

**TOWN OF WAPPINGER**

**PLANNING BOARD**

**PROJECT NAME:** Myers Corners Road Self-Storage – Amended Site Plan

**MEETING DATE:** January 19, 2022

**ACCOUNT NUMBER:** 21-3452 (Site Plan) and 21-4097 (SUP)

**DATE PREPARED:** January 6, 2022

X  SITE PLAN    X  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  
  NEW YORK STATE DEPT. OF TRANSPORTATION  
 1  DUTCHESS COUNTY DEPT. OF HEALTH  
 1  DUTCHESS COUNTY SOIL & WATER  
  NYS DEPT OF D.E.C  
  TOWN OF FISHKILL  
  TOWN OF EAST FISHKILL  
  TOWN OF LAGRANGE  
 1  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\*\*\*\*\*

**Benjamin K. Burkhart**  
**BKB Properties**  
3200 Anderson Highway  
Powhatan, VA 23139  
(804) 598-8742

**MEMORANDUM**

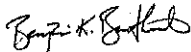
RE: Self Storage Conversion at 169 Myers Corners Road, Wappingers Falls, NY

Following in-depth feasibility study of the above-referenced building, BKB Properties is of the opinion that the site is suitable for conversion to a modern self storage facility. The new facility:

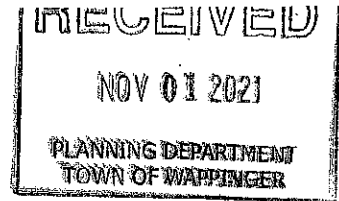
- will likely be constructed in phases. The 200K SF+ two-story will easily accommodate a phased development plan, to be defined by the owner/developer.
- shall be professionally managed by a nationally-branded third-party self storage operator.
- will offer office hours restricted between 8:30am and 6:30pm, seven days per week. Tenants will be able to access the facility between the hours of 5am and 10pm daily, with few exceptions. Not more than the equivalent of two full-time employees will satisfy the labor demand at the new store.
- will provide modern storage options to residential and small business tenants. The new store will not offer heavy-industrial storage of any type. All leases will be month-to-month. Industry data reveals that most self storage tenants reside within five miles of where they choose to store.
- may offer ancillary services such as tenant insurance, one or two moving trucks for tenant use during move-in/move-out, controlled entry restricted to tenants, and a modern security profile.
- will be designed to offer convenient parking and loading areas to tenants. On average, self storage businesses generate a low volume of daily traffic—about six round-trip visits daily per 100 units. A 500 unit facility is not likely to see more than 30 round-trip visits daily, including staff. Six parking spaces, in addition to designated loading areas, is sufficient and practical for typical daily traffic.

Please feel free to contact me with any questions. BKB Properties has owned, developed, designed, operated, and maintained self storage assets for over 15 years. We consult on approximately 200 new projects annually, and have national recognition as an industry expert. I can be reached at 804-598-8742 or [ben@storagestudy.com](mailto:ben@storagestudy.com).

Regards,



Benjamin K. Burkhart, President, BKB Properties



TOWN OF WAPPINGER PLANNING BOARD

Application No. 21-3452

Date Received: 11-1-21

Fee Received: \$750.00

Escrow Received: \$3,750.00

APPLICATION FOR SITE PLAN APPROVAL

TITLE OF PROJECT: Myers Corners Road Self-Storage – Amended Site Plan

Location of Property: 169 MYERS CORNERS ROAD WAPPINGERS FALLS, NY

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

165 MYERS CORNERS ROAD, LLC

1 SUMMIT CT SUITE 103 FISHKILL NEW YORK

Street CHUCK GENCK Town 845-897-4444 State CGENCK@OPTONLINE.NET Zip

Contact Person Phone Number Email

NAME & ADDRESS OF OWNER (Corporation or Individual):

