

**TOWN OF WAPPINGER**

**PLANNING BOARD**

**PROJECT NAME:** Heinemann Caretaker's Cottage – Site Plan & Special use Permit)

**MEETING DATE:** March 4, 2024

**ACCOUNT NUMBER:** 24-3491 (Site Plan) and 24-4115 (Special Use Permit)

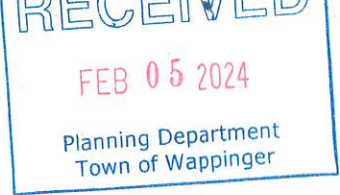
**DATE PREPARED:** February 13, 2024

  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.**

<u>  1  </u>	TOWN FILE
<u>  7  </u>	TOWN OF WAPPINGER PLANNING BOARD
<u>  1  </u>	PLANNING BOARD ENGINEER
<u>  1  </u>	PLANNER TO THE TOWN
<u>  1  </u>	PLANNING BOARD ATTORNEY
<u>    </u>	HIGHWAY SUPERINTENDENT
<u>  1  </u>	FIRE PREVENTION BUREAU
<u>    </u>	RECREATION
<u>    </u>	ARMY CORP. OF ENGINEERS
<u>  1  </u>	DUTCHESS COUNTY DEPT. OF PLANNING
<u>  1  </u>	DUTCHESS COUNTY DEPT. OF PUBLIC WORKS
<u>    </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>    </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\*\*\*\*\*



TOWN OF WAPPINGER PLANNING BOARD

Application No. 24-3491  
Date Received: 2-5-24  
Fee Received: \$1,040.00  
Escrow Received: \$5,000.00

APPLICATION FOR SITE PLAN APPROVAL

TITLE OF PR HEINEMANN CARETAKERS COTTAGE SITE PLAN & SPECIAL USE PERMIT

Location of Property: 1109-1111 Route 376, Wappingers Falls, NY 12590

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

SARAH RYAN, VAN DEWATER AND VAN DEWATER, LLP FOR M.M. HEINEMANN

85 CIVIC CENTER PLAZA, SUITE 101, POUGHKEEPSIE, NY 12601

Street	Town	State	Zip
<u>Sarah Ryan</u>	<u>845-452-5900</u>	<u>sryan@vandewaterlaw.com</u>	
Contact Person	Phone Number	Email	

NAME & ADDRESS OF OWNER (Corporation or Individual):

MICHELLE HEINEMANN

<u>1111 ROUTE 376,</u>	<u>WAPPINGERS FALLS,</u>	<u>NY</u>	<u>12590</u>
Street	Town	State	Zip
<u>SARAH RYAN</u>	<u>845-452-5900</u>	<u>sryan@vandewaterlaw.com</u>	
Contact Person	Phone Number	Email	

Grid No. 135689-6358-01-205670

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

Existing Use: ACCESSORY STRUCTURE

Proposed Use: CARETAKERS COTTAGE

Existing Sq. Footage: 795 Use: ACCESSORY STRUCTURE

Proposed Sq. footage: 931 Use: CARETAKER'S COTTAGE

Location of Property: 1109-1111 ROUTE 376, WAPPINGERS FALLS, NY 12590

Zoning District: R40

Acreage: 21.28 ACRES

Anticipated No. of Employees: N/A

Existing No. of Parking Spaces: 2

Proposed No. of Parking Spaces: 2

SARAH RYAN, VANDEWATER AND VANDEWATER, LLP FOR M.M. HEINEMANN

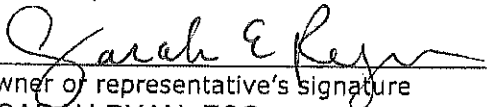
Type Name (Corporation, LLC, Individual, etc.)

2/2/2024

Date

917-678-2830

Owner's Telephone No.



Owner or representative's signature

SARAH RYAN, ESQ

Type Name and Title \*\*\*

1109-1111 Route 376, Wappingers Falls, NY 12590

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. 24-4115  
Date Received: 2-5-24  
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 HEINEMANN CARETAKERS COTTAGE SITE PLAN & SPECIAL USE PERMIT

GRID NO. 135689-6358-01-205670 ZONING DISTRICT R40

PROPERTY LOCATION 1109-1111 Route 376, Wappingers Falls, NY 12590

NAME & ADDRESS OF APPLICANT (Corporation or Individual):  
SARAH RYAN, VAN DEWATER AND VAN DEWATER, LLP FOR M.M.HEINEMANN

85 CIVIC CENTER PLAZA, SUITE 101, POUGHKEEPSIE, NY 12601

Street	Town	State	Zip
<u>Sarah Ryan</u>	<u>Wappingers Falls</u>	<u>NY</u>	<u>12590</u>
Contact Person	Phone Number	Email	

NAME & ADDRESS OF OWNER (Corporation or Individual):  
Michelle Heinemann

<u>1111 Route 376,</u>	<u>Wappingers Falls,</u>	<u>NY</u>	<u>12590</u>
Street	Town	State	Zip
<u>Sarah Ryan</u>	<u>845-452-5900</u>	<u>sryan@vandewaterlaw.com</u>	
Contact Person	Phone Number	Email	

Pursuant to section(s): 240-44, 240-61

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: SITE PLAN AND SPECIAL USE PERMIT FOR HEINEMANN  
PREPARED BY: DAY STOKOSA ENGINEERING, BRIAN STOKOSA  
DATED: 2-5-24

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)

THE CONVERSION AND LEGALIZATION OF AN EXISTING ACCESSORY STRUCTURE  
INTO A CODE COMPLIANT CARETAKER'S COTTAGE.

**Continued page 2 for Special Use Permit**

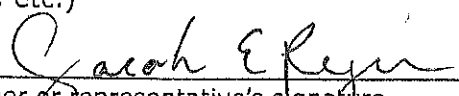
SARAH RYAN, VAN DEWATER AND VAN DEWATER, LLP FOR M.M.HEINEMAN  
Type Name (Corporation, LLC, Individual, etc.)

2/2/2024

Date

917-678-2830

Owner's Telephone No.

  
Owner or representative's signature

SARAH RYAN, VAN DEWATER AND VAN DEWATER, LLP FOR M.M.HEINEMAN

Type Name and Title

1111 Route 376, Wappingers Falls, NY 12590

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.**
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## Town of Wappinger

20 Middlebush Road  
Wappingers Falls, NY 12590

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

### Owner Consent Form

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

Project # 24-3491 Date: 1/24/2024  
Grid # 6358-01-205670 Zoning District: R 40

Location of project:  
1111 Route 376

Name of Applicant: Day Stokosa Engineering P.C. / Van DeWater + Van DeWater, LLP  
Print name ( Corporation, LLC, Individual, etc.)

Description of project: Site Plan and Special Use Permit  
For the conversion and legalization of existing  
accessory structure as a caretaker's cottage

I Michelle - Marie Heinemann, 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.

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

1/30/2024  
Date

(917) 678-2830  
Owner's Telephone No.

[Signature]  
Owner or representative signature

Michelle - Marie Heinemann  
Print Name and Title \*\*\*

1111 Route 376, Wappinger Falls, NY 12590  
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.