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**MEMORANDUM**

To: Bruce M. Flower, Chairman, and the Town of Wappinger Planning Board

Date: January 31, 2024

Subject: **Cubesmart Outdoor Storage Amended Site Plan Review**  
Tax Lots 6258-03-278358

As requested, we have amended the attached **Resolution of Site Development Plan** for your review and consideration.

Malcolm Simpson  
Planner

Attachments

cc: James Horan, Esq.  
Barbara Roberti  
Jon Bodendorf, PE

**RESOLUTION  
TOWN OF WAPPINGER PLANNING BOARD**

**RE:    ADAMS WAPPINGER REMODEL – RESOLUTION OF SITE DEVELOPMENT PLAN**

At a regular meeting of the Planning Board of the Town of Wappinger, Dutchess County, New York, held at Town Hall, 20 Middlebush Road, Wappingers Falls, New York on the \_\_\_\_ day of \_\_\_\_\_, 2024 at 7:00 P.M.

The meeting was called to order by the Chairman Bruce M. Flower and the Planning Board member attendance was as follows:

Bruce M. Flower	_____
Paul Freno	_____
Markos Peratikos	_____
Thomas Truss Jr.	_____
James Glorioso	_____
Richard Barth	_____
Robert Meahan	_____

The following resolution was moved by \_\_\_\_\_ and seconded by \_\_\_\_\_.

WHEREAS, the Town of Wappinger Planning Board received an application from 165 Myers Corners, LLC (the “Applicant”) for Site Development Plan Approvals to add 48,040 square feet of outdoor storage consisting of 50 parking spaces for recreational vehicles to an existing self-storage facility. The additional 50 outdoor parking spaces proposed to be used for outdoor storage of recreational vehicles 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”)and

WHEREAS, the subject 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”); and

WHEREAS, 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 (7 sheet) generally entitled “Amended Site Plan Building No. 169,” prepared by Day Stakosa Engineering, dated 12/20/23; and

WHEREAS, the Planning Board determined that the Proposed Action is a Type II Action with respect to the New York State Environmental Quality Review Act (SEQRA) and no further SEQRA action was required; and

WHEREAS, in accordance with Sections 239-l and m of the New York State General Municipal Law, the Planning Board referred the subject application to the Dutchess County Department of Planning and Development (DCDPD); and

WHEREAS, the DCDPD responded to the above-mentioned referral in its letter of November 15, 2023, which concludes that the Proposed Action is a matter of local concern, and made comments regarding the proposed lighting plan, and the Planning Board should rely on their own findings; and

WHEREAS, the Planning Board granted a waiver of the lighting pole height at the November 20, 2023

Planning Board meeting, allowing the lighting pole height to increase to twenty feet in height considering the location of the storage area in relation to the Site and neighboring sites, and considering the nature of the storage space to store recreational vehicles, which are assumed to be taller in height compared to other parking areas in the Town; and

WHEREAS, in accordance with Section 240-88 of the Town Zoning Law, the public hearing on the Amended Site Plan was waived at the November 20, 2023 Planning Board Meeting at the Planning Boards discretion; and

WHEREAS, the Planning Board is familiar with the Site and all aspects of the Project and is satisfied that the Project will comply with the Zoning Law as well as other applicable laws and regulations subject to the conditions below.

**NOW, THEREFORE, BE IT RESOLVED, AS FOLLOWS:**

1. The Planning Board hereby adopts and incorporates as findings and determinations the recitations and statements set forth above as if fully set forth and resolved herein.
2. The Planning Board hereby adopts this Resolution of Site Development Plan to add 48,040 square feet of outdoor storage consisting of 50 parking spaces for recreational vehicles to an existing self-storage facility. The additional 50 outdoor parking spaces proposed to be used for outdoor storage of recreational vehicles 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 as described above and as shown on the above drawing, in accordance with the provisions of Articles VII through XI of the Zoning Law subject to the following conditions:

- a. The Planning Board Chairman shall endorse a copy of this resolution certifying its correctness. After it has been initially endorsed by the Chairman, the Owner and Applicant shall also sign a copy of this resolution acknowledging receipt of the resolution, and shall submit the signed copy to the Zoning Administrator for filing.
- b. The Owner of the Subject Property shall submit a copy of the current deed(s) to prove its ownership of said property.
- c. The Applicant shall submit a statement signed by the Town's Tax Collector that all taxes due on the Subject Property have been paid in full.
- d. The Applicant shall obtain all necessary "outside" agency approvals for the Project.
- e. The Applicant shall demonstrate compliance with the Town Engineer letter dated 1/11/24 to the satisfaction of the Town Engineer.
- f. The Applicant shall revise the parking area to show turning templates with no conflicts with proposed parking spaces to the satisfaction of the Town Planner.

