

MEMORANDUM

To: Bruce M. Flower, Chairman,
and the Town of Wappinger Planning Board

Date: October 2, 2020

Subject: **Plimpton & Hills – Amended Site Development Plan Review**
Tax Lots 6157-02-607815

As requested, we reviewed the application of Plimpton & Hills (the “Applicant”) on behalf of Maric LLC (the “Owner”) for Amended Site Development Plan Approval.

The Property

The subject property is known as Tax Lot 6157-02-607815 on the Town of Wappinger Tax Assessment Maps and has frontages on Route 9 and Sergeant Palmateer Way within a Highway Business (HB) zoning district (the “Subject Property” or “Site”).

The Proposal

The Applicant is proposing to convert an existing used car dealership into a plumbing and HVAC supply store and showroom facility. The proposed site improvements include a 3,953 square foot building addition to provide loading docks, a reconfigured parking area, and proposed signage (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted for review an Application for Site Plan Approval dated 9/10/20; a Short Environmental Assessment Form (Short EAF) dated 9/8/20; and the following plans generally entitled “Plimpton & Hills” prepared by Lawrence J. Paggi, PE, dated 9/9/20:

1. Sheet C-1, “Amended Site Plan,”
2. Sheet C-2, “Grading, Utility Plan,”
3. Sheet C-3, Demolition Plan.”

The submission also included a plan entitled “Plimpton & Hills, Proposed East Elevation & Sign Details,” prepared by Mauri Architects, PC, undated.

We offer the following comments for your consideration.

REVIEW 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.
 - 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.
 - 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.
 - d. The proposed access easements will need to be reviewed by the Town Attorney.
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.
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.
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.
5. Signage.
 - a. The location of the proposed free-standing sign should be noted on the site plan.
 - 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.
 - 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.

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

We look forward to discussing our comments with you. If you have any questions with respect to the above, please let us know.

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Peter D. Setaro, PE
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