

TOWN OF WAPPINGER

PLANNING BOARD

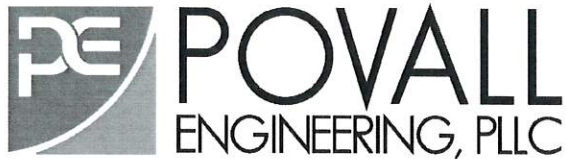
PROJECT NAME: U-Haul Stage Door Road Site Plan and Special Use Permit
MEETING DATE: August 7, 2023
ACCOUNT NUMBER: 23-3466 (Site Plan) and 4112 (Special Use Permit)
DATE PREPARED: July 24, 2023

X SITE PLAN X 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 PLANNING BOARD ENGINEER
 1 PLANNER TO THE TOWN
 1 PLANNING BOARD ATTORNEY
 HIGHWAY SUPERINTENDENT
 1 FIRE PREVENTION BUREAU
 RECREATION
 ARMY CORP. OF ENGINEERS
 1 DUTCHESS COUNTY DEPT. OF PLANNING
 DUTCHESS COUNTY DEPT. OF PUBLIC WORKS
 1 NEW YORK STATE DEPT. OF TRANSPORTATION
 1 DUTCHESS COUNTY DEPT. OF HEALTH
 1 DUTCHESS COUNTY SOIL & WATER
 1 NYS DEPT OF D.E.C
 1 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*****



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f: (845) 897-0042
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3 Nancy Court, Suite 4
Wappingers Falls, NY 12590



William H. Povall III, P.E.
Professional Engineer: NY

July 17, 2023

Chairman Flower and Board Members
Town of Wappinger Planning Board
20 Middlebush Road
Wappingers Falls, NY Twelve 12590

RE: Lot Line Consolidation for Stage Door Parcels &
Site Plan & Special Use Permit 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 Company of Lower Hudson Valley, we are submitting the attached Site Plan, Special Use Permit, and Lot Consolidation Applications for developing a new U-Haul location at N.Y.S. Route 9 & 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 indoor self-storage, truck/trailer rental and U-Box storage business operations. The site plan will utilize all four of the above referenced parcels which will be combined as part of the 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.

In support of this application, we have attached the following:

- Eighteen (18) copies of the Lot Consolidation Application
- Eighteen (18) copies of the Site Plan Application
- Eighteen (18) copies of the Special Use Permit Application
- Eighteen (18) copies of the Wetland Disturbance Permit Application
- Eighteen (18) copies of the Lot Consolidation Plan dated July 17, 2023
- Eighteen (18) copies of Site Plan dated July 17, 2023

- Eighteen (18) copies of the Owner consent form
- Eighteen (18) copies of Owner's Authority to Sign Letters for Contrail, LLC & Global Satellite, LLC
- Eighteen (18) copies of the Applicant's Authority to Sign Letter for U-Haul Company of the Lower Hudson Valley
- Eighteen (18) copies of the Project Narrative
- Eighteen (18) copies of the Full Environmental Assessment Form
- Eighteen (18) copies of the following deeds:
 - Parcel 777824 (1 Stage Door Road)
 - Parcel 771855 (Route 9)
 - Parcel 794847 (3 Stage Door Road)
 - Parcel 820883 (Stage Door Road)
- Four (4) copies of the Stormwater Pollution Prevention Plan dated July 17, 2023
- Eighteen (18) copies of Elevation Drawings dated March 17, 2023
- Eighteen (18) copies of Signage Proposed Drawings dated March 17, 2023


The following checks for fees and escrow will be provided under separate cover:

- A check for \$500.00 for the Lot Consolidation application fee
- A check for \$38,493.75 for the Site Plan application fee
[\$1500.00 + \$36,083.75 (144,335 gfa of both bldgs. x \$250/1,000 sq. ft. gfa) + \$1,160.00 (58 parking spaces x \$20 per parking space - \$250 (conceptual application fee previously paid))]
- A check for \$1,000.00 for the Special Use Permit application fee
- A check in the amount of \$52,500.00 for escrow

We respectfully request to appear on the August 7, 2023 Planning board agenda.

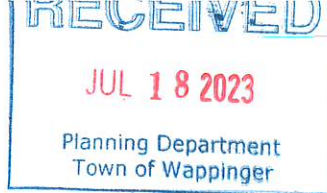
If there are any questions and/or comments, please do not hesitate to contact this office. Thank You.

