

## **MEMORANDUM**

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

Date: July 2, 2020

Subject: **Hudson Valley Lighting – Amended Site Plan and Wetland Permit Review**  
Tax Lot 6259-02-841673

As requested, we reviewed the application of Jaleli LLC/Hudson Valley Lighting (the “Applicant” and the “Owner”) for Amended Site Plan Approval.

### **The Property**

The subject property is a 67-acre lot located at 151 Airport Drive, is designated as tax lot 6259-02-841673 on the Town of Wappinger tax maps and is located within the AI Airport Industry District (the “Subject Property” or “Site”).

### **The Proposal**

The Applicant seeks to expand the existing warehouse on the Subject Property with an additional 142,500 square feet of floor area, bringing the total warehouse size to 386,893 square feet (the “Project” or “Proposed Action”).

### **Submission**

The Applicant has submitted for review an Application for Amended Site Plan Approval dated 6/9/20; a Full Environmental Assessment Form (Full EAF) dated 6/9/20; and the following plans generally entitled, “Hudson Valley Lighting,” prepared by Day Stokosa Engineering P.C., dated 3/9/20:

1. Sheet TB-1, “Title Sheet,”
2. Sheet EC-1, “Existing Conditions,”
3. Sheet SP.1, “Site Plan,”
4. Sheet SP.2, “Overall Site Plan,”
5. Sheet GD.1, “Grading, Drainage, Erosion& Sediment Control Plan,”
6. Sheet LP.1, “Lighting Plan,”
7. Sheet D.1, “Partial Site Plan,”
8. Sheet D.2, “E&SC Details.”

We offer the following comments for your consideration.

## **REVIEW COMMENTS**

### **1. SEQRA.**

- a. The Proposed Action is considered a Type I action pursuant to SEQRA because it involves a facility with more than 100,000 square feet of floor area.
- b. The Full EAF notes that the Site may contain the Indiana Bat, a species that is considered threatened or endangered. The site plan proposes the removal of 0.16 acres of forested land. The Applicant should contact the New York State Department of Environmental Conservation (NYSDEC) for review and comment. All correspondence to and from this agency should be submitted to the Planning Board.

### **2. Parking.** The Applicant currently employs 80 full-time employees and the expansion will accommodate a total of 30 additional full-time employees. Over the next 5 years, the Applicant's plan is to have a total of 166 employees. The Applicant is proposing 200 of the required 387 parking spaces given the anticipated maximum of 166 employees to be generated by the existing and proposed increase in use. The Applicant is requesting that the remaining required 187 parking spaces be provided as "landbanked" parking. In accordance with Section 240-96.F of the Zoning Law, up to 50% of the required parking can be provided as "landbanked" parking. The number of parking spaces the Applicant is proposing to "landbank" is within the 50% allowance.

### **3. Wetlands.** According to the plans and Full EAF, there are Federal and State regulated wetlands on and adjacent to the property. A wetland functional analysis report concerning the on-site wetlands should be submitted for review. A NYSDEC wetland jurisdictional map should also be submitted by the Applicant. Further, the Applicant should verify if the project would require approvals from the Army Corps of Engineers or other regulating agencies.

### **4. Lighting.** The proposed lighting plan shows "hot spots" as high as 10 footcandles which could be considered excessive illumination. We recommend that the lighting plan be revised to lower the footcandle levels. Additionally, a backlight, upright, glare (BUG) rating is provided for one of the two luminaires. BUG ratings should be provided for all proposed lights. The lighting plan should also include the color temperature for the two proposed luminaires. It is recommended that the color temperature not exceed 3000K.

### **5. Floodplain.** A portion of the property is located within the 100-year floodplain. It appears that the Project does not include development within the 100-year floodplain and may not require a Floodplain Development Permit pursuant to Section 240-33 of the Zoning Law and Chapter 133 of the Town Code. We defer to the Zoning Administrator and Town Engineer with regard to this matter.

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

David H. Stolman, AICP, PP  
President

Sarah L. Brown, AICP  
Senior Associate/Planning

cc: Lisa Cobb, Esq.  
Paul Ackermann, Esq.  
Barbara Roberti  
Peter D. Setaro, PE  
Michael Sheehan  
Amy Bombardieri (amyb@daystokosaeng.com)

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