

PROJECT NARRATIVE

Site Plan for BAC Properties, LLC Full Build Out
30 Airport Drive
Town of Wappinger, Dutchess County, NY
Tax Grid # 6259-04-578332

May 1, 2023

INTRODUCTION:

The applicant, BAC Properties, LLC, is seeking Site Plan re-approval for the second building (Building 2) consistent with the previously approved site plan for Dutchess Landscape Supply. The original Site Plan was granted approval in May, 2008. This project expired and was granted site plan re-approval in the *Resolution of Amended Site Development Plan and Wetlands Permit Approval* dated March 2, 2015. This approval was granted its final extension on March 2, 2022. This extension expired on September 30, 2022. When granting the final extension the Planning Board required the owner to re-apply with any further site plan to assure any future development is in conformance with the current NYSDEC Stormwater regulations. The Stormwater Pollution Prevention Plan (SWPPP) was slightly modified to conform with latest NYSDEC Stormwater Regulations GP-0-20-001.

The existing building (Building 1) and adjacent yard uses will remain as approved by the Planning Board on May, 2008. The applicant is now proposing to construct the 19,440 sq. ft. second building similar to the original site plan approval with some revisions.

USES:

The parcel lies in the Town of Wappinger Airport Industry (AI) zoning district. The existing and propose use are all permitted uses in the AI Zone and are as follows:

Building 1 (existing):

1 st floor Light Manufacturing Use:	3,600 s.f. for 10 employees
1 st floor Warehouse Use:	8,400 s.f. for 1 employees
2 nd floor Storage Use?:	2,160 s.f. for 1 employees

Total Building Floor Area:

1st floor = 12,000 s.f.
2nd floor = 2,160 s.f.

The outdoor yard area on-site provides for outdoor storage of construction and landscape materials. It also is used for parking of Heavy Equipment. The outdoor storage uses are permitted and are in conformance with the originally approved site plan.

Building 2 (proposed)

Contractor Shop Use: 9,540 s.f. for 10 employees
Warehouse/storage Use: 9,900 s.f. for 3 employees
Total Building Floor Area: 19,440 s.f. for 13 employees

PARKING:

Required Parking Spaces:

The required parking for Building 1 is as follows:

Manufacturing:	3,600 s.f. x (1 space/400 s.f.)	= 9.0 spaces
Warehouse:	8,400 s.f. x (1 space/1,000 s.f.)	= 8.4 spaces
<u>Storage:</u>	<u>2,160 s.f. x (1 space/1,000 s.f.)</u>	<u>= 2.2 spaces</u>
Building 1 Required Parking:		= 19.6 spaces

The required parking for Building 2 is as follows:

Contractor Shop:	9,540 s.f. x (1 space/500 s.f.)	= 19.1 spaces
<u>Storage/Warehouse:</u>	<u>9,900 s.f. x (1 space/1,000 s.f.)</u>	<u>= 9.9 spaces</u>
Building 2 Required Parking:		= 29.0 spaces

Total Parking Required: 19.6 (Building 1) + 29.0 (Building 2) = 48.6 spaces

Provided Parking Spaces:

Building 1: 25 spaces (Existing in front and to the west side of Building 1)
Building 2 : 44 spaces (Proposed in front and to the west side of Building 2)

Total Parking Provided: 25 (Existing) + 44 (Proposed) = 69 spaces

HOURS OF OPERATION:

The business hours for both Buildings 1 and 2 are between 6:00 am and 6:00 pm, Monday through Saturday. These hours are proposed to be continued with the proposed second business.

CONTRACTOR TRUCK MAINTENANCE:

Routine Maintenance will be performed on all Contractor Use business related vehicles inside the shop area of the Building 2. Any potential waste oil will be collected and stored in approved storage receptacles for recycling off-site.

LIGHTING:

Existing lighting photometrics are shown on the Site Plan for Building 1. Proposed lighting and photometrics are shown for Building 2 consistent with the current Site Plan. All new lighting fixtures for Building 2 will be fully shielded LED as detailed on the Site Plan.

WATER SUPPLY:

Potable water supply is provided to the site by a water service connection from the main located in Airport Drive. Building 2 will be connected to the existing 1 ½" water service line. A tap and valve already exist on the service line as such was previously installed in preparation for Building 2 construction.

SEWAGE DISPOSAL:

The existing septic system in-place was designed for the full build out of the Dutchess Landscape Supply site. The existing on-site subsurface sewage disposal system (SDS) was approved and constructed for 300 GPD.

Building 1 Design Flow is calculated to be 144 GPD - (12 employees x 12 GPD)

Building 2 Design Flow is calculated to be 156 GPD - (13 employees x 12 GPD)

Total Building Design Flow = 300 GPD.

STORMWATER:

At the request of the Planning Board, the stormwater regulations were revisited to confirm that the full buildout will be in conformance with the current NYSDEC Stormwater regulations. A new SWPPP has been prepared. As can be seen in the modified SWPPP, there are no changes necessary to the stormwater management facilities other than adding forebays to meet the current regulations.

The entire site was previously graded and stabilized in preparation for the full build out of the Dutchess Landscape Site Plan. The majority of the drainage piping and all of the stormwater management basins were completed. The stormwater facilities have been in operation since Dutchess Landscape Supply opened in 2002. On January 8, 2008, William H. Povall III, P.E. of Povall Engineering, PLLC inspected the existing stormwater management basins. The basins appeared to be operating properly and there was no evidence of sediments discharging from the outlet structures. The amended site plan will include the addition of forebays at existing inlets to the pond. The purpose of these forebays is to provide additional pre-treatment of runoff prior to entering the pond and bring the existing stormwater facilities in compliance with the latest NYSDEC Phase II standards.