

## TOWN OF WAPPINGER

### PLANNING BOARD

PROJECT NAME: Tassone Court addition of Commercial Use

MEETING DATE: March 20, 2023

ACCOUNT NUMBER: 21-3442

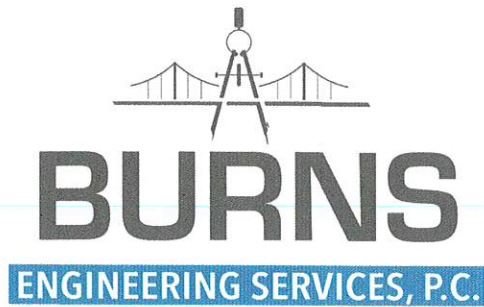
DATE PREPARED: March 3, 2023

X  SITE PLAN      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  
  FIRE PREVENTION BUREAU  
  RECREATION  
  ARMY CORP. OF ENGINEERS  
  DUTCHESS COUNTY DEPT. OF PLANNING  
  DUTCHESS COUNTY DEPT. OF PUBLIC WORKS  
  NEW YORK STATE DEPT. OF TRANSPORTATION  
  DUTCHESS COUNTY DEPT. OF HEALTH  
  DUTCHESS COUNTY SOIL & WATER  
  NYS DEPT OF D.E.C  
  TOWN OF FISHKILL  
  TOWN OF EAST FISHKILL  
  TOWN OF LAGRANGE  
  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\*\*\*\*\*



December 6, 2022

Bruce Flower, Planning Board Chairman  
Town of Wappinger Planning Board  
20 Middlebush Road  
Wappingers Falls, New York 12590

Re Change of Commercial Use Site Plan  
3-17 Tassone Court  
Town of Wappinger  
Tax ID #6156-02-777882-0000

Dear Chairman and Planning Board Members.

At this time we respectfully submit 15 copies of The site plan for 3-18 Tassone Court. The revised plan has been revised to show site lighting and a banked parking area along with other revisions in regards to the memos from CPL dated June 29, 2022 and Hardesty& Hanover dated June 30, 2021. The comments from both memos have been repeated below with our response following in **bold** text.

CPL Memo

1. Further information on the proposed use of the site should be provided to confirm that there will be sufficient parking for the patrons. Further information should be provided to indicate how many employees are expected. Depending on the use and number of employees, the plans may need to provide ADA compliant amenities or parking spaces. **The current use of building 3 has 2 employees. The proposed parking layout has been revised to show parking in the vicinity of building 3 with a handicap space for use by business patrons. 9 Parking Spaces have been provided that are adjacent to the building and an additional 5 spaces have been shown as land banked parking to the North of the building. This will allow for a total of 14 spaces to service the building. Parking for the residential uses have been shown near the respective uses.**
2. Although the number of parking spaces shown may be sufficient, our office has the following concerns with the general arrangement of the parking shown...
  - a. For the 6-spaces shown in the vicinity of building 3, the locations of these spaces appear to be such that they could impede entering or exiting traffic while someone is maneuvering into or out of the spaces shown. **The parking as currently configured uses the existing pavement to meet the demand. With the low traffic volumes that the site will see the conflict of the movements of parking cars will be very minimal and are not seen to pose an issue with traffic accessing and leaving the site.**

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58 Teller Ave.  
Beacon, NY 12508

- b. Since the parking calculation calls for 14-spaces for building 3, the plans should show how the patrons can get from the spaces shown near other buildings to the proposed commercial building. **The current parking layout shown will have areas delineated by the parking spaces for access to the buildings entrance.**
- c. In addition to the concerns with the parking spaces shown by building 3, the 6-spaces shown near building 1 appear to have a lack of space for backing out of the spaces. **The parking spaces near building one have been reduced to allow for more maneuvering space.**
3. If the public will be served after dark, lighting should be shown. **Site lighting is minimal and displayed on the Photometric Plan added to the site plan.**
4. Since our office has little information on the water supply or wastewater disposal systems for the site, it is suggested that the Planning Board require a letter from the Dutchess County Department of Behavioral and Community Health indicating that their office has no issues with the existing water supply and wastewater disposal systems serving the proposed new use. **The planning board agreed to not require a letter from the department during our last visit.**
5. Our office recommends that the applicant obtain a letter from the New York State Department of Transportation confirming that their office has no issues with the change in use, regarding the entrance/exit drives on NYS Rte. 9. **The planning board agreed to not require a letter from the department during our last visit as no alterations to the site access have been proposed.**

#### Hardesty & Hanover Memo

##### 1. SEQRA.

- a. The Proposed Action is considered a Type II action pursuant to SEQRA. No further SEQRA action is required. **Noted**

##### 2. Site Plan.

- a. We are concerned that some of the proposed reconfigured parking spaces are not viable as they are proposed and that many are not located adjacent to their associated buildings. For example, the most parking demand is associated with Building 3, or the commercial building closest to Route 9. However, 12 parking spaces are located in the rear of the property, in what a visitor might interpret as a more private area of the property, adjacent to Buildings 1 and 2, which have a combined parking demand of 7 parking spaces. The 6 parking spaces adjacent to Building 2 are graveled and would not appear to be associated with the commercial functions of the Site by the average customer. There is concern that while the Applicant is intending to reach a parking requirement of 29 spaces, the parking spaces are not located where they are needed and not presented as options to potential customers. Instead, the parking areas adjacent to the residential buildings and garage have additional parking beyond their parking requirements and it would not be assumed accessible to non-residents. **The parking layout has been revised to place spaces for each building in the proximity of each respective building and further banking 5 possible future spaces for the building.**
- b. The Applicant should clarify the future intended use of the Garage building as the proposed 6 parking spaces would block access to the garage doors. **Building 2 is to be used for tenant storage and parking has been removed from the area of the overhead doors.**
- c. The plan shows a gravel drive on the north end of the property that appears to be over grown and not visible on aerial imagery. As the reconfigured parking is proposed, the gravel drive would not be accessible and we are curious if the gravel drive will be abandoned or maintained as a pedestrian pathway. **The gravel drive along the north side of the parcel is used by the residential tenant to the property and has been proposed to leave in its current configuration. Site parking has been revised to avoid blocking the drive.**
- d. There does not appear to be any lighting shown. We are curious if the site is currently illuminated or if there is additional illumination being proposed. **No additional site lighting is proposed at this time however, the existing site lighting has been modeled and displayed on the Photometric Plan.**

e. The Applicant should provide a complete bulk table for the project demonstrating the existing compliance or lack of compliance with various setbacks. **A complete bulk table has been added to the plans.**

If you have any questions or comments please feel free to call me at 845-546-3310 or email at [sburns@burnsengineeringservices.com](mailto:sburns@burnsengineeringservices.com). We look forward to discussing this matter further at your next available Planning Board Agenda.

Truly Yours,



Stephen Burns, P.E.  
Professional Engineer  
Burns Engineering Services, P.C.