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MEMORANDUM

<i>To:</i>	Bruce M. Flower, Chairman And the Town of Wappinger Planning Board	<i>Date:</i>	8/2/2023
<i>From:</i>	Malcolm M. Simpson	<i>Project:</i>	U-Haul Stage Door
<i>cc:</i>	James Horan, Barbara Roberti, Bea Ogunti		
<i>Subject:</i>	U-Haul Stage Door Road Lot Consolidation, Site Plan, & Special Permit Review Tax Lot 6156-02-777824, 771855, 794847, & 820883		

As requested, we reviewed the application made by William Rodriguez (the “Applicant”) for Lot Consolidation, Site Plan, and Special Permit Approval.

The Property

The subject property is four lots that combined make up 7.4 acres located at Route 9 and Stage Door Road. The four lots are designated as tax lots 6156-02-777824, 771855, 794847, & 820883 on the Town of Wappinger tax maps and is located within the HB Highway Business District (the “Subject Property” or “Site”).

The Proposal

The Applicant is proposing to consolidate the four lots into a single 7.4 acre lot and to develop that lot with a U-Haul facility comprised of retail, self-storage, and warehouse uses. Building 1 is proposed to be 38,661 sq. ft. and Building 2 is proposed to be 28,352 sq. ft.. The Project is proposed to have 10 employees and 58 parking spaces (Proposal or Proposed Action).

Submission

The Applicant has submitted for review an Application for Lot Consolidation Approval dated 7/12/23; Application for Special Use Permit form dated 7/12/23; an Application for Site Plan Approval form dated 7/12/23; a project narrative prepared by Povall Engineering dated 7/17/23; an Full Environmental Statement form with multiple attachments dated 7/17/23; a 6 sheet sign plan dated 3/17/23; a 13 sheet elevations plan dated 3/17/23; a 1 sheet subdivision plat prepared by Povall Engineering dated 7/17/23; and a site plan (8 sheets) generally entitled “Site Plan for U-Haul Stage Door Road” prepared by Povall Engineering dated 7/17/23:

REVIEW COMMENTS

1. **Variances.** The Application as proposed would require a number of variances. The Application is seeking a variance for building height to increase the allowed height from 2.5 stories to 3 stories, a variance for front yard setback from 75 feet to 25.9 feet, a variance for floor area ratio from 0.4 to 0.5, and 15 individual sign variances.
2. **Environmental.** The EAF identifies two endangered or threatened species as having potential habitat on this Site, the Blanding's Turtle and the Indiana Bat. The Applicant should contact the New York State Department of Environmental Conservation to determine what mitigation measures may be necessary.
3. **Wetlands.** The Application proposed permanent disturbance to a Town Wetland and the 100' wetland buffer. The Application proposes a 1:1 wetland mitigation plan. The Proposed Action would require a Town wetland disturbance permit. The Planning Board should discuss if they would like to have a wetland specialist review the proposal.
4. **Parking.** The parking calculations show a total requirement of 135 parking spaces with 58 parking spaces proposed, or approximately 43% of the required parking. The Planning Board has the ability to waive the 135 required parking spaces and reduce it to a number they are satisfied will adequately serve the proposed use. However, in previous instances where a parking waiver reduced the total required parking, an area was dedicated as land banked parking to expand the parking area should the need for additional parking be demonstrated in operation. Currently, there is no land banked parking proposed and it is unclear if there is available space on the Site as it is designed.
5. **Truck Turning Radii.** The truck turning radii appear adequate for the proposed operations. We defer to the Fire Prevention Bureau as to whether the provided radii demonstrate adequate access for emergency response vehicles.
6. **Sight Distance.** We defer to the Town Superintendent of Highways with regards to the sight distances of the proposed driveway entrances.