

ERNST MARTIN JR, PE, LS

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(914) 489-3235

January 15, 2021

Town of Wappinger Planning Board
Town Hall
20 Middlebush Road
Wappingers Falls, New York 12590

Re: Site Plan for LaBelle Properties, LLC
228/232 New Hackensack Road

Dear Board Members:

Enclosed please find a site plan application and support material for the above referenced property. As many of you know, this property is currently owned by Sunup Properties, LLC and was utilized by Sunup Construction Company for well over 25 years for the storage of equipment and construction material. Sunup Properties, LLC is currently in contract to convey the property to LaBelle Properties, LLC. It is the intent of LaBelle to utilize the property in the same fashion. There are no changes and/or additions planned to the subject property.

Enclosed please find the following for your consideration:

1. Site Plan Application & Narrative
2. Special Use Permit Application
3. Owner Consent Form
4. Short Environmental Assessment Form
5. 17 copies of the Site Plan
6. Application Fee in the amount of \$750.00
7. Escrow Fee in the amount of \$1,500.00

Should you find this submission complete, would you kindly place this project on your February 1st agenda. Should you have any questions, please contact me at (914) 489-3235 or via email emartinpels@gmail.com.

Very truly yours,



Ernst Martin, Jr., PE, LS

EM/me

Cc: LaBelle Properties, LLC Al Roberts, Esq. Sunup Properties, LLC

TOWN OF WAPPINGER PLANNING BOARD

Application No. _____

Date Received: _____

Fee Received: _____

Escrow Received: _____

APPLICATION FOR SITE PLAN APPROVAL

TITLE OF PROJECT: SITE PLAN FOR LABELLE PROPERTIES, LLC

Location of Property: 228/232 NEW HACKENSACK ROAD

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

LABELLE PROPERTIES, LLC

19 HILLCREST COURT WF NY 12590

Street Town State Zip
JARED VAN BENSCHOTEN (845) 392-3812 JARED@JVBLAND.COM

Contact Person Phone Number Email

NAME & ADDRESS OF OWNER (Corporation or Individual):

SUNUP PROPERTIES, LLC

1601 ROUTE 376 WF NY 12590

Street Town State Zip
HAROLD ZUCKNER 462-1800 SUNUP@SUNUP1.COM

Contact Person Phone Number Email

Grid No. 135689-6259-03-199113 1/2 305124

Please specify use or uses of building and amount of floor area devoted to each: N/A

Existing Use: _____

Proposed Use: _____

Existing Sq. Footage: _____ Use: _____

Proposed Sq. footage: _____ Use: _____

Location of Property: 228/232 NEW HACKENSACK ROAD

Zoning District: GB Acreage: 26.39 ± AC

Anticipated No. of Employees: N/A

Existing No. of Parking Spaces: N/A Proposed No. of Parking Spaces: N/A

SUNUP PROPERTIES, LLC

Type Name (Corporation, LLC, Individual, etc.)

1/15/21

Date

845-462-1800

Owner's Telephone No.



Owner or representative's signature

140-200 W 130th St

Type Name and Title ***

8 000000 00

Owner's Address

PO BOX 12603

***If this is a Corporation or LLC please provide documentation of authority to sign.

Note: *The applicant is responsible for the cost involved in publishing the required legal notice in the local newspaper;

* If Special Use Permit for the above use has been applied for, please check ☐.

• Application Fees are non-refundable.

PROJECT NARRATIVE FOR LABELLE PROPERTIES, LLC

The subject property consists of two parcels located at 228/232 New Hackensack Road identified as Parcels A & D on a map entitled, "Property Line Realignment Plat for Sunup Properties, LLC" on file in the Dutchess County Clerk's Office as Map No. 8785A, and further identified by Tax Parcel No's 135689-6259-03-199113 and 135689-6259-03-305124. The areas of the parcels are 12.56 and 13.83 acres respectively. The zoning of the properties is General Business (GB).

The properties are currently owned by Sunup Properties, LLC. For over 25 years, the property was used by Sunup Construction Company for the storage of equipment and construction material. Sunup Properties, LLC is currently in contract to convey the properties to LaBelle Properties, LLC. It is intended that LaBelle Properties, LLC will utilize the property in a same manner as previously utilized. There are no planned improvements for the properties. The only change will be the change of ownership.

A review of the files with the Town of Wappinger was unable to find the previous approval for these properties. The previous site plan was located, however no approval resolution could be located. It is the intent of this application to document and legitimize the previous site plan approval for these properties.

