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MEMORANDUM

<i>To:</i>	Bruce M. Flower, Chairman And the Town of Wappinger Planning Board	<i>Date:</i>	9/27/2023
<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 9/11/23; an Full Environmental Statement form with multiple attachments dated 7/17/23; a 6 sheet sign plan dated 3/17/23; a 2 sheet elevations plan dated 8/28/23; 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, last revised 9/11/23:

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, 15 individual sign waivers, and a parking waiver.
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 has included an Endangered and Threatened Species Habitat Suitability Assessment Report in their submission which represents that there is not habitat for the Blanding's Turtle or the Indiana Bat found on the Site, but that standard Indiana Bat mitigation measures will be followed. Additionally, the wetland on the project Site is connected to and feeds the wetland on the west of Route 9. The Applicant should contact the New York State Department of Environmental Conservation to inquire what comments the NYSDEC may have on the Endangered and Threatened Species Habitat Suitability Assessment Report and what additional mitigation measures may be necessary.

3. **Wetlands.**

The site plan and wetland assessment report both note that there will be disturbance within the 100-ft wetland buffer of the wetland and within the wetland on the project Site. The Applicant should quantify what square footage of wetland area and of wetland buffer area is proposed to be disturbed. Any regulated work that would occur within the wetland or the wetland buffer would require approval of a Wetland Disturbance Permit by the Town. We question if the layout of the proposed stormwater facility could be revised to eliminate the disturbance to the wetland and the wetland buffer. We also question if the proposed buildings were reduced in scale, it could reduce the impact to the wetland and reduce the need for the requested variances. It has not been the practice of the Planning Board in the past to allow substantial disturbance or development within the wetland or the wetland buffer.

The property located to the west of the Site contains a vast State and Federally-regulated wetland. The Applicant should verify if the Project would require approvals from the Army Corps of Engineers, the New York Department of Environmental Conservation, or other regulating agencies as the wetland on the project Site is directly connected to and feeds the wetland on the west of Route 9. All correspondence to and from these agencies should be submitted to the Planning Board.

4. **Parking.** The parking calculations show a total requirement of 135 parking spaces and is requesting a waiver with 58 parking spaces proposed and an additional 6 loading spaces adjacent to the self-storage use. Of those 64 spaces, 35 parking spaces are proposed for storage of the rental vehicles available on the Site. Not counting those parking spaces, the Applicant proposes 29 parking spaces (20 regular spaces, 3 employee parking spaces, and 6 loading spaces). Using ITE Parking Generation, 5th Edition parking calculations for Retail Building 1 (used LUC 820 Shopping Center Rates), Self-Storage Building 1 (used LUC 151 Mini-Warehousing), and Warehousing Building 2 (used LUC 150 Warehousing), we estimate the Application will require 25 spaces which will be satisfied by the 29 parking spaces proposed.

5. **Truck Turning Radii.** The truck turning radii for the larger trucks accessing Building 2 show conflicts with internal exiting lanes at the entrances from Stage Door Drive. The Applicant should revise their turning templates to eliminate this conflict and allow for unobstructed access to the Site.

6. **Sight Distance.** We defer to the Town Superintendent of Highways with regards to the sight distances of the proposed driveway entrances.