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MEMORANDUM

<i>To:</i>	Bruce M. Flower, Chairman And the Town of Wappinger Planning Board	<i>Date:</i>	11/16/2023
<i>From:</i>	Malcolm M. Simpson	<i>Project:</i>	33 Middlebush
<i>cc:</i>	James Horan, Barbara Roberti, Bea Ogunti		
<i>Subject:</i>	33 Middlebush Subdivision and Site Plan Tax Lot 6157-01-414840 & 396837		

As requested, we reviewed the application made by John Falvella, (the “Applicant”) for Subdivision and Site Plan Approval.

The Property

The properties are known as tax lots 6157-01-414840 and 396837 on the Town of Wappinger tax assessment maps and is located at 33 Middlebush Road. The subject properties are located within the R-20/40 1-Family Residence District. A use variance was granted by the Zoning Board of Appeals for the use of the existing building as a contractor storage building in 2017 (the “Subject Property” or “Site”).

The Proposal

The Applicant is seeking Subdivision and Site Development Plan Approval to consolidate the 2 lots into 1 lot and to demolish the existing building to replace it with a 6,890 SF building for contractor storage (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted Applications for Preliminary and Final Subdivision Approval dated 3/28/19; an Application for Site Plan Approval dated 3/1/19; a Full Environmental Assessment Form (EAF) dated 5/17/23; a Project Narrative dated 9/12/19; a comment response memo dated 10/16/23; and a set of plans (13 sheets) generally entitled “Proposed Contractor Storage Building, 33 Middlebush LLC,” prepared by TW Engineering, P.C., dated 2/7/23, last revised 10/14/23:

REVIEW COMMENTS

1. Wetlands. The Applicant has submitted a wetlands disturbance permit to the Town of Wappinger for proposed disturbance (demolition and construction) in the Town and Federally regulated wetland and the Town regulated wetland buffer. The Applicant has indicated that they are in the process of preparing a disturbance permit to the Army Corp. of Engineers and that this will be available to the Town once it has been completed.
2. Signage. The Applicant is proposing 6" x 18" directional signs beside each of the bay doors to show the names of the tenants operating the spaces for purposes of directing employees and deliveries. The number of signs would require a sign waiver. The Planning Board has granted waivers for similar directional signage in the past.
3. Parking.
 - a. The Applicant is requesting a parking waiver for 18 parking spaces where only 7 are required.
 - b. With the reconfigured parking layout, the empty space between parking space no. 3 and space no. 15 must remain empty to allow for the proposed turning templates to operate. The applicant could consider barriers or markers to prevent parking in this empty area.
4. SEQRA. The Application had concluded SEQRA, however, the Application has changed substantially and now includes the demolition of the existing building and the construction of a new 6,890 square foot building. The Planning Board decided to pursue an uncoordinated review for the application. The next steps for the Planning Board regarding SEQRA would be to consider a determination of significance.
5. Sidewalk. The Applicant has included a 5-foot-wide easement along the lot frontage for the future construction of a sidewalk along Middlebush Road. We defer to the Town Attorney as to the adequacy of the easement shown.
6. Sight Distance. We defer to the Town Superintendent of Highways and the Town Engineer with respect to sight distance measurements at the driveway.