

MINUTES

Town of Wappinger Planning Board
October 15, 2018
Time: 7:00 PM

Town Hall
20 Middlebush Road
Wappingers Falls, NY

Summarized Minutes

Members:

Mr. Flower	Chairman	Present
Mr. Ceru	Member	Absent
Mr. Hussain	Member	Absent
Mr. Marinaccio	Member	Present
Mr. Pesce	Member	Present
Mr. Phillips	Member	Present
Mr. Valdati:	Member	Absent

Others Present:

Mr. Horan	Town Attorney
Ms. Valk	Conflict Attorney
Mr. Gray	Town Engineer
Mr. Stolman	Town Planner
Mrs. Roberti	Zoning Administrator
Mrs. Ogunti:	Secretary

SUMMARY

Conceptual Review:

Stage Door Self-Storage
(Amended Site Plan)

Resubmit

Mr. Pesce: **Motion to accept the minutes from October 1, 2018.**
Mr. Hussain: Second the Motion.
Vote: All present voted Aye.

Executive Session: Legal Advice – Smart Lawsuit

Mr. Flower: Rebecca, you mind if we jumped around a little bit since we have only a conceptual review on the agenda?

Ms. Valk: Okay, that's what I figured you would do.

Conceptual Review:

18-3402 Stage Door Self-Storage Amended Site Plan: To discuss a conceptual review application to combine 5 parcels and construct 6 additional self-storage units in an existing on a total of 7.77 acres in an HB Zoning District. The property is located at **1 Stage Door Road** and is identified as **Tax Grid Nos. 6256-02-777824 (2.0 acres), 6156-02-820883 (2.76 acres), 6156-02-794847 (2.0 acres), 6156-02-771855 (0.64 acres) and Parcel A (0.37 acres)** in the Town of Wappinger. (Povall)

Present: Bill Povall – Engineer

Mr. Flower: Good evening.

Mr. Povall: We are here tonight with the Stage building on 1 Stage Door Road. It's the old furniture building that's been vacant for a while. About a year ago we got an approval on an existing building for indoor storage. In moving forward with the construction of building the interior storage, I did some more market analysis and it showed that there needs to be 50% more than what was approved in the building for a viable business. We are here tonight looking to submit an application for additional storage units. Right now the existing building is on a two acres parcel and Contrail has three other parcels a total of 1.5 acres. With this particular plan we would propose 6 more buildings whereas these two new buildings would have interior access and garage doors in the back of it. The 6 buildings would have garage doors on the outside. We are proposing to position the buildings where none of the garage doors would be facing the road. It's tough given the configuration of the property is surrounded by the road. We will redo the front parking lot making it a little smaller.

Mr. Povall continues his overview of the project.

- Mr. Gray: Have you talked to DOT yet?
- Mr. Povall: We are having a lot of conversations and we are just at a point where they are going to convey over to us the front portion of this lot is close to the building. We have been working with them for quite a while now.
- Mr. Gray: I mean for the access.
- Mr. Povall: Right, that's one of the reasons we did talk to them and it was all just discussions. This is an existing piece of property here and the idea with that is it will provide access to that lot. With this plan we would be proposing stormwater pond in the front and back to meet all of the SWPPP. The big portion of this site is the Army Corps., wetland.
- Mr. Flower: So it is Army Corps., wetland?
- Mr. Povall: I'll say it is Army Corps., because it hasn't been determined yet but it does meet all of the Town's wetland criteria. We are proposing to fill in this area, seek a permit, mitigate and create wetland in the back to offset that. Mike Norwicki looked at these wetlands and he said they are really a result of the Route 9 drainage. They are really low value wetland because they get a lot of the salt that come off Route 9. There's an existing drainage system where the water is captured and dumped into this area temporarily. One of the main reasons we are proposing this is the lack of water and sewer.
- Mr. Flower: I remembered on the original plan the original building was going to stay as is.
- Mr. Povall: Yes, and that would still be the case.
- Mr. Flower: Now that you are going to make it a much larger storage facility on the property, are you willing to put improvements to that building to make it look a little better than what it is. Right now it's just a metal building.
- Mr. Povall: Yes, we will look to dress up this building to match the new construction.
- Mr. Flower: We would like to see a rendering of what it would look like from Route 9. You are at the entrance to the Town so you would want people to get a good impression.
- Mr. Povall: If we are able to build these additional units the business model would allow for much more improvements to the lot.

