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MEMORANDUM

<i>To:</i>	Bruce M. Flower, Chairman And the Town of Wappinger Planning Board	<i>Date:</i>	1/31/2024
<i>From:</i>	Malcolm M. Simpson	<i>Project:</i>	Village Crest Apartments
<i>cc:</i>	James Horan, Barbara Roberti, Bea Ogunti		
<i>Subject:</i>	Village Crest Apartments Laundry & Gym Amended Site Plan Review Tax Lot 6259-02-635855 & 6259-02-705840		

As requested, we reviewed the application made by HP Coolidge Wappinger, LLC (the “Applicant” & “Owner”) for Amended Site Plan Approval.

The Property

The subject property is two lots that combined make up 22.6 acres located at 510 Maloney Road. The two lots are designated as tax lots 6259-02-635855 & 6259-02-705840 on the Town of Wappinger tax maps and are located within the RMF-5 Multi-Family Residential District (the “Subject Property” or “Site”).

The Proposal

The Applicant is proposing to construct two buildings (1,800 square feet and 1,932 square feet) for laundry and gym use for tenants of the existing apartment buildings (Proposal or Proposed Action).

Submission

The Applicant has submitted for review an Application for Site Plan Approval dated 1/4/24; a project narrative prepared by Povall Engineering dated 12/20/23; a Short Environmental Statement form dated 12/18/23; and a site plan (4 sheets) generally entitled “Site Plan for Village Crest Apartments Accessory Laundry Building” prepared by Povall Engineering dated 12/20/23:

REVIEW COMMENTS

1. **Bulk Table.** The submitted plans do not include a bulk table to demonstrate compliance with 240 Attachment 3 Schedule of Dimensional Regulations – Residential Districts. In review of

the application, it appears that the Project will comply with the side yard requirements, the building coverage requirement, and the maximum floor area ratio requirement. However, the Applicant should verify this and provide those calculations in a bulk table on the plans.

2. **Parking Calculations.** The submitted plans show four existing parking spaces to be removed at Building #1 and seven parking spaces to be added at Building #2. These changes should be reflected in a parking calculations table added to the plans.
3. **Environmental.** The Proposed Project is a Type 2 Action per Section 617.5(9) construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities. As a Type 2 Action, the Proposed Project requires no further SEQR action.