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Professional Engineer: NY

September 11, 2023

Chairman Flower and Board Members
Town of Wappinger Planning Board
20 Middlebush Road
Wappingers Falls, NY 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 a revised Site Plan for the referenced properties. The plan has been revised per discussions at the August 7, 2023 Planning Board meeting and Town Consultant's comments as follows:

Planning Board meeting discussion comments:

- A. The applicant has reviewed the building signage for reducing the amount of potential sign waivers as discussed at the August 7, 2023 Planning Board meeting. The signage as proposed is a very important component in the U-Haul business model and provides consistency with each of their locations throughout the country. The applicant has revised the "U-Haul" sign on the U-Box storage building to an un-lit letter sign to remove visual impacts. This change has been updated in section 3.16.2, Sign Waivers in the Project Narrative.
- B. The Board requested the applicant to consider using brick or stone on the corner faces of the architectural south/west corner facing NYS Route 9. This was requested after seeing the Newburgh location which uses brick. The applicant has revised the faces as requested on the south/west corner to cultured stone consistent with the lower stone ban/veneer shown on the road facing elevations. In addition, the white composite panel board siding has been changed to more earth tone colors. Attached is a revised drawing showing the revised elevations as discussed.

Hardisty & Hanover review memorandum dated 08-02-23:

1. Variances: This office concurs that three (3) area variances are needed. The necessity for the floor area ratio variance has been added to the Narrative under section 3.16, Town of Wappinger Zoning variances.

In response to signage, see the above response under the Town of Wappinger Planning Board comments.

2. Environmental: An Endangered/Threatened Species Habitat Assessment has been prepared by Ecological Solutions, LLC and has been included in the revised Project Narrative. The project will have no adverse impacts to endangered or threatened species.
3. Wetlands: A Wetland Functional Evaluation Report has been prepared by Ecological Solutions, LLC and has been included in the revised Project Narrative. The project will have no adverse impacts to the regulated Town of Wappinger wetland functions.
4. Parking: We have revised the parking rate for the self-storage portions of the building to the peak rate data per unit utilizing the Institute of Transportation Engineers (ITE) Parking Generation Manual, 5th Edition, Land Use 151 (Mini Warehouse) since the Town of Wappinger does not specify parking space requirements for self-storage use. These rates are far more appropriate than previously shown on the plan. The U-Haul facility will require a minimum of 19 parking spaces (18.3 as calculated) on site. 58 parking spaces are proposed. The additional 39 parking spaces are necessary to park rental vehicles. The entire parking lot will be paved and provide concrete curbing along the perimeter. A copy of the ITE Parking General Manual for Land Use 151 (Mini Warehouse) has been included in the Project Narrative.
5. Truck Turning Radii: Comment noted. Per the Fire Prevention Bureau's review dated 07-25-23, they have no comments as the project truck turning radii meets with their approval.
6. Sight Distance: Sight distance measurements have been added to the plan on Sheet D-1 for the Town Highway Superintendent's approval.

CPL review letter dated 08-02-23:

General:

1. Dutchess County Department of Behavioral and Community Health (DBCH) approval will be sought upon receipt of conditional approval from the town.
2. Section 3.3.2, Trip Generation has been added to the revised Project Narrative as attached. Vehicle trips generated by the project have been determined using Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. Construction traffic has also been evaluated and summarized in Section 3.3.2. As can be seen, the vehicle trips generated by the project will not result in any substantial increase in traffic above present levels.

3. Comment noted.
4. See the response to comment 4 above under Hardisty & Hanover review memorandum for the proposed parking as required.
5. Driveway permits for the entrances onto Stage Door Road will be sought prior to construction.

Plans:

1. Top and bottom elevations have been shown on the plan for the gravity block retaining walls, concrete loading dock, and forebay concrete retaining walls. Engineered drawing and calculations will be provided for all retaining walls, in a future submission, once the site layout and grades are finalized.
2. The 4" sanitary sewer lines have been revised on the plan to provide proper vertical separation as commented.
3. This office will work with the DBCH on the design of the sanitary sewer line for Buildings 1 & 2. The proposed 4" line in question from Building 2 is permitted, by DBCH Design Standards, to be a minimum of 1% when exiting a septic tank.
4. All water and sanitary sewer details will be provided in a future submission once the layout and grading have been finalized. Such details will be provided to the DBCH for approval.
5. Example Truck Movement Figures have been attached for the shunting lanes. A 30' single unit truck template has been used in preparing these figures. The shunting lanes will be controlled by U-Haul employees. Some of the shunting lanes will provide limited movement for certain size vehicles in which such employees will be familiarized with. Shunting lanes will be used for appropriately sized vehicles and will require turning in certain directions when entering and existing the spaces. The main internal access surrounding the shunting lanes has been properly sized for a large semi-tractor trailer allowing for any rental vehicle to circulate within the facility. In addition, the employees will have the ability to back out as well or move vehicles from adjacent hunting lanes in order to access additional movements.

SWPPP:

All SWPPP comments will be addressed at a future date once the layout has been accepted by the Planning Board.

Dutchess County Department of Planning and Development review letter dated 08-24-23:

Wetland and Environmental Impacts:

A Wetland Functional Evaluation Report has been prepared by Ecological Solutions, LLC and has been included in the revised Project Narrative. The project proposes to replace Town of Wappinger wetlands areas to be filled with an equal area for mitigation. The project will have no adverse impacts to the regulated Town of Wappinger wetland functions.

Parking:

See the response to comment 4 above under Hardisty & Hanover review memorandum for the proposed parking as required.

Architecture:

The layout of the buildings has been proposed to conform with the existing lot configuration and Town of Wappinger zoning requirements. The front facing Building 1 has been positioned in a similar arrangement to the existing building which it will replace. A primary reason U-Haul is proposing to build on this site is its visibility to NYS Route 9. This goes hand in hand with presenting building architecture consistent with their corporate image for passing-by vehicles. Potential visual impacts have been reduced with the proposed landscaping shown on the attached plans as requested by the Town of Wappinger Planning Board.

The red false doors are not operational. However, they are a necessary architectural feature required by U-Haul with any of their buildings. The building architecture is proposed consistent with the U-Haul corporate model including colors and architectural features. As discussed above under the responses to the Planning Board comments, the Regal White siding has been revised as requested to an earthtone color. Additionally, the panel board siding at the front south/west corner has been replaced with natural looking stone finish as requested by the Board.

Signage:

The signage as proposed is necessary for U-Haul. Waivers from the Planning board will be sought as discussed above under the Town of Wappinger Planning Board comments and Project Narrative.

Landscaping:

Potential visual impacts have been reduced with the proposed landscaping shown on the attached plans and in conformance with such landscaping requested by the Town of Wappinger Planning Board.

Lighting:

The lighting as proposed has been reduced to the minimum necessary for safety and site security. All of the parking spaces as proposed are necessary for U-Haul to properly operate their business.

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

- Eighteen (18) copies of Site Plan dated revised 09-11-23
- Eighteen (18) copies of the Elevation Drawing for southwest corner dated revised 08-28-23
- Eighteen (18) copies of Project Narrative dated revised 09-11-23
- Eighteen (18) copies of Truck Movement Figures for shunting lanes dated 09-11-23

We respectfully request to appear on the October 2, 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,

A handwritten signature in black ink, appearing to read 'W. H. Povall III', with a long horizontal flourish extending to the right.

William H. Povall III, P.E.

cc: William Rodriguez, *UHaul Company of Lower Hudson Valley*
Philip Apap, *Hudson River Construction Co.* (applicant's representative)