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MEMORANDUM

<i>To:</i>	Bruce M. Flower, Chairman And the Town of Wappinger Planning Board	<i>Date:</i>	8/31/2023
<i>From:</i>	Malcolm M. Simpson	<i>Project:</i>	Adams Wappinger Remodel
<i>cc:</i>	James Horan, Barbara Roberti, Bea Ogunti		
<i>Subject:</i>	Adams Wappinger Remodel Amended Site Plan Tax Lot 6157-04-647343		

As requested, we reviewed the application made by Adams Wappinger, LLC, (the “Applicant”) for Amended Site Plan Approval.

The Property

The property is known as tax lot 6157-04-647343 on the Town of Wappinger tax assessment maps and is located at 160 Old Post Road. The subject property is located within the HB Highway Business District (the “Subject Property” or “Site”).

The Proposal

The Applicant is seeking Amended Site Development Plan Approval to renovate and create a proposed cooler expansion ($\pm 14' \times 72'$) along the north side of the existing building and enclosing two existing outdoor covered areas ($\pm 38.5 \times 9$ feet & $\pm 12 \times 15.5$ feet) to allow for minor interior expansions for an approximate total of 1540.5 square feet of additional floor area to the existing building. The amendments to the Site Plan include the elimination of 11 parking spaces on the north side of the Site, the addition of 23 spaces in the southeast of the Site, and revisions to the existing stormwater management system to accommodate the changes in the parking areas (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted an Application for Site Plan Approval dated 8/1/23; a Short Environmental Assessment Form (EAF) dated 7/28/23; and a plan sheet (1 sheet) generally entitled “Adams’ Fairacre Farms Market,” prepared by Engineering & Surveying Properties, dated 7/27/23:

REVIEW COMMENTS

1. SEQRA. The Application is considered a Type II action with regard to SEQRA and no further SEQRA action is required.
2. Landscaping. The proposed landscaping should be shown on the plans and described in a planting schedule that includes the common and scientific names of the proposed plantings and the size of the proposed plantings at the time of planting. A note should be added to the plans to the effect that the proposed plantings will be maintained in a healthy living condition for the duration of the use of the Site.
3. Parking.
 - a. The application form and site plan parking calculations should be corrected. The narrative and site plan show the elimination of 11 parking spaces on the north side of the building and the creation of 23 parking spaces on the southeast side of the building for a net gain of 12 parking spaces. However, parking calculations do not describe the existing parking count but do show a total of 346 parking spaces proposed and the application form states that there are 337 existing spaces and 353 proposed parking spaces with a net gain of 16 parking spaces. This should be corrected.
 - b. The proposed parking area expansion meets design standards, but the current design raises questions regarding the wide stripped island. This may have been originally designed with generous turning radii to allow for truck maneuverability. We are curious if this area of the parking lot will be used by large trucks and require a similar design.
4. Wetlands. There are Federal and Town regulated wetlands on the Site. The proposed improvements will partially occur within the 100-foot Town Wetland Buffer. However, this disturbance will occur wholly within an already developed area of the Site. The Project will require a wetland disturbance permit.