

**TOWN OF WAPPINGER**

**PLANNING BOARD**

**PROJECT NAME:** Iglesia Cristiana El Sembrador Addition – Amended Site Plan

**MEETING DATE:** March 3, 2025

**ACCOUNT NUMBER:** 24—3494

**DATE PREPARED:** February 10, 2025

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
- FIRE PREVENTION BUREAU
- RECREATION
- ARMY CORP. OF ENGINEERS
- DUTCHESS COUNTY DEPT. OF PLANNING
- DUTCHESS COUNTY DEPT. OF PUBLIC WORKS
- NEW YORK STATE DEPT. OF TRANSPORTATION
- DUTCHESS COUNTY DEPT. OF HEALTH
- DUTCHESS COUNTY SOIL & WATER
- NYS DEPT OF D.E.C
- TOWN OF FISHKILL PLANNING BOARD
- TOWN OF POUGHKEEPSIE PLANNING BOARD
- TOWN OF LAGRANGE PLANNING BOARD
- VILLAGE OF WAPPINGER PLANNING BOARD
- BUILDING INSPECTOR
- 1  ZONING ADMINISTRATOR-BARBARA ROBERTI
- TOWN CLERK
- CAMO POLUTION
- STORM WATER MANAGEMENT (MICHAEL BODENDORF)
- CENTRAL HUDSON

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

# J.C DEFONSECA ARCHITECTS PC



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## **Church Construction Project – Iglesia Cristiana El Sembrador**

We love the beautiful, iconic building that is home to our church. We realize that it is important for our community, as it is for us, to maintain this building and to continue to serve the people of our community as this church has done since the 1800s. Our congregation is not affluent, but we give and work with great effort to keep this church and this building going strong for generations to come.

To better serve our congregation and our community, we need more space. This additional space is not needed because of an increase in the number of congregants or because of additional use of the facilities. The purpose of this addition is to provide above-ground space for church activities with our existing congregation that currently take place in our basement.

Our church has remained over many decades because it has always had the essential elements of a church: the love of God and the passionate faith of its members. But our church has never had some of the practical space all churches should have. We never had comfortable rooms for our children and young people to gather by age groups to participate in age-appropriate church activities. We never had suitable office space for the pastor to work and to meet with congregants to discuss private matters. All of our activities outside of worship have always taken place in the church basement. We have done our best to make this space as comfortable as possible, but it is still a basement. A couple of years ago we were delightfully visited by some of the past youth of the church from several generations ago. They told us how they would spend entire summers chipping away at the huge rock in the basement to gain more space.

This additional space will enable us to continue with our current activities as described below.

### **Sundays**

On this day we receive the greatest number of congregants. The following is the current use of our building:

### **Sanctuary**

Our worship space has seating capacity for 150 people.

10:00 AM – 11:15 AM English Worship Service. The approximate number of congregants ranges from 30 to 50

11:30 AM – 1:30 PM Spanish worship service. The approximate number of congregants ranges from 80 to 150

### **Basement**

Children church activities and bible lesson concurrently with both worship services. The average number of children is 30. All age groups are together in the basement with their caregivers. This makes it very challenging to provide appropriate care and for engagement in bible lessons and church related activities.

The additional space will enable us to divide the children by age groups during their bible lessons which run simultaneously with the worship service. Bathrooms in these areas will also allow children and caregivers access to these facilities without having to mobilize to the existing bathrooms at a considerable distance. This will minimize disruption to the worship service and church activities.

### **Tuesdays**

#### **Sanctuary**

7:00 PM – 8:00 PM Bible Study in English

8:00 PM – 9:00 PM Bible Study in Spanish

These activities will continue as currently held.

### **Fridays**

#### **Sanctuary**

7:00 PM – 9:00 PM Bilingual worship Service

### **Basement**

8:00 PM – 9:00 PM Youth group meeting

The additional space will enable the youth group to meet in the new space by age group instead of the basement Bathrooms in these areas will also allow our young people and caregivers access to these facilities without having to mobilize to the existing bathrooms at a considerable distance. This will minimize disruption to the worship service and church activities.

### **Saturdays**

#### **Basement**

6:00 PM to 9:00 PM Men's meeting and women's meeting on alternate Saturdays.

The new space will enable us to meet in a more comfortable space instead of the basement. We do not expect to increase the frequency or size of the meetings.

### **Septic System**

The building has a 1000-gallon tank that was installed on 8/27/2024 by Hopewell Septic Pumping. This is a Next Gen Poly tank. We have requested Hopewell Septic Pumping to pump the tank every six months. This tank is located on the right side, near the main entrance to the original church building. Its location will not interfere with the new construction.

We will be adding two bathrooms in the new areas only to make it easier for people to use the facilities without having to mobilize to other areas while services or meetings may be taking place.

The new rooms we are building will not lead to an increase in usage of the building. The size of the sanctuary will remain the same as it is now, with a sitting capacity of

### **Parking**

Parking accommodates approximately \_\_\_ vehicles and that is not expected to increase. We will be able to utilize the existing parking areas to accommodate all our vehicles as we have been doing. As you know this site predates the use of motor vehicles, and we have paved an area where we are able to meet our parking needs.

The rear portion of the Church will not be used for parking

### **Setbacks**

The plat should be revised to include a bulk table which includes the setback requirements of the zoning district and how the proposed conditions will satisfy those requirements. Given the nature of the lot consolidation, it is anticipated that these setback requirements are in compliance.

### **Lights**

We will obtain permits for all new lighting. Any lighting not in compliance will be removed.

Lights outside property will be removed or relocated inside the property

### **Sheds**

We will obtain permit for the two existing sheds on the property

### **Storm water management**

We will provide drywells for storm water management, for the proposed addition of the church

**Sensitive areas on the lot**

Based on our research there are no sensitive areas on the property, we investigate further to asses the Statues of the land

**Fire and safety requirements**

We will recommend that a fire alarm system be installed, and emergency lighting be upgraded

And that a fire separation between the existing and the proposed section ill be provided , and that the new portion be built of noncombustible materials

Truly yours

Carlos Defonseca R.A

