

TOWN OF WAPPINGER

PLANNING BOARD

PROJECT NAME: Bank of America (Exterior Lighting) Amended Site Plan

MEETING DATE: March 17, 2025

ACCOUNT NUMBER: 25-3511

DATE PREPARED: March 4, 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
 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
 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*****

STONEFIELD

February 28, 2025

Bea Ogunti
Town of Wappinger Planning Board
Town Hall
20 Middlebush Road
Wappinger Falls, NY 12590

RE: Bank of America Lighting Upgrade Program
Parcel ID: 609919
1469 Route US 9
Town of Wappinger, Dutchess County, NY

The applicant is proposing site lighting improvements to the existing Bank of America branch located at 1469 Route US 9, in the Town of Wappinger, New York. The proposed upgrades are a part of Bank of America's national exterior lighting program, of which has two main goals:

1. To provide security lighting that meets and exceeds the requirements set by the New York State Statutes. (BNK Banking Article 2-AA - Atm Safety Act 75-C - Security Measures) Specifically, with respect to automate teller machine facilities located within the interior of the building, lighting shall meet the following standards on a 24/7 basis:
 - a. A minimum illuminance of 5.0fc is maintained on a horizontal plane at a point five feet outward from, and five feet above the ground surface from the automated teller machine.
 - b. A minimum illuminance of 2.0fc is maintained on a horizontal plane at a point thirty feet in all unobstructed directions from the automated teller machine facility entrance, measured at ground level.
 - c. A minimum illuminance of 2.0fc is maintained on a horizontal plane at a point sixty feet in all unobstructed directions from the automated teller machine facility entrance, measured at 60" above ground level.
2. To update all exterior and interior light fixtures with new, energy efficient, LED models and reduce the Bank's overall energy usage and carbon footprint.

The applicant proposes the following improvements:

1. Removal and replacement of all existing fixtures, including nine (9) external canopy mounted fixtures, two (2) wall mounted fixtures, and eight (8) pole mounted fixtures located on the project site. All replacement fixtures will match existing mounting heights, and are intended to be of similar style & throw but provide a newer fixture to extend the lifetime and guarantee the site meets state statute criteria.
2. New installation of one (1) pole mounted light fixtures (20' mounting height) and one (1) wall mounted fixtures. (12' mounting height) All new fixtures have been specifically chosen to best mirror existing fixtures, and the aesthetic & architectural character of the site & nearby neighborhood.
3. Maintenance trimming of existing landscaping per the New York State Statutes to eliminate any illumination conflicts and guard against future obstruction of the Bank's security lighting. All tree trimming is to be done under the guidance of a certified arborist/specialist to ensure all plantings maintain their good health and the safety of surrounding site features remains intact.

Please contact our office if you have any questions or comments regarding this submission.

Best Regards,



Kevin Heffernan, PE
Stonefield Engineering and Design, LLC



TOWN OF WAPPINGER PLANNING BOARD

Application No. 25-3511
Date Received: 3-3-25
Fee Received: \$150.00
Escrow Received: \$5,000.00

APPLICATION FOR SITE PLAN APPROVAL

TITLE OF PROJECT: Exterior Lighting Project - Bank of America

Location of Property: 1469 Route 9, Wappinger Falls, NY 12590

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

Platinum General Services

<u>1462 Roosevelt Avenue</u>	<u>Carteret</u>	<u>NJ</u>	<u>07008</u>
Street	Town	State	Zip
<u>c/o Stephanie DiGiovanni</u>	<u>c/o 732-786-2484</u>	<u>c/o sdigiovanni@peconsultingcorp.com</u>	
Contact Person	Phone Number	Email	

NAME & ADDRESS OF OWNER (Corporation or Individual):

Valentino Zarboutis

<u>27 Vista Drive</u>	<u>Syosset</u>	<u>NY</u>	<u>11791</u>
Street	Town	State	Zip
<u>Valentino Zarboutis</u>	<u>516-849-1128</u>	<u>vzarboutis@gmail.com</u>	
Contact Person	Phone Number	Email	

Grid No. 135689-6157-02-609919-0000

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

Existing Use: Bank

Proposed Use: No change

Existing Sq. Footage: 532 Use: Parking lot

Proposed Sq. footage: NC Use: No change

Location of Property: 1469 Route 9, Wappinger Falls, NY 12590

Zoning District: HB Acreage: 1.07

Anticipated No. of Employees: N/A

Existing No. of Parking Spaces: 27

Proposed No. of Parking Spaces: NC

Valentino Zarboutis

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

2/27/25

Date

516-849-1128

Owner's Telephone No.

Owner or representative's signature
Valentino Zarboutis - Owner

Type Name and Title ***
27 Vista Drive, Syosset, NY 11791

Owner's Address

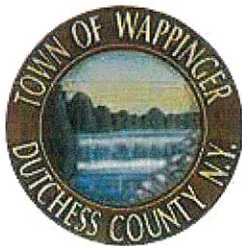
*****If this is a Corporation or LLC please provide documentation of authority to sign.**

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



BUILDING DEPARTMENT
20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590-0324
(845) 297-6256
FAX: (845) 297-0579

OWNER CONSENT FORM

BUILDING PERMIT # _____ APPLICATION # 25-3511

SITE LOCATION: 1469 Route 9, Wappinger Falls, NY 12590

GRID: # 135689-6157-02-609919-0000

Name of APPLICANT/OWNER: Valentino Zarboutis
(Person PHYSICALLY coming in to apply, if other than the Owner)

~ CERTIFICATION ~

NOTICE TO APPLICANTS: 240-109 Certificate of Occupancy

It shall be unlawful for a building owner to use or permit the use of any building or premises or part thereof hereafter created, erected, changed, converted or enlarged, wholly or partly, in its use or structure until a Certificate of Occupancy shall have been issued by the Building Inspector and/or Zoning Administrator.

I, Valentino Zarboutis, owner of the land/site/building hereby give my permission for the Town of Wappinger to approve or deny the attached application in accordance with local and state codes and ordinances. I understand that this permit will not be closed out unless all proper inspections are completed which can include the building inspector having access to the interior of my residence. If this permit is not closed before the expiration date it will remain as a violation on my property until it is closed out. After the expiration date the permit fee and application will have to be re-submitted in order to close out the permit. I understand that I am ultimately responsible for the closure of this permit.

FAILURE TO COMPLY MAY RESULT IN COURT PROCEEDINGS.

2/27/25
Date
516-849-1128
Owner's Telephone Number

[Signature]
Owner's Signature
Valentino Zarboutis
Print Name
27 Vista Drive, Syosset, NY 11791
Print Owner's Address

FOR OFFICE USE ONLY

Code Enforcement Official: _____

SAVE COMPLETED FORM