

October 9, 2020

Mr. Bruce Flower, Planning Board Chairman
Town of Wappinger Planning Board
c/o Bea Ogunti, Planning & Zoning Board of Appeals Secretary
20 Middlebush Road
Wappingers Falls, New York 12590

Re: Amended Site Plan Plimpton & Hills
(formerly Certified Used Car Outlet)
1429 Route 9, Wappingers Falls
Tax Grid No.: 6157-02-607815

Dear Chairman Flower and Planning Board Members:

Please find enclosed eighteen (12) copies of the current boundary and topographic survey, amended site plan, grading plan, demolition plan, vehicle circulation and landscaping plan, site details plan, elevation and sign details plan and truck turning plan. In addition, the above information has been emailed in PDF format to the planning board secretary, Bea Ogunti.

The following information is provided as a summary of the revisions to the plans incorporated in this submission and as a detailed response to comments received by the Planning Board and its consultants.

Planning Board Comments

1. Provide an exit onto Route 9 to limit traffic on Sergeant Palmateer Way.

Response: The applicant is willing to pursue approval from the NYSDOT for an exit onto Route 9 in conjunction with a separate and subsequent amended site plan application. The applicants timing for this project will not allow the pursuit of this exit in conjunction with this current application for amended site plan approval.

2. Lighting needs to be addressed to demonstrate conformance with the revised lighting code currently being drafted by the Town.

Response: The revised plan indicates the elimination of twelve (12) ground mounted spotlights along Route 9 and eight (8) pole mounted lights along Route 9 and in the front parking area. The applicant agrees to replace the remaining pole mounted light fixtures with LED fixtures limited to a color temperature in the range of 2700K to 3000K.

3. Provide screening for the overhead doors facing Route 9.

Response: Plantings have been provided in the landscape area north and east of the proposed addition to partially screen the overhead doors.

4. Provide renderings for all four sides of the building.

Response: Additional architectural renderings are included with this submission.

5. Is additional area required to accommodate cardboard recycling in the dumpster enclosure.

Response: An additional container has been incorporated into the dumpster enclosure area to accommodate cardboard recycling.

Town Planner Comments

1. Site Plan

a. The proposed retail use and warehouse use requires 61 parking spaces for the site. The parking lot is proposed to have 100 parking spaces. We recommend that areas of existing parking be removed and restored to landscaped area.

Response: As explained at the October 5th Planning Board meeting, the additional spaces are needed to accommodate vendors and customers on training days.

b. As part of the Amended Site Plan review for the adjacent lot (Poughkeepsie Nissan), we questioned if deliveries could be made to the ingress/egress on the Subject Property and eliminate the need for the “delivery access” easement on the Poughkeepsie Nissan site.

Response: Access to the proposed loading dock via the easement over the adjacent Nissan site is required to minimize truck traffic through customer parking area at the south end of the site.

c. The size of the proposed loading spaces should be labeled on the plans and truck turning templates should be provided for the proposed loading space to ensure that delivery trucks will be able to maneuver through the Site.

Response: The loading bays have been dimensioned and truck turning movements have been provided on the revised plans.

d. The proposed access easements will need to be reviewed by the Town Attorney.

Response: Easements will be submitted for review by the Town Attorney. We request that this requirement be made a condition of approval.

2. Landscaping. The reconfiguration of the existing parking lot will result in the removal of 3 trees. We recommend that 3 replacement trees be provided in the newly landscaped areas.

Response: Additional plantings have been indicated on the revised plans.

3. Lighting. We question if the relocated lights will be upgraded to be LED fixtures. Details of the light fixtures should be included in the plan set. It also appears that there are lights on the former car display spaces along Route 9. We question if those lights are to be removed. A new photometric plan should be provided for review.

Response: Twelve (12) spotlights and eight (8) pole mounted lights are to be removed. The remaining light fixtures are to be replaced with LEDs. We request that details and photometrics demonstrating conformance to the Town currently being prepared be made a condition of approval.

4. Sight Distance. We defer to the Town Superintendent of Highways and the Town Engineer with respect to sight distance measurements for the existing driveway.

Response: We are not aware of any issue associated with sight distances and have not received comment from the Town engineer or Highway Superintendent relative to this issue.

5. Signage

- a. The location of the proposed free-standing sign should be noted on the site plan.

Response: A proposed location has been indicated on the revised plans.

- b. Section 240-29.F(1) of the Zoning Law allows “not more than one sign per retail or business outlet, affixed and parallel to the outer wall of the structure...” The Applicant has proposed a wall mounted sign at each entrance to the building. We defer to the Zoning Administrator as to whether this would be permitted or if the Planning Board would have to consider a waiver to allow both signs.

Response: Plimpton & Hills is a plumbing supply center that provides parts, piping and materials for sale, generally to contractors. The Waterware Designer Showroom is more often patronized by homeowners and designers to view and purchase plumbing fixtures such as bathtubs, showers or sinks which are on display. Although these two brands are managed by the same company, they are distinctly different and as such, have separate entrances. The corresponding signage will identify to the customer which entrance should be used. For this reason, we respectfully request that the Planning Board consider a waiver to allow both.

- c. Section 240-29.F(2)a of the Zoning Law requires that the aggregate area of the freestanding sign not exceed 25 square feet in size. The Applicant has proposed each panel within the free-standing sign to have an area of 25 square feet. The size of the sign will need to be reduced or the Planning Board would need to consider a waiver of the size of the proposed sign.

