

TOWN OF WAPPINGER

PLANNING BOARD

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

MEETING DATE: January 17, 2024

ACCOUNT NUMBER: 23-3488

DATE PREPARED: December 20, 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> </u>	FIRE PREVENTION BUREAU
<u> </u>	RECREATION
<u> </u>	ARMY CORP. OF ENGINEERS
<u> </u>	DUTCHESS COUNTY DEPT. OF PLANNING
<u> </u>	DUTCHESS COUNTY DEPT. OF PUBLIC WORKS
<u> </u>	NEW YORK STATE DEPT. OF TRANSPORTATION
<u> </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

December 20, 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:

With this cover letter I am submitting a revised Site Plan for the proposed Cube Smart facility located at 169 Myers Corners Road.

I offer the following responses to the CPL memo dated November 16, 2023:

Responses to CPL's Comments:

1. Proposed contours and spot grades should be shown for the new parking area.
Response: The proposed contours and spot grades have been shown on the plans, sheet 7 of 9
2. The vehicle movement plan shows an RV entering and exiting the new parking area. Additional movements should be provided to show how vehicles would enter parking spaces considering that RVs and other vehicles are parked in other spaces. It should be shown that it is possible to enter each space.
Response: We chose to show what we believe to be the most restrictive vehicle path. Only one path is show for clarity.

I offer the following responses to the Hardesty & Hanover memo dated November 16, 2023.

Responses to Hardesty & Hanover's 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.

Response: Comment acknowledged.

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.

Response: The lights have been raised to 20’ per the Planning Boards permission. The footcandles cannot meet the Town’s requirements even with the height of 20’. The lowest wattage light we can commercially obtain has been provided.

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.

Response: The square footage of the proposed parking area for the outdoor storage parking spaces is 48,040 square feet and a callout has been added to the plan sheet SP.1.

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.

Response: The vehicle profile and movement have been added to the plan for the longest recreation vehicle available for the modeling software we are currently using.

5. SEQRA. The Application is considered a Type II action with regard to SEQRA and no further SEQRA action is required.

Response: Comment acknowledged.

I offer the following responses to the Fire Prevention Bureau comments dated October 31, 2023:

1. A yelp siren access for sliding gates and access to existing hydrants, no parking in front of hydrant to insure full access to it.

Response: The proposed fence has been relocated to go around the existing hydrant on the east side of the proposed parking area to provide full access to the hydrant. The hydrant located on the south side of the building is fully accessible and has no parking markings on the existing driveway shoulder.

I offer the following responses to the Dutchess County Department of Planning and Development comments dated November 15, 2023:

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.

Response: The lights have been raised to 20' per the Planning Boards permission. The fixtures are proposed to be pointing straight down. The footcandles cannot meet the Town's requirements even with the height of 20'. The lowest wattage light we can commercially obtain has been provided. A BUG rating is not available for the proposed fixture.

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

Sincerely,

A handwritten signature in cursive script that reads "Brian Watts".

Brian Watts