdv/Cmplx:	NONE/	**Exterior:**	Aluminum
School Dist:	BEACON CITY	**Color:**	
. High Sch:	BEACON HIGH SCHOOL	**Above Grnd SF:**	1848
-Midd Sch:	ROMBOUT MIDDLE SCHOOL	**Below Grnd SF:**	0
-Elem Sch:	OTHER	**Finished SF:**	1848
-OtherSch:		**Unfinished SF:**	0
Property Id:	135689006056000334747000 00	**Total Square Feet:**	1848
		Acres:	0.37

Directions ROUTE 9 D TO LEFT ON CHELSEA ROAD (92)

Rooms: 7 **Bedrooms:** 3 **Full Baths:** 1 **Half Baths:** 1

Basement: FULL / UNFINISHED
Level 1 Desc: LIVING ROOM W/FIRE PLACE, BRS, DR, BATH, EIK
Level 2 Desc: BRS, 1/2 BATH
Level 3 Desc:

Heating:	Gas, Hot Water, Radiators	**# Fireplaces:**	
Cooling:	None	**Water/ Sewer:**	Septic, Well
Electricity:		**Parking/Garage:**	Off Street
Roof:	Asphalt Shingles	**Hcp Mod:**	
Foundation:	Block	**Construction:**	Frame

Appliances: None
Flooring: Vinyl, Wall to Wall Carpet, Wood
Equipment:
Interior Feat:
Exterior Feat: Deck, Storm Windows
Basement: Full, Unfinished
Amenities: Library, Park, Public Transportation, Shopping/Mall

MULTIPLE OFFER SITUATION. SELLER REQUESTING HIGHEST, BEST AND FINAL OFFERS DUE BY 5PM, MONDAY, 9/21/2009 CAPE COD STYLE HOME IN SOUTHERN DUTCHESS! WELL SITUATED NEAR SHOPPING, SCHOOLS, TRAINS, AND AMENITIES. HOUSE SUFFERED FREEZE DAMAGE TO BOTH DOMESTIC PLUMBING AND HOT WATER HEATING SYSTEM. SOLD AS-IS. BUYER TO PAY NYS TRANSFER TAX. CASH OFFERS W/PROOF OF FUNDS. ***PLEASE SEE MEMBER'S REMARKS FOR ACCESS AND SHOWING INSTRUCTIONS.***

Land Tax:	$1,285	**Assess Value:**	$304,500	**Lock Box Desc:**	COMBO
School Tax:	$2,532	**Tax Year:**	2009	**Occupied:**	V
Village Tax:	$0	**Exemption:**	None	**Listing:**	ER
Fire & Water Tax:		**Negotiate Through:**	LBRKR	**Listing Date:**	6/9/2009
Tax Amount:	$3,817	**Buyers Agent Comp:**	3.5%	**Closed Date:**	
		Sellers Agent Comp:	0%	**Off Market Date:**	
HOA Association:	N	**Broker s Agent Comp:**	0%	**Update Date:**	09/09/2009
HOA Fee:		**Buy Agent Auth:**	Y	**List Price:**	$187,900
HOA Fee Includes:	#>> Null feature<<#	**Market Time:**	108	**Original Price:**	$187,900

List Office:	RVERCP	**List Agent Code:**	3698
List Office Name:	RIVER REALTY	**List Agent Name:**	LEE RAPHAEL
List Office Phone:	845-486-1100	**List Agent Phone:**	845-473-6373
Owner Name:	CORPORATE	**Appointment Ph:**	845-564-2800
		List Agent Email:	lraphael@river-realty.com
Show Instructions:	Lockbox, Show Any Time		

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[illegible] 203K Well & Septic Less than 100 ft.