Response: As mentioned above, Plimpton & Hills and the Waterware Designer Showroom are distinctly different entities. Signage is necessary for each to identify the location for customers traveling on Route 9. For this reason, we respectfully request that the Planning Board consider a waiver to allow both signs.

6. SEQR. The Proposed Action is considered a Type II action pursuant to SEQRA.

Response: We concur with this comment.

Town Engineer Comments

1. Approval of the proposed amended site plan is dependent upon approval of the proposed lot line realignment recently submitted with the Poughkeepsie Nissan amended site plan. If approved, proof of filing the following with the Dutchess County Clerk's office must be provided:
 - a. The Lot line realignment;
 - b. As Deed with legal description;
 - c. Access easement agreements; and
 - d. Written legal descriptions of easements.

Response: Comment acknowledged. We request that this requirement be made a condition of the approval for amended site plan for Plimpton-Hills.

2. Metes and bounds descriptions for the proposed easements, as well as the new proposed lot lines should be labeled.

Response: Comment acknowledged. We request that this requirement be made a condition of the approval for amended site plan for Plimpton-Hills.

3. There appears to be a curb break between two parking lots that would now be split by the new property line. It appears, based on the elevations provided, this lot drains across the property line. A blanket stormwater easement may be required.

Response: We agree that a blanket stormwater easement is appropriate. We request that the submission and review of this easement be made a condition of the approval for amended site plan for Plimpton-Hills.

4. It is unclear how the underground electric currently services the existing exterior lights. The lot line realignment will affect the location of some of these lights and now place them on a different lot that they were previously

Response: Provision for continued use and maintenance of existing lighting to remain and the electric supply to those lights is covered in an easement between the two properties.

5. The SEAF indicates the site is within the 100-year flood plain. The limits of the flood plain should be shown on the site plan to determine if any limitations or special permits are necessary.

Response: The FEMA Flood Insurance Rate Map indicates a Special Flood Hazard Area within the 149.0 elevation on the subject property and has been labeled in the revised plan set. The 149.0 elevation is limited to the area within the swale along Route 9 and does not impact the proposed site plan. No work is proposed within the Special Flood Hazard Area.

6. A NYS DOT Taking Line is shown and references Note 12, however no note is provided on the plans.

Response: The referenced note was taken from the survey of record and has been removed from the plan. The survey, prepared by TEC Land Surveying, has been provided with this submission for reference.

7. The plan should show snow storage areas.
Response: Multiple snow storage areas have been indicated on the revised plans.
8. The Loading Dock area should be labeled, as well as the dimensions.
Response: Dimensions and labeling have been added to the loading dock area as requested.
9. Please clarify the bold line shown adjacent to the truck loading areas, it appears to be a wall.
Response: The grades in the loading dock area have been revised and the wall replaced with a curb. The second wall was eliminated. The curb has been labeled.
10. Will the facility have an outside storage yard with contractor pickup?
Response: No outside storage is proposed.
11. Provide construction details for any of the proposed work; concrete, landscaping, lighting, dumpster enclosure, striping, etc.
Response: Construction details have been provided in the revised plan set. As mentioned above, we request lighting details be made a condition of approval.
12. Please clarify if any increase in water or sewer usage is anticipated. How will the number of employees compare to what is currently approved?
Response: No increase in water or sewer usage is anticipated. The number of employees is expected to decrease from 15 with the current use to 10 with the proposed use.
13. More detail is needed for the proposed drainage.
Response: The loading dock design has been revised to eliminate the proposed low area and to maintain the current overland flow pattern for drainage toward Route 9. Several additional curb openings proposed along the Route 9 frontage are intended to be graded and maintained as lawn to convey overland flow from the site to the swale.

County Planning Comments

1. Sidewalk
The Town has expressed interest in improving pedestrian accommodations along Route 9, and site plan review processes like this are a great opportunity to add sidewalk segments. We suggest that the Town consider asking the applicant to include a sidewalk along their Route 9 frontage.
Response: No other properties along the section of Route 9 from Middlebush Road to Old Hopewell Road have sidewalks, including the recently constructed Greenbaum Square. The applicant is opposed to constructing a sidewalk along his frontage.

2. Overparking

While some spaces have been removed, the site remains highly overparked for the new use (100 spaces where 61 is required). We suggest further reducing the spaces to meet the requirement.

Response: As explained at the October 5th Planning Board meeting, the additional spaces are needed to accommodate vendors and customers on training days.

3. Sign size

The zoning code [§240-29 (F)(2)(a)] states that the aggregate area of the one allowed freestanding sign shall be no more than 25 square feet. The proposed sign provides 25 square feet for each business, for a total of 50 square feet. We suggest that the sign be reduced to the allowed 25 square feet total.

Response: Refer to Town Planner comment response number 5 above.

4. Addition Location

The addition is oddly shaped and results in the truck bays facing the primary road frontage. Depending on the needs of the applicant, the addition could be relocated to the southern end of the existing building with the bays facing south.

Response: As explained at the October 5th Planning Board meeting, the internal building configuration requires the loading area to be located at the north end of the building.

On behalf of our client, we are requesting to be placed on the November 2nd Planning Board agenda for the Board's continued consideration of this application.

Your attention to this matter is appreciated. Please do not hesitate to contact our office if we may be of any assistance.

Sincerely,



Lawrence J. Paggi, PE
President

Att.