

Project Narrative

Global Business Park Subdivision & Site Plan for Central Dutchess Industrial Center

Airport Drive, Town of Wappinger, New York

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1 Introduction

The owner, Global Satellite, LLC is proposing to construct four (4) commercial buildings on their vacant 115.0-acre parcel located at the end of Airport Drive in the Town of Wappinger. The proposed facility, consisting of four (4) buildings, will provide commercial spaces for leasing. A typically business for this type of space would be for a small contractor such as an electrician, plumber, or other contractor-based company that requires storage or shop area for their tools and supplies will having a small office to operate. Additional parking is provided within the Site to facilitate parking for business related work trucks. The facility is proposed to be constructed on 19.06 acres of the total 115.0 acres.

2 Global Business Park Subdivision

2.1 Subdivision Application Overview

The vacant parcel is located within the Town of Wappinger Airport Industry (AI) Zone. A Subdivision Approval from the Town of Wappinger Planning Board will be necessary to create two buildings lots and extend Airport Drive. The lots as proposed are sized to meet all the bulk lot requirements as listed for the AI Zone. It will be necessary to extend Airport Drive approximately 600 ft. into the vacant parcel to provide the required frontage for access to each lot.

Currently, Airport Drive dead ends immediately prior to the existing stream located on the east side of the cul-de-sac. The stream is a classified stream by NYSDEC. The stream is also encompassed by a NYSDEC Regulated Freshwater Wetland. It will be necessary to cross these regulated areas to access the upland, buildable area on the applicant's vacant parcel.

2.2 Airport Drive Extension

Airport Drive is a commercial road that provides access to numerous businesses and the Town of Wappinger Recreation Field facility. Located in a commercial area, the road construction meets the Town of Wappinger commercial road specifications. In particular, the road section consists of each travel lane being 12' wide with a 6' wide paved shoulder. The proposed road extension is planned to continue with the existing commercial road section based on previous discussions with representatives at the Town of Wappinger. However, it may be necessary during NYSDEC permitting to make modifications to provide a narrower road section to minimize wetland disturbances. The final road design will be prepared to meet both Town of Wappinger and the NYSDEC requirements.

A road culvert will be required at the stream crossing. The culvert will be designed to accommodate maximum stream flow and Town of Wappinger Highway standards.

The road extension will be offered/dedicated to the Town of Wappinger upon completion.

2.3 NYSDEC Permitting

In addition to the Subdivision Application as required by the Town of Wappinger Planning Board, additional NYSDEC Permits will be required to construct the road extension.

- Stream Disturbance Permit for disturbance to Stream 857-24, Class B
- Freshwater Wetland Disturbance Permit for disturbance to Wetland PV-67.
- 401 Water Quality Certification for disturbance to Army Corps of Engineers wetlands
- SPDES General Permit for Stormwater Discharges from Construction Activities, GP-0-20-001

Any required wetland mitigation for the necessary regulated wetland disturbance will be constructed on the applicant's parcel.

3 Site Plan for Central Dutchess Industrial Center

3.1 Site Plan Application Overview

The owner, Global Satellite, LLC is proposing to construct four (4) commercial buildings on their vacant 115.0-acre parcel located at the end of Airport Drive in the Town of Wappinger. The proposed facility, will consist of two (2) 5,848 square foot buildings, one (1) 8,568 square foot building and one (1) 10,744 square foot building and will lease individual suites within each building to provide a small office with a larger storage area. A typical business for this type of space would be for a small contractor such as an electrician, plumber, or other contractor-based company that requires storage or shop area for their tools and supplies will having a small office to operate. Additional parking is provided within the Site to facilitate parking for business related work trucks. The facility is proposed to be constructed on 19.06 acres of the total 115.0 acres.

3.2 Use

Lot 1 is located in the AI zone in the Town of Wappinger. The commercial facility operation falls under "Contractor's office, storage and sale of construction materials, supplies and equipment, including plumbing, electrical and similar contractor's establishments" which is a Permitted Principal Use.

3.3 Access & Parking

The entrance driveway, building accesses and parking will be paved. Concrete curbs will be installed around the buildings, an asphalt country curbs/berm will be installed along the entrance drive and no curbing will be used around the outer perimeter of the access aisle to allow stormwater to sheet flow into the surrounding drainage swale.

All vehicles, trucks and equipment will park in the designated parking area surrounding the building as shown on the site plan. Larger parking spaces have been incorporated into the site to accommodate larger work trucks and vehicles such as pickups and service trucks with work trailers, such as enclosed and open landscape trailers.

3.4 Lighting

There will be low level lighting proposed around the building and adjacent parking lot. The lighting will be LED, fully shielded and meet Town of Wappinger lighting requirements. Low level lighting will also be provided in the yard primarily for security purposes.

3.5 Landscaping and Vegetative Buffer

Landscaping will be provided around the buildings and adjacent parking and yard areas. Existing trees will be preserved where possible. Additional trees will be incorporated into the site plan to meet town landscaping requirements. The existing vegetation will be preserved along the property line adjacent to the Rail Trail for a minimum of 25' to buffer site improvement.

The facility will be set at a grade significantly lower than the highpoint on the property and for a majority of the common property line with the Rail Trail. Therefore, a natural earth berm with substantial height and mature vegetation will screen any view of the site facility from the Rail Trail.

3.6 Signage

A freestanding sign will be proposed along the site frontage. Sign Details will be provided to the Planning Board as the site Plan is further developed.

3.7 Hours of Operation

The facility will allow for 24 hour access 7 days a week. However, normal business hours are expected be from 7:00am to 7:00pm Monday through Friday, 7:00 a.m. to 5:00 p.m. on Saturday and 8:00 am to 4:00pm on Sundays. With the proposed use, no outside operations are proposed. Therefore, noise and excess lighting will not be generated.

3.8 Water Supply & Sewage Disposal

The proposed site will be supplied water from the existing Dutchess County water main that traverses the applicant's parcel. The owner has secured an agreement from Dutchess County to provide water supply to their parcel and any subdivided lots.

The wastewater will be accommodated by an on-site subsurface sewage disposal system (septic system).

Approval from the Dutchess County Department of Behavioral and Community Health will be required for water supply and sewage disposal.

3.9 Stormwater

A Stormwater Pollution Prevention Plan (SWPPP) will be prepared for the construction activities associated with the Natural Green Solutions Site Plan. The SWPPP will be designed in accordance with the NYSDEC, SPDES General Permit for Stormwater Discharges from Construction Activities, GP-0-20-001.

The proposed project:

1. Maintains the existing drainage patterns, as much as possible.
2. Controls increases in the rate of stormwater runoff resulting from the proposed development without adversely affecting adjacent or downstream properties or receiving watercourses or waterbodies.
3. Reduces potential stormwater quality impacts and soil erosion resulting from stormwater runoff generated both during and after construction.

Stormwater treatment facilities/basins will be incorporated into the site design including stormwater pre-treatment of stormwater runoff from the processing yard area.