

## **MEMORANDUM**

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

Date: December 31, 2020

Subject: **Global Business Park Subdivision and Site Development Plan Approval**  
Tax Lot 6259-04-908414

As requested, we reviewed the applications of Povall Engineering, PLLC, (the "Applicant") on behalf of Global Satellite, LLC (the "Owner") for Subdivision and Site Development Plan Approvals.

### **The Property**

The subject property is 115 acres in size, is known as Tax Lot 6259-04-908414 on the Town of Wappinger Tax Assessment Maps, and would create 2 additional lots at the end of Airport Drive within the Airport Industrial (AI) zoning district (the "Subject Property" or "Site").

### **The Proposal**

The Applicant is proposing to subdivide the existing 115 acre site into 2 lots and to develop Lot 1 with a total of 4 commercial buildings to lease as commercial spaces. The proposed site improvements include an extension of Airport drive over a New York State Department of Environmental Conservation protected stream and wetland. (the "Project" or "Proposed Action").

### **Submission**

The Applicant has submitted for review an Application for Site Plan Approval form (not dated); an Application for Subdivision Approval form dated 12/7/20; a Full Environmental Assessment Form (Full EAF) dated 12/7/20; a project narrative dated 12/7/20; a cultural resources investigation report dated 11/7/08; the following subdivision plans generally entitled "Global Business Park Subdivision" prepared by Povall Engineering, PLLC and dated 12/7/20:

1. Sheet SD-1, "Global Business Park Subdivision,"
2. Sheet RE-1, "Road Extension Plan,"
3. Sheet D-1, "Details for Global Business Park Subdivision,"

Also submitted were the following site plans generally entitled, "Site Plan for Central Dutchess Industrial Center" prepared by Povall Engineering, PLLC dated 12/7/20:

1. Sheet T-1, "Title Sheet,"

2. Sheet L-1, "Layout Plan,"
3. Sheet GU-1, "Grading and Utility Plan,"
4. Sheet LL-1, "Landscaping Plan,"
5. Sheet D-1, "Details,"

We offer the following comments for your consideration.

## **REVIEW COMMENTS**

### 1. Site Plan.

- a. The plans submitted are conceptual in nature and therefor our comments are conceptual. More detailed site plan comments will follow when fully developed site plans are submitted.
- b. We question if there is outdoor storage of materials or vehicles proposed on site. The Applicant should address this, and it should be specified as a note on the plans.
- c. We question if there will be flammable or hazardous materials stored on site and how those materials will be managed.
- d. We question whether vehicles or machinery are proposed to be maintained on site (i.e. washing, fluid changes, etc.).

### 2. Subdivision.

- a. A note should be added to the plans as to the future disposition of the existing terminus of Airport Drive.
- b. Conceptual site plans for Lot 2 should be submitted to demonstrate on the plat that a subdivision is appropriate, and the building lot created is viable.
- c. The resolutions of subdivision and site plan approval should stipulate that they should not be construed as to approving any improvement of Lot 2.

### 3. Buffer. §240-25 of the Town Code stipulates the need and requirements of a buffer between the proposed nonresidential use and the neighboring residential zone to the east. The zoning law gives the Planning Board latitude to modify the buffer requirement.

4. Internal Circulation.

- a. The Applicant should provide more information on the size of vehicles using and making deliveries to the Site. Depending on the truck sizes, turning templates should be provided to indicate the trucks can maneuver through the Site. Also, the plan should indicate that the largest emergency vehicles needed to serve this Site can safely travel through the Site. For both delivery trucks and emergency vehicles this plan should show that trucks can both enter and exit through the entire site without any need to back up and, where needed, turn around. The Applicant should evaluate the benefits of eliminating the dead end behind Building 1.
- b. The plans should indicate where loading areas are proposed to be designated and show the dimensions of those loading areas.
- c. Review of the proposed cul-de-sac appears smaller than the one it is replacing at the terminus of Airport Drive. This should be addressed by the Applicant and it should be confirmed that emergency vehicles can turn around in the proposed cul-de-sac.

5. Environmental.

- a. A note should be added to the plans detailing the tree clearing restrictions identified by the New York State Department of Environmental Conservation regarding the Indiana Long Eared Bat.
- b. A note should be added to the plans noting that boulders shall be placed every 40 feet along the wetland buffer as required by Town Code §137-10 (7).
- c. As identified by the Applicant, a number of permits will be required from the New York State Department of Environmental Conservation, Army Corp. of Engineers, and the Town of Wappinger for the construction of the Airport Drive extension over a Class B stream and PV-67 wetland.

6. SEQRA. The Proposed Action is considered a Type 1 action pursuant to SEQRA. The next step would be for the Planning Board to declare it's intention to be Lead Agency and circulate a notice to that effect to the Involved and Interested agencies.

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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Practice Lead - Planning

Malcolm Simpson  
Junior Planner

cc: Paul Ackermann, Esq.  
Barbara Roberti  
Peter Setaro, PE  
Michael Sheehan  
William Povall (Applicant)

[https://d.docs.live.net/7f22debf506cdb6f/Documents/Global Buisness Park Sub pme.mms.docx](https://d.docs.live.net/7f22debf506cdb6f/Documents/Global%20Business%20Park%20Sub%20pme.mms.docx)