

## **MEMORANDUM**

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

Date: October 30, 2020

Subject: **Plimpton & Hills – Amended Site Development Plan Review**  
Tax Lots 6157-02-607815

As requested, we reviewed the application of Plimpton & Hills (the “Applicant”) on behalf of Maric LLC (the “Owner”) for Amended Site Development Plan Approval.

### **The Property**

The subject property is known as Tax Lot 6157-02-607815 on the Town of Wappinger Tax Assessment Maps and has frontages on Route 9 and Sergeant Palmateer Way within a Highway Business (HB) zoning district (the “Subject Property” or “Site”).

### **The Proposal**

The Applicant is proposing to convert an existing used car dealership into a plumbing and HVAC supply store and showroom facility. The proposed site improvements include a 3,953 square foot building addition to provide loading docks, a reconfigured parking area, and proposed signage (the “Project” or “Proposed Action”).

### **Submission**

The Applicant has submitted for review an Application for Site Plan Approval dated 9/10/20; a Short Environmental Assessment Form (Short EAF) dated 9/8/20; and the following plans generally entitled “Plimpton & Hills” prepared by Lawrence J. Paggi, PE, dated 9/9/20:

1. Sheet C-1, “Amended Site Plan,”
2. Sheet C-2, “Grading, Utility Plan,”
3. Sheet C-3, Demolition Plan.”

The submission also included a plan entitled “Plimpton & Hills, Proposed East Elevation & Sign Details,” prepared by Mauri Architects, PC, undated.

We offer the following comments for your consideration.

## **REVIEW COMMENTS**

1. Site Plan.
  - a. The proposed access easements will need to be reviewed by the Town Attorney.
  - b. The approval of the Site Plan is dependent upon the approval of the proposed lot line realignment with the adjacent Nissan property. Any approval of the site plan should be conditioned up the filing of the lot line realignment prior to the Chairman signing the Site Plan.
2. Landscaping: At the October 5, 2020 Planning Board meeting, the Planning Board requested that additional plantings be provided to screen the proposed overhead doors facing Route 9. The Applicant has proposed 3 areas of plantings along the frontage of Route 9. However, the plantings include shrub species that will not fully screen the doors. We recommend that additional tree plantings be proposed in the northern corner of the proposed parcel along Route 9. There is sufficient area to provide a mix of trees that will provide additional screening.
3. Lighting. The Applicant has noted that 12 existing spotlights and 8 existing pole-mounted lights will be removed from the site. The lights to remain on-site will be replaced with LED fixtures. Details of the proposed lights and a photometric plan should be provided for all lighting on the site. The Applicant has requested that the details and lighting plan be made conditions of any site plan approval that may be granted.
4. Sight Distance. We defer to the Town Superintendent of Highways and the Town Engineer with respect to sight distance measurements for the existing driveway.
5. Signage.
  - a. Section 240-29.F(1) of the Zoning Law allows “not more than one sign per retail or business outlet, affixed and parallel to the outer wall of the structure...” The Applicant has proposed a wall mounted sign at each entrance to the building. We defer to the Zoning Administrator as to whether this would be permitted or if the Planning Board would have to consider a waiver to allow both signs.
  - b. Section 240-29.F(2)a of the Zoning Law requires that the aggregate area of the freestanding sign not exceed 25 square feet in size. The Applicant has proposed each panel within the free-standing sign to have an area of 25 square feet. The size of the sign will need to be reduced or the Planning Board would need to consider a waiver of the size of the proposed sign.

6. SEQRA. The Proposed Action is considered a Type II action pursuant to SEQRA. 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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cc: Paul Ackermann, Esq.  
Barbara Roberti  
Peter D. Setaro, PE  
Michael Sheehan  
Lawrence J. Paggi, PE (ljpaggi@optonline.net)

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