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MEMORANDUM

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| <i>To:</i> | Bruce M. Flower, Chairman And the Town of Wappinger Planning Board | <i>Date:</i> | 3/13/2024 |
| <i>From:</i> | Malcolm M. Simpson | <i>Project:</i> | Old State Road |
| <i>cc:</i> | Kyle Barnett, Barbara Roberti, Bea Ogunti, Lawrence Paggi | | |
| <i>Subject:</i> | Old State Road 561-563 Plan Review Tax Lot 6157-02-580777 | | |

As requested, we reviewed the application of Gabe Vega, (the “Applicant”) to for Amended Site Plan Approval.

The Property

The subject property is known as Tax Lots 6157-02-580777 on the Town of Wappinger Tax Assessment Maps and is located at 561-563 Old State Road. The subject property is located in the Highway Business (HB) zoning district (the “Subject Property” or “Site”).

The Proposal

The Applicant is proposing to retain an existing single family two story building and convert an existing one story retail building into a mixed use building with one 800 SF. single family apartment and one 450 SF office use (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted for review an Application for Site Plan Approval dated 2/16/24; a Full Environmental Assessment Form Part 1 dated 2/16/24 prepared by Gabe Vega; and a site plan by Day Stokosa last revised 2/26/24.

REVIEW COMMENTS

1. **Parking.** The Applicant is proposing 10 parking spaces where 6 are required. Deviation from the required parking would require a parking waiver from the Planning Board. The Applicant has not presented reasoning for why the additional parking is required. The Dutchess County Department of Planning & Development commented in their March 8, 2024 comment letter that the western row of 4 parking stalls would require the removal of a number of mature trees and suggest that the Planning Board require the Applicant comply with the parking requirement and avoid this removal of trees. This compliance would not avoid the removal of the largest of the trees proposed to be removed. We are curious if there is an alternative parking area design that would reduce the proposed removal of existing mature trees on the Site.
2. **Walkway.** The Plans show a proposed walkway that does not appear to connect with the existing walkways on the Site that connect to the existing buildings. We question if the proposed and existing walkways are ADA complaint as they lead from the handicap parking stall.
3. **Landscaping.** We question if the Applicant proposes any landscaping to mitigate the proposed removal of approximately 5 mature trees.
4. **SEQRA.** The Action is a Type II action under SEQRA as it includes less than 4,000 SF. of gross floor area and does not involve a change in zoning or require a variance.

We look forward to discussing our comments with you. If you have any questions with respect to the above, please let us know.

Malcolm Simpson,
Planner

cc:
Kyle Barnett, Esq.
Barbara Roberti
Lawrence Paggi
Michael Sheehan