

Dutchess County Department of Planning and Development		Fax Info Only	To	Date	#pgs
			Co./Dept.	From	
			Fax #	Phone #	

239 Planning/Zoning Referral - Exemption Communities

Municipality: **Town of Wappinger**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **2783580000**

Project Name: **CubeSmart Outside Storage of Recreational Vehicles**

Applicant: **165 Myers Corners Road, LLC**

Address of Property: **169 Myers Corners Rd, Wappinger, NY 12590**

Exempt Actions:*
239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezoning involving all map changes
- ☐ Architectural Review
- ☒ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☐ State Road:
- ☒ County Road: **Myers Corner Road**
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

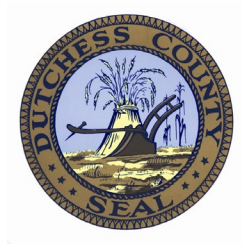
Date Response Requested: **11/20/2023**

Entered By: **Ogunti, Beatrice**

These actions are only exempt in municipalities that signed an intermunicipal agreement with Dutchess County to that effect.

For County Office Use Only			
Response From Dutchess County Department of Planning and Development			
<p>No Comments:</p> <p><input type="checkbox"/> Matter of Local Concern</p> <p><input type="checkbox"/> No Jurisdiction</p> <p><input type="checkbox"/> No Authority</p> <p><input type="checkbox"/> Withdrawn</p> <p><input type="checkbox"/> Incomplete - municipality must resubmit to County</p> <p><input type="checkbox"/> Exempt from 239 Review</p> <p><input type="checkbox"/> None</p>		<p>Comments Attached:</p> <p><input checked="" type="checkbox"/> Local Concern with Comments</p> <p><input type="checkbox"/> Conditional</p> <p><input type="checkbox"/> Denial</p> <p><input type="checkbox"/> Incomplete with Comments- municipality must resubmit to County</p> <p><input type="checkbox"/> Informal Comments Only (Action Exempt from 239 Review)</p>	
Date Submitted:	Notes:	<input type="checkbox"/> Major Project	
Date Received: 11/6/2023		Referral #: ZR23-336	
Date Requested: 11/20/2023			
Date Required: 12/5/2023	<input type="checkbox"/> Also mailed hard copy	Reviewer:	
Date Transmitted: 11/15/2023			

WILLIAM F.X. O'NEIL
COUNTY EXECUTIVE



EOIN WRAFTER, AICP
COMMISSIONER

COUNTY OF DUTCHESS

DEPARTMENT OF PLANNING AND DEVELOPMENT

November 15, 2023

To: Planning Board, Town of Wappinger
Re: **ZR23-336, CubeSmart Outside Storage of Recreational Vehicles - Amended Site Plan**
Lot: 278358; 169 Myers Corners Road

The Dutchess County Department of Planning and Development has reviewed the submitted referral for countywide and intermunicipal impacts as outlined in General Municipal Law (Article 12B, §239-l/m).

ACTION

The applicant is seeking amended site plan approval to add outdoor storage for 50 recreational vehicles at an existing self-storage site.

COMMENTS

Lighting: The provided lighting plan shows areas with light levels exceeding 10 footcandles. We recommend a lower more even level of lighting averaging one (1) footcandle, not to exceed five (5) footcandles in high security areas only. All fixtures should also be dark-sky compliant with BUG ratings as close to 0/0/0 as possible to reduce unnecessary glare and light pollution.

RECOMMENDATION

The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Eoin Wrafter, AICP, Commissioner
By

A handwritten signature in black ink, appearing to read "Tara Grogan".

Tara Grogan
Planner