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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>	Cubesmart Outdoor Storage
<i>cc:</i>	James Horan, Barbara Roberti, Bea Ogunti		
<i>Subject:</i>	169 Myers Corners Road Amended Site Plan & Special Permit Tax Lot 6258-03-278358		

As requested, we reviewed the application made by 165 Myers Corners Road, LLC, (the “Applicant”) for Amended Site Plan Approval.

The Property

The property is known as tax lot 6258-03-278358 on the Town of Wappinger tax assessment maps and is located at 169 Myers Corners Road. The subject property is 30.81 acres in size and is located within the COP Conservation Office Park District (the “Subject Property” or “Site”).

The Proposal

The Applicant is seeking Amended Site Development Plan Approval and Amended Special Permit Approval to add 50 outdoor parking spaces to an existing self-storage facility. The additional 50 outdoor parking spaces are proposed to be used for outdoor storage of recreational vehicles and would use an existing parking lot on the Site. Physical disturbance proposed is limited to 0.27 acres to modify the access drive to allow for larger recreational vehicles to access the existing parking lot (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted an Application for Site Plan Approval dated 10/11/23; a Short Environmental Assessment Form (EAF) dated 10/11/23; and a plan sheet (6 sheet) generally entitled “Amended Site Plan Building No. 169,” prepared by Day Stakosa Engineering, dated 9/29/23:

REVIEW COMMENTS

1. Proposed Use. Storage as defined as “Outdoor storage of more than one auto trailer, unoccupied mobile home trailer, boat, or other vehicle other than licensed and registered passenger vehicles, provided such trailers, boats, or other vehicles are accessory to permitted use and are effectively screened from adjoining properties. Such storage area shall comply with all minimum yard setback requirements for buildings, but in no case shall storage be permitted in the front yard,” is not a permitted use in the COP zoning district. We defer to the Town Attorney and the Zoning Administrator as to the interpretation of this description as it relates to the proposed use.
2. Lighting. The proposed lighting plan shows lighting hotspots that exceed 5 footcandles. At full capacity, it is likely that the vehicles stored in the proposed lot will conflict with the proposed luminaires. We recommend a revision of the proposed lighting plan. We recommend an average footcandle level be approximately 1 footcandle with hotspots not exceeding 5 footcandles.
3. Operations. The proposed changes have only been quantified using the number of outdoor storage parking spaces proposed. We recommend that this area be quantified by square footage as well as the proposed storage parking spaces vary in size.
4. Turning Templates. The turning templates should be revised to provide additional information on the dimensions of the largest vehicles proposed to be stored on the Site and to show the vehicle entering the lot, backing into a spot, and then pulling out of the lot.
5. SEQRA. The Application is considered a Type II action with regard to SEQRA and no further SEQRA action is required.