



POVALL ENGINEERING, PLLC

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Wappingers Falls, NY 12590

William H. Povall III, P.E.

Professional Engineer: NY

January 24, 2023

Chairman Flower and Board Members
Town of Wappinger Planning Board
20 Middlebush Road
Wappingers Falls, NY Twelve 12590

RE: Conceptual Site Plan for U-Haul, Stage Door Road
Town of Wappinger, Dutchess County
Tax Grid No. 135689-6156-02-777824 (2.00 Ac.)
135689-6156-02-771855 (0.64 Ac.)
135689-6156-02-794847 (2.00 Ac.)
135689-6159-02-820883 (2.76 Ac.)

Dear Chairman Flower and Board Members:

On behalf of the applicant, U-Haul, we are submitting the attached Application for a Conceptual Site Plan review for developing a new U-Haul location at Stage Door Road on the above referenced properties.

The applicant is proposing to remove the existing warehouse building and construct two (2) new buildings necessary to operate their self-storage, U-Box, and truck/trailer rental business operations. The site plan will utilize all four of the above parcels which will be combined as part of this project proposal.

These parcels lie within the Highway Business (HB) Zone. Self-storage use is permitted by means of a special use permit in the Highway Business (HB) Zone. The retail and U-Box warehouse storage components are principle permitted uses.

We respectfully request to appear on the February 6, 2023 Planning board agenda to discuss a conceptual Site Plan prior to preparation a full site plan application.

In support of this application, we have attached the following:

- Twelve (12) copies of the Application for a Conceptual
- Twelve (12) copies of the Conceptual Site Plan dated January 24, 2023
- Twelve (12) copies of Preliminary Elevation Drawings dated December 19, 2022
- Twelve (12) copies of Signage Proposal Drawings dated December 19, 2022
- Twelve (12) copies of Authority to Sign Letter
- Twelve (12) copies of the Owner consent form
- A check for \$250.00 for the application fee

Conceptual Site Plan for U-Haul, Stage Door Road
Town of Wappinger, Dutchess County
Tax Grid Nos. 135689-6156-02-777824, 771855, 794847 & 820883

January 24, 2023
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If there are any questions and/or comments, please do not hesitate to contact this office. Thank You.

Very truly yours,

A handwritten signature in black ink, appearing to read 'W. H. Povall III', with a long horizontal flourish extending to the right.

William H. Povall III, P.E.

cc: William Rodriguez, *UHaul Company of Lower Hudson Valley*
Philip Apap, *Hudson River Construction Co.* (applicant's representative)