

TOWN OF WAPPINGER

PLANNING BOARD

Conceptual Review Only
No Escrow Fees Taken

PROJECT NAME: U-Haul Stage Door Road

MEETING DATE: February 6, 2023

ACCOUNT NUMBER: 23-3466

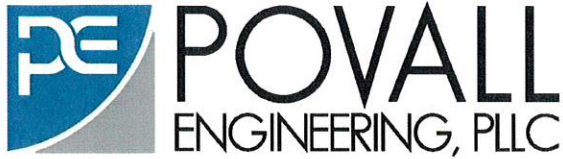
DATE PREPARED: January 27, 2023

☒ SITE PLAN ☐ SPECIAL USE PERMIT ☐ SUBDIVISION

THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATION. 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
FIRE PREVENTION BUREAU
RECREATION
TOWN OF WAPPINGER TOWN BOARD
DUTCHESS COUNTY DEPT. OF PLANNING
NEW YORK STATE DEPT. OF TRANSPORTATION
DUTCHESS COUNTY DEPT. OF HEALTH
DUTCHESS COUNTY SOIL & WATER
NYS DEPT OF D.E.C
TOWN OF FISHKILL PLANNING BOARD
TOWN OF EAST FISHKILL PLANNING BOARD
TOWN OF LAGRANGE PLANNING BOARD
VILLAGE OF WAPPINGER PLANNING BOARD
BUILDING INSPECTOR
1 ZONING ADMINISTRATOR-BARBARA ROBERTI

***** PLEASE NOTE ANY VIOLATIONS UPON YOUR REVIEW*****



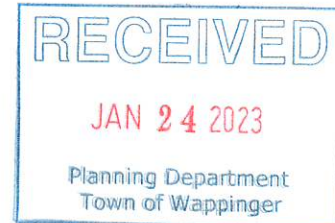
p: (845) 897-8205
f: (845) 897-0042
www.PovallEngineering.com

3 Nancy Court, Suite 4
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.)
135689-6156-02-820883 (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
Page 2 of 2

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)

TOWN OF WAPPINGER PLANNING BOARD

Application No.

23-3466

Date Received:

1-24-23

Fee Received:

\$250.00

APPLICATION FOR A CONCEPTUAL

TITLE OF PROJECT: Conceptual Site Plan for U-Haul, Stage Door Road

NAME & ADDRESS OF APPLICANT (Corporation or Individual): U-Haul Company of Lower Hudson Valley

| | | | |
|----------------------------|---------------------|------------|--------------|
| <u>300 Windsor Highway</u> | <u>New Windsor</u> | <u>NY</u> | <u>12553</u> |
| Street | Town | State | Zip |
| <u>William Rodriguez</u> | <u>845-565-8585</u> | | |
| Contact Person | Phone Number | Fax Number | |

NAME & ADDRESS OF OWNER (Corporation or Individual): Contrail, LLC

| | | | |
|-------------------------------|-------------------------|------------|--------------|
| <u>3 Nancy Court, Suite 4</u> | <u>Wappingers Falls</u> | <u>NY</u> | <u>12590</u> |
| Street | Town | State | Zip |
| <u>Frank Buyakowski</u> | <u>845-897-2664</u> | | |
| Contact Person | Phone Number | Fax Number | |

Grid No. 13-5689-6156-02-777824, 771855, 794847 & 820883

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

Existing Use: 30,000 sq. ft. on lot 777824 used as large retail

Proposed Use: Retail, self-storage, and warehouse

Location of Property: 777824: 1 Stage Door Rd.; 794847: 3 Stage Door Rd.; 820883: Stage Door Rd.; 771855: Route 9

Zoning District: HB - Highway Business **Acreage:** Total: 7.40 acres

Anticipated No. of Employees: 20 777824: 2.0 Ac., 771855: 0.64 Ac.
794847: 2.0 Ac., 820883: 2.76 Ac.

Existing No. of Parking Spaces: 20 **Proposed No. of Parking Spaces:** 61

Contrail, LLC

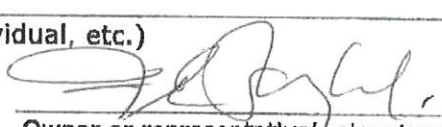
Type Name (Corporation, LLC, Individual, etc.)

01-24-23

Date

845-897-2664

Owner's Telephone No.


Owner or representative's signature
Frank Buyakowski, Member

Type Name and Title ***

3 Nancy Court, Suite 4 Wappingers Falls, NY 12590

Owner's Address

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

RECEIVED

JAN 24 2023

Planning Department
Town of Wappinger

Contrail, LLC

3 Nancy Court, Suite 4
Wappingers Falls, NY 12590
Tel. (845) 897-2664 Fax (845) 897-0042

January 24, 2023

Town of Wappinger Planning Board
Wappinger Town Hall
20 Middlebush Road
Wappingers Falls, NY 12590

Re: Contrail, LLC Authority to sign

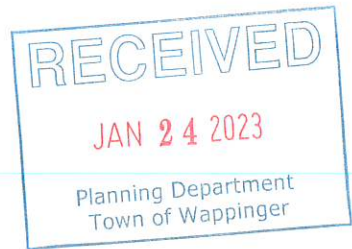
Dear Chairman Flower and Board Members:

Frank Buyakowski is the managing member of Contrail, LLC and as such, is authorized to sign on all matters on behalf of the corporation.

Very truly yours,



Frank Buyakowski, Member



TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
PH: 845-297-6256
Fax: 845-297-0579

Owner Consent Form

Project No: 23-3466 Date: 01-24-23
135689-6156-02-
Grid No.: 777824, 771855, 744847 & 820883 Zoning District: HB

Location of Project:

1 Stage Door Road, 3 Stage Door Road, Stage Door Road, and Route 9

Name of Applicant:

U-Haul Company of Lower Hudson Valley Contact: William Rodriguez Phone (845)-545-8585 Cell (718)536-9250
Print name and phone number

Description of

Project: 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 (4) of the above parcels which will be combined as part of this project proposal. These parcels lie within the HB zone where retail and U-Box warehouse storage components are principle permitted uses. Self-storage use is permitted by means of a special use permit.

I Frank Buyakowski, owner of the above land/site/building hereby give permission for the Town of Wappinger to approve or deny the above application in accordance with local and state codes and ordinances.

01-24-23
Date

[Signature]
Owner's Signature

845-897-2664
Owner's Telephone Number

Frank Buyakowski, Member/Manager
Print Name and Title ***

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

If this is a subdivision application, please provide a copy of the deed.