

TOWN OF WAPPINGER

PLANNING BOARD

Conceptual Review Only
No Escrow Fees Taken

PROJECT NAME: Adams – Wappinger, LLC Remodel

MEETING DATE: June 5, 2023

ACCOUNT NUMBER: 23-3479

DATE PREPARED: May 24, 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*****



May 19, 2023

To: Town of Wappinger Planning Board

Re: Application for a Conceptual - Adams Fairacre Farms Wappinger Location Remodel Project Description

Dear Town of Wappinger Planning Board Members,

Adams Wappinger, LLC is proposing a minor remodel to the existing Adams Fairacre Farms Store located at 160 Old Post Road, Wappingers Falls NY; originally build in 2011. The proposed remodel includes a net addition of (16) parking spaces, relocating (1) fire hydrant, extending sidewalk(s), adding curbing, and reconfiguring selected departments to enhance customer traffic flow in congested areas during often busy times. In order to produce the desired additional interior floor space, (3) refrigeration structures need to be relocated to the north exterior wall where parking spaces currently exist.

Please see proposed red-lined Site and Fixture Plans dated 04.07.2023 included with this application. The Fixture Plan is subject to minor changes as final details are worked out. However, Adams does not anticipate the overall footprint of the building and/or refrigeration structures to substantially deviate from the representations provided.

Please feel free to contact us with questions or concerns.

Respectfully,

Steve Betcher
Construction Project Manager

Adams Fairacre Farms, Inc.
Field Office: 845-415-8504
Email: sbetcher@adamsfarms.com



TOWN OF WAPPINGER PLANNING BOARD

Application No. 23-3479

Date Received: 5-22-23

Fee Received: \$250.00

APPLICATION FOR A CONCEPTUAL

TITLE OF PROJECT: Adams Wappinger Remodel

NAME & ADDRESS OF APPLICANT (Corporation or Individual): Adams Wappinger, LLC

160 Old Post Rd	Wappingers Falls	NY	12590
Street	Town	State	Zip
Garrett Dyal / Ed Clavie	845-705-0204 / 914-213-2871	gdyal@adamsfarms.com / eclavie@adamsfarms.com	
Contact Person	Phone Number	Fax Number	

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

765 Dutchess Turnpike	Poughkeepsie	NY	12603
Street	Town	State	Zip
Steve Betcher	845 454-4330	sbetcher@adamsfarms.com	
Contact Person	Phone Number	Fax Number	

Grid No. _____ (SBL#: 6.157 - 4 - 647.343)

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

Existing Use: Retail Location - Approx. 47,930 S.F.

Proposed Use: Retail Location - Approx. 48,365 S.F.

Location of Property: 160 Old Post Rd, Wappingers Falls, NY 12590

Zoning District: HB, ... **Acreage:** 12.82

Anticipated No. of Employees: 275

Existing No. of Parking Spaces: 337 **Proposed No. of Parking Spaces:** 353

Adams Wappinger, LLC.


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

05.17.23

Date

845 454-4330

Owner's Telephone No.


Owner or representative's signature
Pat Adams - Member

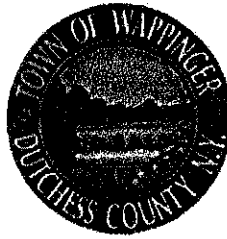
Type Name and Title ***

765 Dutchess Turnpike, Poughkeepsie, NY 12603

Owner's Address

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

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: 23-3479 Date: 05.17.23
Grid No.: _____ (SBL#: 6.157 - 4 - 647.343) Zoning District: HB

Location of Project:

160 Old Post Rd, Wappingers Falls, NY 12590

Name of Applicant:

Adams Wappinger, LLC

845-632-9955

Print name and phone number

Description of

Project: Remodel to include adding (16) parking spaces, moving (1) fire hydrant, and reconfiguring selected departments to enhance customer traffic flow in currently congested areas. To create the desired additional floor space, (3) coolers/freezers need to be relocated to the north exterior wall.
Please see proposed Fixture Plan and Site Plan included with application.

I Patrick Adams, 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.

05.17.23
Date


Owner's Signature

845-454-4330
Owner's Telephone Number

Patrick Adams - Member
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.