Very truly yours,



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: 7-17-23

Fee Received: \$38,243.75

Escrow Received: \$52,500.00

APPLICATION FOR SITE PLAN APPROVAL

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

Location of Property: 1 Stage Door Road, 3 Stage Door Road, Stage Door Road & Route 9

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>	<u>william_rodriguez@uhaul.com</u>	
Contact Person	Phone Number	Email	

NAME & ADDRESS OF OWNER (Corporation or Individual):

Contrail, LLC (Parcels 777824, 771855 & 794847)

Global Satellite, LLC (Parcel 820883)

<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>897-2664</u>	<u>peadmin@povallengineering.com</u>	
Contact Person	Phone Number	Email	

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. structure on lot 777824 used as large retail

Proposed Use: Retail, self-storage, and warehouse

Existing Sq. Footage: 30,000 Use: Large retail

Proposed Sq. footage: Building 1: 38,661 sq. ft. & Building 2: 28,352 sq. ft.

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

777824: 2.0 Ac., 771855: 0.64 Ac.,
794847: 2.0 Ac., 820883: 2.76 Ac.

Anticipated No. of Employees: 10

Existing No. of Parking Spaces: 20

Proposed No. of Parking Spaces: 58

U-Haul Company of Lower Hudson Valley

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

07.12.2023

Date

845-565-8585

Owner's Telephone No.

Applicant's Owner or representative's signature

William Rodriguez (applicant/representative)

Type Name and Title ***

300 Windsor Highway, New Windsor, NY 12553

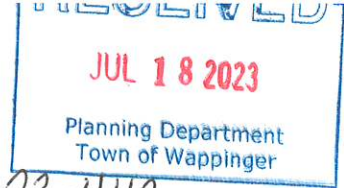
Applicant's Owner's Address

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

Note: *The applicant is responsible for the cost involved in publishing the required legal notice in the local newspaper;

* If Special Use Permit for the above use has been applied for, please check ☒.

- **Application Fees are non-refundable.**



TOWN OF WAPPINGER PLANNING BOARD
SPECIAL USE PERMIT

Application No. 23-4112
Date Received: 7-17-23
Fee Received: \$1,000.00
Escrow Received: /

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 240-53 OF THE TOWN OF WAPPINGER ZONING LAW, I HEREBY MAKE APPLICATION TO THE PLANNING BOARD OR TOWN BOARD FOR THE ISSUANCE OF A SPECIAL PERMIT FOR THE USE OF;

PROJECT NAME Site Plan for U-Haul, Stage Door Road

GRID NO. 135689-6156-02-777824, 771855, 794847 & 820883 ZONING DISTRICT HB

PROPERTY LOCATION 1 Stage Door Road, 3 Stage Door Road, Stage Door Road & Route 9

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>	<u>william_rodriguez@uhaul.com</u>
Contact Person		Phone Number	Email

NAME & ADDRESS OF OWNER (Corporation or Individual):

Contrail, LLC (Parcels 777824, 771855 & 794847)
Global Satellite, LLC (Parcel 820883)

<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>	<u>peadmin@povallengineering.com</u>
Contact Person		Phone Number	Email

Pursuant to section(s): 240 Attachment 2

II. CONCURRENTLY WITH THE ABOVE APPLICATION, AND IN ACCORDANCE WITH THE PROVISIONS OF SECTION 450 OF SAID ORDINANCE, I HEREBY MAKE APPLICATION FOR SITE PLAN APPROVAL OF THE FOLLOWING PLANS TO CONDUCT SUCH USE ON THE AFORESAID PARCEL.

III.

MAP TITLED: Site Plan for U-Haul, Stage Door Road

PREPARED BY: Povall Engineering, PLLC

DATED: 07-17-23

III. I HAVE, AS PART OF THESE CONCURRENT APPLICATIONS, SUBMITTED A "STATEMENT OF USE" WHICH FULLY DESCRIBES THE OPERATION AND MAINTENANCE OF SAID USE LISTED IN THE APPLICATION: (Use EXTRA SHEET IF NECESSARY)

Use: Indoor self-storage, customers/renters access

Premises to store contents/belongings

Continued page 2 for Special Use Permit

U-Haul Company of Lower Hudson Valley

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

07.12.2023

Date

845-565-8585

Owner's Telephone No.

Applicant's ~~Owner or~~ representative's signature

William Rodriguez (applicant/representative)

Type Name and Title

300 Windsor Hwy., New Windsor, NY 12553

Applicant's ~~Owner's~~ Address

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

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- **THE REQUIRED FEES (NON-REFUNDABLE) AND PLANS MUST ACCOMPANY THE APPLICATION.**
- **APPLICANT IS RESPONSIBLE FOR THE COSTS INVOLVED IN PUBLISHING THE REQUIRED LEGAL NOTICE IN THE LOCAL NEWSPAPER.**