

**MEMORANDUM**

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

Date: October 2, 2020

Subject: **Airgas LLC – Amended Site Plan**  
Tax Lot 6157-04-671026

As requested, we reviewed the application of Neckles Builders, Inc. (the “Applicant”) on behalf of Myles P. Dempsey Sr. Family LLC (the “Owner”) for Amended Site Plan Approval.

**The Property**

The subject property is a 0.52-acre lot located at 1123 Route 9, is designated as tax lot 6157-04-671026 on the Town of Wappinger tax maps and is located within the HD – Highway Design District zone (the “Subject Property” or “Site”).

**The Proposal**

The Applicant seeks to amend the site plan to construct two outdoor gas tank storage areas to house gas tanks being relocated from the inside of the building to the outside. These outdoor gas tank storage areas are proposed to replace 3 existing parking spaces. These parking spaces are proposed to be relocated to take the place of two existing loading bays (the “Project” or “Proposed Action”).

**Submission**

The Applicant has submitted for review an Application for Amended Site Plan Approval dated 8/6/20; a Short Environmental Assessment Form (Short EAF) dated 8/4/20; and the following plans generally entitled, “Amended Site Plan – Airgas LLC,” prepared by Day Stokosa Engineering P.C., dated 9/16/20:

1. Sheet 1, “Existing/Proposed Conditions,”
2. Sheet 2, “Detail Sheet.”

We offer the following comments for your consideration.

**REVIEW COMMENTS**

1. SEQRA. The Proposed Action is considered an Unlisted Action pursuant to SEQRA.

2. Parking. The parking spaces have been revised to no longer be compact and would be 10 feet by 20 feet in size. All notes referring to the spaces as “compact” should be removed from the plans.
3. Lighting. The applicant stated at the Planning Board meeting that no additional lighting is proposed for the site and that the existing light will still be utilized. The existing light should be labeled on the plan.
4. Floodplain. The Short EAF indicates, in line 16, that the project Site is within the 100-year flood plain. The Applicant should confirm that the project is compliant with §240-33 of the Zoning Law, particularly subsection G that addresses the outdoor storage of materials and equipment with specific mention of flammable or explosive materials, and Chapter 133, Flood Damage Prevention, 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.

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