

TOWN OF WAPPINGER

PLANNING BOARD

Conceptual Review Only

No Escrow Fees Taken

PROJECT NAME: Moonrise Bagels

MEETING DATE: August 7, 2023

ACCOUNT NUMBER: 23-3484

DATE PREPARED: August 2, 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
 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*****



TINKELMAN
ARCHITECTURE



Transmittal

Date: July 31, 2023

To: Barbara Roberti

Address: Wappingers Falls Town Hall
20 Middlebush Road
Wappingers Falls, New York 12590

Re: NSN 1379 LLC – Greenbaum Square
Application for a Conceptual Review
Moonrise Bagel

Job number: T2365.00

From: Steven Tinkelman

Via: Drop off

Quantity	Date	Number	Description
12	07/31/23	--	Submission to the Planning Board <ul style="list-style-type: none">• Concept for a Conceptual Review Application:<ul style="list-style-type: none">○ Owners Consent Form○ Project Narrative• Drawing submission package:<ul style="list-style-type: none">○ A-101 - Site Plan○ A-102 – Building Floor Plan○ A-103 – Building Elevation○ As-Built Survey Map
1	07/31/23	1186	Application Check

Message:

Barbara –

As our conversation that we had on Friday July 28, 2023, pertaining this potential tenant for Building 'B' at Greenbaum Square, you requested me to provide to you an Application for a Conceptual Review w/ the necessary drawings no later than the morning of August 1, 2023. Please accept these 12 copies as requested to include this project on the Planning Board Agenda for the August Meeting.

Should you have any questions pertaining to the material provided to you, please do not hesitate to contact me.

Steve

NSN 1379 LLC
33 Arlington Avenue- Second Floor
Poughkeepsie, New York 12603



23.07.31

This proposed project, located at Greenbaum Square, involves the re-leasing of the former Cryo Spa space, consisting of 2,147 square feet, to Moonrise Bagels- an existing small business that is currently operating in Woodstock, NY. If allowed, this will be their second location.

The proposed use is as of right in the Highway Business (HB) zoning district- the district this property is located within. That said, a restriction was placed on our original site plan approval for this effort by the Planning Board to not allow food operations in Building "B" as there was a concern at that time over adequate parking capacity. Once the operation of our three-building center was normalized and we were fully leased up, there has never been any problem whatsoever with the capacity of our parking lot.

As you know, we have been seriously impacted by a fire that occurred at this 4-tenant center building on January 9, 2023. The building has been shut down since this event and still is. In the meantime, two of our tenants have recently informed us that they will not be reopening - Cryo Spa and State Farm Insurance. As you can imagine, the financial impact of this unfortunate event, already significant in regard to rebuilding costs and the like, is magnified now by the loss of two good tenants.

We are requesting, with this submission, the lifting of this restriction of a food use tenant in this one space, and only in this particular space. The proposed business being Moonrise Bagels, in business since 2021, specializes in making of delicious stuffed bagels. They have a limited and changing menu. We will hand out to you their current menu when presenting at the Planning Board meeting. The peak of their business is during breakfast hours.

Please understand that we would not consider this tenant or even asking for this modification to our previous approval if we felt it would in any way have a negative impact on the successful operation of Greenbaum Square- if this business would not be a real value add to our center as well as to the Town of Wappinger.

This operation, being a quick serve business without waiter service, is only open at times when the center is the least busy - one that also closes around 3PM at this time. This business functions well before the Heritage Restaurant's dinner hours. Their primary business occurs during breakfast hours when most businesses in the center are either closed or just opening up. Given this, and the nature of all the other businesses in the center, the 102 parking spaces are more than adequate for the functional needs of all of our tenants within the center. You might argue that this proposed mix of tenancies is a prime example of an effective shared parking arrangement.

As per this request, no other food operation will be allowed in this building. In addition, your allowing of this use will be a specific approval for this specific type of operation.

In conclusion, Moonrise Bagels brings a new and delicious product line to Dutchess County and would be a value addition to Greenbaum Square. This operation will only serve to make this center a more vibrant destination.

Thank you in advance for considering this site plan modification.



TOWN OF WAPPINGER PLANNING BOARD

Application No.

Date Received:

Fee Received:

23-3484
7-31-23
\$250.00

APPLICATION FOR A CONCEPTUAL

TITLE OF PROJECT: GREENBAUM SQUARE - MOONRISE BAGELS

NAME & ADDRESS OF APPLICANT (Corporation or Individual): TINKELMAN ARCHITECTURE PLLC
33 ARLINGTON AVENUE POUGHKEEPSIE NEW YORK 12603

Street Town State Zip
STEVEN TINKELMAN (845) 473-0200 N/A
Contact Person Phone Number Fax Number

NAME & ADDRESS OF OWNER (Corporation or Individual): NSJ 1379 LLC

33 ARLINGTON AVENUE POUGHKEEPSIE NEW YORK 12603

Street Town State Zip
STEVEN TINKELMAN (845) 473-0200 N/A
Contact Person Phone Number Fax Number

Grid No. 135689-6157-02-594884-000

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

Existing Use: BUILDING "R" AT GREENBAUM SQUARE HAS 4 TENANT SPACES

TOTALING 6,112 SF. CURRENT TENANTS ARE VERIZON + MIRACLE EAR. OTHER 2 ARE EMPTY, DUE

Proposed Use: THE FORMER CRYO SPA PREMISE TO BE CONVERTED TO TO FIRE.
MOONRISE BAGELS. SEE ATTACHED PROJECT DESCRIPTION.

Location of Property: 1383 US ROUTE 9, WAPPINGERS FALLS, NEW YORK 12590

Zoning District: HIGHWAY BUSINESS (HB) Acreage: 1.89 ACRES

Anticipated No. of Employees: 8-10 TOTAL / 2-3 AT ANY ONE TIME

Existing No. of Parking Spaces: 102 Proposed No. of Parking Spaces: NO CHANGE

NSJ 1379 LLC

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

31 JULY 23

Date

(845) 473-0200

Owner's Telephone No.

Owner or representative's signature

STEVEN TINKELMAN, MEMBER

Type Name and Title ***

33 ARLINGTON AVE, 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: 23-3484

Date: 31 JULY 23

Grid No.: 135689-6157-02-594684-000

Zoning District: HIGHWAY BUSINESS (HB)

Location of Project:

1383 US ROUTE 9, WAPPINGER FALLS, NEW YORK 12590

Name of Applicant:

STEVEN TINKELMAN, TINKELMAN ARCHITECTURE PLLC (845) 473-0200
Print name and phone number

Description of

Project: SEE ATTACHED PROJECT DESCRIPTION

I, STEVEN TINKELMAN, 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.

31 JULY 23
Date

[Signature]
Owner's Signature

(845) 473-0200
Owner's Telephone Number

STEVEN TINKELMAN, 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.