When all of the items set forth in Condition 2 above have been satisfied, nine (9) copies of the above referenced plans, revised as necessary, shall be submitted for endorsement by the Planning Board Chairman, certifying that the plans comply with the terms of this resolution, at which time, the Chairman shall also endorse this resolution in the space provided below, certifying that the Applicant has complied with said conditions of approval and that the issuance of a Building Permit is authorized for the improvements set forth in this Project. A PDF and a paper copy of the final signed plans shall be submitted to the Planning Board as part of the record. This submission shall include all supporting documentation verifying the sub-conditions set forth in Condition 2 have been met and this submission should include a narrative detailing what elements are included in this submission and in what way these elements address the sub-conditions set forth in Condition 2. This submission, including the narrative and all supporting documentation shall be submitted together at once.

- 3. In accordance with the Town's Schedule of Fees, the Applicant shall be responsible for the payment of all application review fees incurred by the Planning Board in the review of this Project which are in excess of the application review fees paid by the Applicant to-date. Such fees shall be paid within thirty (30) days of the notification to the Applicant that such fees are due. If such fees are not paid within this thirty (30) day period and an extension therefore has not been granted by the Planning Board, this Resolution shall be rendered null and void. Refunds of any remaining funds within the escrow account for the applications will only be made in accordance with the provisions of Chapter 240 Attachment 6:1, Planning and Zoning Departments Fees and Escrow Funds.

4. In accordance with Article IX of the Zoning Law, unless otherwise extended by the Planning Board for good cause shown, this Site Development Plan Approval shall expire and become void one (1) year from the date of the adoption of this Resolution if an application for a Building Permit has not been made, or three (3) years from the date of the adoption of this Resolution if construction in conformance with the approved Site Development Plan has not been completed, if the construction is not prosecuted with reasonable diligence, or if the premises has been substantially vacant or inactive for more than three (3) years.
5. In accordance with Article VII of the Zoning Law, unless otherwise extended by the Planning Board for good cause shown, the Special Use Permit Approvals shall expire and become void if the approved use of the Site shall cease for more than one (1) year for any reason, if Site Development Plan Approval expires, or if all required improvements are not maintained and all conditions and standards complied with throughout the duration of the approved use.

An application for extension of Site Development Plan Approval shall be made by the Applicant to the Planning Board prior to the expiration of the specific time period sought to be extended. The Planning Board may extend all time limits for good cause shown, if the Board deems such extension warranted.
6. If required by the Town Building Department, the Applicant shall provide an as-built survey of the subject property prior to the issuance of a Certificate of Occupancy or Certificate of Compliance, as applicable.
7. No Building Permit or Certificate of Compliance shall be issued for the Project except in accordance with the approved Site Development Plan. No further modifications to the Site shall be made without prior approval of the Planning Board. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this resolution of approval are desired.
8. The continued validity of any Building Permit or Certificate of Occupancy issued in accordance with this Resolution of Site Development Plan Approval shall be subject to continued conformance with such Site Development Plan Approval.
9. The Applicant shall fund a post-approval escrow account in accordance with Section 122-16 of the Town Code.

The question of adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Bruce M. Flower	_____
Paul Freno	_____
Markos Peratikos	_____
Thomas Truss Jr.	_____

James Glorioso  
Richard Barth  
Robert Meahan

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The resolution is hereby duly declared adopted.

Dated: \_\_\_\_\_, 2024  
Wappingers Falls, New York

\_\_\_\_\_  
Beatrice Ogunti, Secretary  
Town of Wappinger Planning Board

\_\_\_\_\_  
Date

\_\_\_\_\_  
Nick Bienstock, 165 Myers Corners Road, LLC  
Applicant

\_\_\_\_\_  
Date

The following endorsement hereby confirms that the Applicant has fulfilled all of the items in Condition 2 of this resolution and that the above mentioned drawings may be endorsed by the Planning Board Chairman.

\_\_\_\_\_  
Bruce M. Flower, Chairman  
Town of Wappinger Planning Board

\_\_\_\_\_  
Date