SAME AS ABOVE

Street Town State Zip

Contact Person Phone Number Email

Grid No. 135689-6258-03-278358

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

Existing Use: VACANT

Proposed Use: SELF STORAGE

Existing Sq. Footage: 223,160 Use: VACANT

Proposed Sq. footage: 223,160 Use: SELF STORAGE

Location of Property: 169 MYERS CORNERS ROAD

Zoning District: COP CONSERVATION OFFICE

Acreage: 30.81

Anticipated No. of Employees: 2-3

Existing No. of Parking Spaces: 558

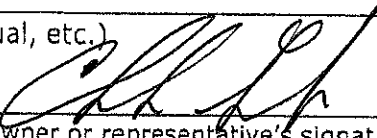
Proposed No. of Parking Spaces: 558

165 MYERS CORNERS ROAD, LLC CHUCK GENCK

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

10/28/21  
Date  
845-897-4444

Owner's Telephone No.

  
Owner or representative's signature  
CHUCK GENCK, MANAGING MEMBER

Type Name and Title \*\*\*  
1 SUMMIT CT., SUITE 103, FISHKILL, NY

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 PLANNING BOARD  
SPECIAL USE PERMIT

Application No. 21-4097  
Date Received: 11-18-21  
Fee Received: \$500.00  
Escrow Received:           

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 240-53 OF THE TOWN OF WAPPINGER ZONING LAW, I HEREBY MAKE APPLICATION TO THE PLANNING BOARD OR TOWN BOARD FOR THE ISSUANCE OF A SPECIAL PERMIT FOR THE USE OF;

PROJECT NAME AMENDED SITE PLAN FOR 169 MYERS CORNERS ROAD

GRID NO. 135689-6258-03-278358 ZONING DISTRICT COP-CONSERVATION OFFICE

PROPERTY LOCATION 169 MYERS CORNERS ROAD, WAPPINGERS FALLS, NY 12590

NAME & ADDRESS OF APPLICANT (Corporation or Individual):  
165 MYERS CORNERS ROAD, LLC

Street	Town	State	Zip
<u>1 SUMMIT COURT, SUITE 103, FISHKILL</u>	<u>NEW YORK</u>	<u>12524</u>	
<u>CHUCK GENCK</u>		<u>845-897-4444</u>	<u>CGENCK@OPTONLINE.NET</u>
Contact Person		Phone Number	Email

NAME & ADDRESS OF OWNER (Corporation or Individual):  
SAME AS APPLICANT

Street	Town	State	Zip
Contact Person		Phone Number	Email

Pursuant to section(s): 240-40

II. CONCURRENTLY WITH THE ABOVE APPLICATION, AND IN ACCORDANCE WITH THE PROVISIONS OF SECTION 450 OF SAID ORDINANCE, I HEREBY MAKE APPLICATION FOR SITE PLAN APPROVAL OF THE FOLLOWING PLANS TO CONDUCT SUCH USE ON THE AFORESAID PARCEL.

III.

MAP TITLED: AMENDED SITE PLAN FOR 169 MYERS CORNERS ROAD  
PREPARED BY: DAY STOKOSA ENGINEERING  
DATED: 10-23-21

III. I HAVE, AS PART OF THESE CONCURRENT APPLICATIONS, SUBMITTED A "STATEMENT OF USE" WHICH FULLY DESCRIBES THE OPERATION AND MAINTENANCE OF SAID USE LISTED IN THE APPLICATION: (Use EXTRA SHEET IF NECESSARY)

SEE ATTACHED

**Continued page 2 for Special Use Permit**

165 MYERS CORNERS ROAD, LLC

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

11/17/21

Date

845-897-4444

Owner's Telephone No.

Owner or representative's signature

CHUCK GENCK, OWNER

Type Name and Title

1 SUMMIT COURT, SUITE 103, FISHKILL, NY 12524

Owner's Address

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

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- THE REQUIRED FEES (NON-REFUNDABLE) AND PLANS MUST ACCOMPANY THE APPLICATION.
- APPLICANT IS RESPONSIBLE FOR THE COSTS INVOLVED IN PUBLISHING THE REQUIRED LEGAL NOTICE IN THE LOCAL NEWSPAPER.