

TOWN OF WAPPINGER

PLANNING BOARD

PROJECT NAME: CubeSmart Outside Storage of Recreational Vehicles – Amended Site Plan

MEETING DATE: November 20, 2023

ACCOUNT NUMBER: 23-3488

DATE PREPARED: October 31, 2023

X SITE PLAN SPECIAL USE PERMIT SUBDIVISION

THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATIONS. PLEASE SUBMIT ANY COMMENTS TO THE TOWN OF WAPPINGER PLANNING BOARD, 20 MIDDLEBUSH ROAD, WAPPINGERS FALLS, NY 12590 WITHIN FIFTEEN (15) DAYS.

<u>1</u>	TOWN FILE
<u>7</u>	TOWN OF WAPPINGER PLANNING BOARD
<u>1</u>	ENGINEER TO THE TOWN
<u>1</u>	PLANNER TO THE TOWN
<u>1</u>	ATTORNEY TO THE TOWN
<u> </u>	HIGHWAY SUPERINTENDENT
<u>1</u>	FIRE PREVENTION BUREAU
<u> </u>	RECREATION
<u> </u>	ARMY CORP. OF ENGINEERS
<u>1</u>	DUTCHESS COUNTY DEPT. OF PLANNING
<u>1</u>	DUTCHESS COUNTY DEPT. OF PUBLIC WORKS
<u> </u>	NEW YORK STATE DEPT. OF TRANSPORTATION
<u>1</u>	DUTCHESS COUNTY DEPT. OF HEALTH
<u> </u>	DUTCHESS COUNTY SOIL & WATER
<u> </u>	NYS DEPT OF D.E.C
<u> </u>	TOWN OF FISHKILL
<u> </u>	TOWN OF EAST FISHKILL
<u> </u>	TOWN OF LAGRANGE
<u> </u>	VILLAGE OF WAPPINGER PLANNING BOARD
<u> </u>	BUILDING INSPECTOR
<u>1</u>	ZONING ADMINISTRATOR-BARBARA ROBERTI
<u> </u>	TOWN CLERK
<u> </u>	CAMO POLUTION
<u> </u>	STORM WATER MANAGEMENT (WALTER ARTUS)
<u> </u>	CENTRAL HUDSON

***** PLEASE NOTE ANY VIOLATIONS UPON YOUR REVIEW*****

3 Van Wyck Lane
Wappingers Falls, New York 12590
Phone: 845-223-3202

October 25, 2023

Mr. Bruce Flowers, Planning Board Chairman & Planning Board Members
Town of Wappingers Planning Board
20 Middlebush Road
Wappingers Falls, NY 12590



Re: 169 Myers Corners Road
Amended Site Plan
Town of Wappinger

Mr. Chairman and Planning Board Members:

The project is an Amended Site Plan for the CubeSmart site at 169 Myers Corners Road. The parcel is a 30.81-acre parcel in the COP, Conservation Office Park zone located on Myers Corners Road in the Town of Wappinger, Dutchess County, New York. The lot is designated for tax purposes as Town of Wappinger Grid No. 135689-6258-03-278358.

The applicant, 165 Myers Corners Road, LLC, is proposing to add outside storage for recreational vehicles to an existing Self Storage Site that consist of a 223,160 S.F. self storage building, required parking and loading areas. The proposed Recreational Vehicle storage will consist of 50 recreational vehicle parking spaces, the addition of a chain-link fence to enclose the parking lot, keypad readers, access gates, lighting, a proposed 24' wide exit lane to the existing loop road, and relocation of the existing dumpster enclosure. The total proposed disturbance will be 9,310 S.F.

Please feel free to contact me if you require any further information or have questions about the information provided herein.

Sincerely,

Anita Odell

OCT 17 2023

Planning Department
Town of Wappinger

TOWN OF WAPPINGER PLANNING BOARD

Application No. 23-3488
Date Received: 10-25-23
Fee Received: \$1,750.00
Escrow Received: \$3,750.00

APPLICATION FOR SITE PLAN APPROVAL

TITLE OF PROJECT: CubeSmart Outside Storage of Recreational Vehicles – Amended Site Plan

Location of Property: 169 MYERS CORNERS ROAD, WAPPINGERS FALLS, NY 12590

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

165 MYERS CORNERS ROAD, LLC

<u>430 PARK AVE.</u>	<u>NEW YORK</u>	<u>NEW YORK</u>	<u>10022</u>
Street	Town	State	Zip
<u>NICK BIENSTOCK</u>	<u>212-229-0101</u>	<u>LRODIGER@SAVANNAFUND.COM</u>	
Contact Person	Phone Number	Email	

NAME & ADDRESS OF OWNER (Corporation or Individual):

165 MYERS CORNERS ROAD, LLC,

<u>430 PARK AVE.</u>	<u>NEW YORK</u>	<u>NEW YORK</u>	<u>10022</u>
Street	Town	State	Zip
<u>NICK BIENSTOCK</u>	<u>212-229-0101</u>	<u>LRODIGER@SAVANNAFUND.COM</u>	
Contact Person	Phone Number	Email	

Grid No. 135689-6258-03-278358

Please specify use or uses of building and amount of floor area devoted to each:

Existing Use: SELF STORAGE

Proposed Use: OUTSIDE STORAGE OF RECREATIONAL VEHICLES

Existing Sq. Footage: 223,160 Use: SELF STORAGE

Proposed Sq. footage: 223,160 Use: EXISTING SELF STORAGE

OUTSIDE STORAGE OF RECREATIONAL VEHICLES

Location of Property: 169 MYERS CORNERS ROAD, WAPPINGERS FALLS, NY 12590

Zoning District: COP CONSERVATION OFFICE PARK Acreage: 30.81 ACRES

Anticipated No. of Employees: 2-3

Existing No. of Parking Spaces: 558

Proposed No. of Parking Spaces: 396 + 50 OUTSIDE STORAGE SPACES

165 MYERS CORNERS ROAD, LLC, NICK BIENSTOCK

Type Name (Corporation, LLC, Individual, etc.)

10/11/2023

Date

212-229-0101

Owner's Telephone No.


Owner or representative's signature

NICK BIENSTOCK, MEMBER

Type Name and Title ***

430 PARK AVE., NEW YORK, NEW YORK 10022

Owner's Address

*****If this is a Corporation or LLC please provide documentation of authority to sign.**

Note: *The applicant is responsible for the cost involved in publishing the required legal notice in the local newspaper;

* If Special Use Permit for the above use has been applied for, please check ☐.

- **Application Fees are non-refundable.**

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
PH: 845-297-6258
Fax: 845-297-0579

Owner Consent Form

Project No: 23-3488

Date: 10-26-23

Grid No.: 135689-6258-03-278358

Zoning District: COP CONSERVATION OFFICE PARK

Location of Project:

169 MYERS CORNERS ROAD, WAPPINGERS FALLS, NY 12590

Name of Applicant:

165 MYERS CORNERS ROAD, LLC,

Print name and phone number

Description of

Project: PROPOSED OUTSIDE STORAGE OF RECREATIONAL VEHICLES

I, NICK BIENSTOCK, owner of the above land/site/building hereby give permission for the Town of Wappinger to approve or deny the above application in accordance with local and state codes and ordinances.

10/27/23
Date

[Signature]
Owner's Signature

212-229-0101
Owner's Telephone Number

NICK BIENSTOCK, OWNER
Print Name and Title ***

*** If this is a Corporation or LLC, please provide documentation of authority to sign.

If this is a subdivision application, please provide a copy of the deed.