

MEMORANDUM

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

Date: January 27, 2021

Subject: **LaBelle Properties, LLC –Site Plan Review**
Tax Lot 6259-02-199113 & 305124

As requested, we reviewed the application of LaBelle Properties, LLC (the “Applicant” and the “Owner”) for Site Plan Approval.

The Property

The subject property is a 26.4-acre lot located at 228/232 New Hackensack Road, is designated as tax lots 6259-02-199113 & 305124 on the Town of Wappinger tax maps, and is located within the GB General Business District (the “Subject Property” or “Site”).

The Proposal

The Applicant is seeking no changes to the existing site or use. There has been an issue with locating the existing site plan for the site and the owner wishes to memorialize the existing approval to sell the site. The site is proposed to continue the existing operations as a construction material and equipment outdoor storage area (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted for review an Application for Site Plan and Special Permit Approval dated 1/19/21; a narrative dated 1/15/21; and a single sheet plan entitled, “Site Plan for LaBelle Properties,” prepared by Ernest Martin Jr. PE, LS., dated 12/11/20.

We offer the following comments for your consideration.

REVIEW COMMENTS

1. SEQRA. The Proposed Action is considered an Unlisted action pursuant to SEQRA. A Short Environmental Assessment Form (EAF) should be submitted for the project.
2. Site Plan. Based Existing non-complying dimensional conditions would not require variances but should be included on the Site Plan. Percentage of impervious cover and landscaped area should be calculated and provided.

3. Wetlands. According to Dutchess County Parcel Access, there are State regulated wetlands and waterways on and adjacent to the property. The site plan should include information supporting the identification of those wetlands (i.e. the source of the delineation). We defer to the Zoning Administrator as to whether the project received Wetland Disturbance permits from the Town and whether it is needed now. A New York State Department of Conservation wetland jurisdictional map should be provided. Based upon past practices with other commercial projects, the Planning Board may consider requiring a guide rail along the wetland boundary.

4. Floodplain. A portion of the property is located within the 100-year floodplain. It appears that the Project does include existing development within the 100-year floodplain and it is unclear if a Floodplain Development Permit was obtained for the original project pursuant to Section 240-33 of the Zoning Law and Chapter 133 of the Town Code. We defer to the Zoning Administrator 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

Malcolm Simpson
Junior Planner

cc: Paul Ackermann, Esq.
Barbara Roberti
Peter D. Setaro, PE
Michael Sheehan
Ernst Martin Jr. (emartinpels@gmail.com)