- Mr. Flower: It's a lot to compress in there from what I see. If you can mitigate the wetland is probably the biggest hurdle at this point.
- Mr. Povall: I can tell you we will not be able to build this out without filling the wetland.
- Mr. Horan: That would require individual permit from Army Corps?
- Mr. Povall: Right. Mitigation is one of the major criteria with Army Corps. With us being able to attach this to the main wetland would fulfil our requirement or wish list.
- Mr. Pesce: Are there going to be three active entrances?
- Mr. Povall: The goal would be that Route 9 would be the active entrance and this one would be but we won't expect much activity at this entrance and this would be for emergency.
- Mr. Hussain: Will this be all one level?
- Mr. Povall: All of the buildings will be one level. We are showing minimal parking because we didn't want to increase the paved area when it's not needed. Technically, anybody who is going to go to the unit will park temporarily load and unload.
- Mr. Flower: Are you going to be able to meet the parking requirements?
- Mr. Povall: We can meet the parking requirements but I won't necessarily stripe all the spaces to meet all of the requirements then I would have to have designated areas that wouldn't be used. The primary parking for these units would be at the individual units for a short period of time.
- Mr. Flower: Right, at the smaller units with the drive up doors and then something near the entrances and the other buildings will have internal accesses.
- Mr. Povall: Right, we will have parking for the buildings that have internal accesses.
- Mr. Pesce: Where will the office be?
- Mr. Povall: The office will be in the front and it will have a gate so the public just can't go in there. That side will be the only area they would be able to access. With this plan we will still keep a lot of green in the front and on the side.

- Mr. Flower: Is the dumpster enclosure that was behind the existing building be on there?
- Mr. Povall: I will keep that in the back here. I didn't show it on this plan.
- Mr. Flower: I wasn't sure whether it was there or in the back by that old loading dock.
- Mr. Povall: On the original plan we kept the parking in the front. Right now there's an existing graveled entrance in the back and we had proposed parking in this area.
- Mr. Povall: Any comments?
- Mrs. Roberti: When you submit could you make sure you show us elevations from both sides of the building?
- Mr. Povall: Yes.
- Mr. Flower: If you could put the perspective from the road and everything on the plan of what it's going to look like for the main building and the three other ones. Could get some type of rendering or some type of elevations to give everyone an idea?
- Mr. Povall: Right.
- Mrs. Roberti: We would like to see the landscaping on the south side because you can see that from the road.
- Mr. Povall: What we are doing is opening more area and it will be a lot more green in the front. When you are driving up Route 9 you are not going to see any of this until you get half way up to this building.
- Mr. Flower: Yes, just something you can see from Route 9 as you are getting up to it even if it snows showing that corner of the building.
- Mr. Pesce: What are you doing about signage?
- Mr. Povall: There is a sign out there now but we will come in with an application and dress up that sign. There will be a new sign and we will actually pull it up on the property.
- Mr. Flower: It's in the right-of-way now.
- Mrs. Roberti: Are you going to be filling in the front and have a road way?

- Mr. Povall: Yes, we would have to fill for this entrance here and this lower area here will be maintained but there is going to be some grading and that would be lower than the road. We would be looking to maintain the existing drainage that's there right now. We are not looking to modify that in anyway.
- Mr. Horan: That's a cascading effect through there and over the green and back. It ping pongs back and forth as you go north on Route 9.
- Mr. Gray: It goes from one side of the road to the other. That's what you are talking about. I think the stormwater area you have over here where you are creating wetland I think that could be looked at as beneficial.
- Mr. Povall: The goal is to capture as much and bring into this area, treated and then dump it.
- Mr. Gray: Even the area where it is being treated can be looked at as wetlands itself.
- Mr. Flower: So if everything works out just put in a full submission.
- Mr. Gray: Are you going to keep the existing septic system and upgrade that to highway.
- Mr. Povall: I'm looking to relocate that then I will have to drill a new well. I'm going to look for a different place to upgrade and move it to. If I have to keep it then I will have to upgrade.
- Mr. Flower: Thank you.
- Mr. Povall: Good night everybody. Thank you.
- Mr. Horan: I have to excuse myself and go to the Town Board meeting.
- Mr. Flower: I would like to entertain a motion to go into executive session.
- Mr. Pesce:** **Motion to go into Executive Session for legal advice.**
Mr. Hussain: Second the Motion.
Vote: All present voted Aye.

Mr. Pesce: **Motion to come out of Executive Session.**
Mr. Hussain: Second the Motion.
Vote: All present voted Aye.

Mr. Phillips: **Motion to Adjourn.**
Mr. Pesce: Second the Motion.
Vote: All present voted Aye.

Adjourned: 7:45 pm

Respectfully submitted,

Bea Ogunti, Secretary
Town of Wappinger Planning Board