TOWN OF WAPPINGER PLANNING BOARD
SPECIAL USE PERMIT

Application No. _____
Date Received: _____
Fee Received: _____
Escrow Received: _____

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 240-53 OF THE TOWN OF WAPPINGER ZONING LAW, I HEREBY MAKE APPLICATION TO THE PLANNING BOARD OR TOWN BOARD FOR THE ISSUANCE OF A SPECIAL PERMIT FOR THE USE OF:

PROJECT NAME SITE PLAN FOR LABELLE PROPERTIES, LLC

GRID NO. 135689-6259-03-199113 ^{1/305124} ZONING DISTRICT GB

PROPERTY LOCATION 228/232 NEW HACKENSACK ROAD

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

LABELLE PROPERTIES, LLC

<u>19 HILLCREST COURT</u>	<u>WF</u>	<u>NY</u>	<u>12590</u>
Street	Town	State	Zip
<u>JARED VAN BENSCHOTEN</u>	<u>(845) 392-3812</u>	<u>JARED@JVB.LAND.COM</u>	
Contact Person	Phone Number	Email	

NAME & ADDRESS OF OWNER (Corporation or Individual):

SUNUP PROPERTIES, LLC

<u>1607 ROUTE 376</u>	<u>WF</u>	<u>NY</u>	<u>12590</u>
Street	Town	State	Zip
<u>HAZOLD BUCHNER</u>	<u>462-1800</u>	<u>SUNUP@SUNUP1.COM</u>	
Contact Person	Phone Number	Email	

Pursuant to section(s): _____

II. CONCURRENTLY WITH THE ABOVE APPLICATION, AND IN ACCORDANCE WITH THE PROVISIONS OF SECTION 450 OF SAID ORDINANCE, I HEREBY MAKE APPLICATION FOR SITE PLAN APPROVAL OF THE FOLLOWING PLANS TO CONDUCT SUCH USE ON THE AFORESAID PARCEL.

III.

MAP TITLED: SITE PLAN FOR LABELLE PROPERTIES, LLC

PREPARED BY: ERNST MARTIN, JR, PE, LS

DATED: 12/11/2020

III. I HAVE, AS PART OF THESE CONCURRENT APPLICATIONS, SUBMITTED A "STATEMENT OF USE" WHICH FULLY DESCRIBES THE OPERATION AND MAINTENANCE OF SAID USE LISTED IN THE APPLICATION: (Use EXTRA SHEET IF NECESSARY) SEE PROJECT NARRATIVE

Continued page 2 for Special Use Permit

SUNUP PROPERTIES, LLC

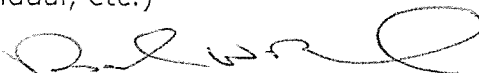
Type Name (Corporation, LLC, Individual, etc.)

1/15/21

Date

845-462-1800

Owner's Telephone No.



Owner or representative's signature

Harold W. Butler Owner

Type Name and Title

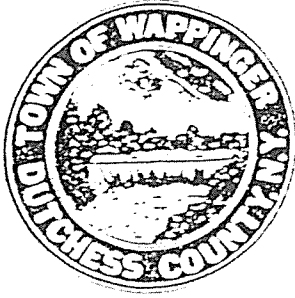
8 Down on Rosemeade Ave,

Owner's Address

NY 12603

***If this is a Corporation or LLC please provide documentation of authority to sign.

-
- THE REQUIRED FEES (NON-REFUNDABLE) AND PLANS MUST ACCOMPANY THE APPLICATION.
- APPLICANT IS RESPONSIBLE FOR THE COSTS INVOLVED IN PUBLISHING THE REQUIRED LEGAL NOTICE IN THE LOCAL NEWSPAPER.



Town of Wappinger
20 Middlebush Road
Wappingers Falls, NY 12590

Planning Department
Office: 845.297.1373 ~ Fax: 845.297.0579
www.townofwappinger.us

Owner Consent Form

To be filed when the applicant is not the building or property owner

Project = LABELLE PROPERTIES Date: 1/15/20
Grid = 135689-6259-03
199113 & 305124 Zoning District: GTB

Location of project: 228/232 NEW HACKENSACK ROAD

Name of Applicant: LABELLE PROPERTIES, LLC
Print name (Corporation, LLC, Individual, etc.)

Description of project: STORAGE OF CONSTRUCTION EQUIPMENT &
MATERIAL

I, HAROLD RUCHNER, owner of the above
land/site building hereby give permission for the Town of Wappinger to approve or deny the above
application in accordance with local and state codes and ordinances.

JUNIOR PROPERTIES LLC
Print name (Corporation, LLC, Individual, etc.)

1/15/20
Date

845 412 1800
Owner's Telephone No.

[Signature]
Owner or representative's signature

HAROLD W RUCHNER OWNER
Print Name and Title ***

8 DOLBY DRIVE ROCKY HILL, CT
Owner's Address 06067

***If this is a Corporation or LLC please provide documentation of authority to sign.

If this is a subdivision application, please provide a copy of the deed.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: SITE PLAN FOR LABELLE PROPERTIES, LLC							
Project Location (describe, and attach a location map): 228/232 NEW HACKENSACK ROAD							
Brief Description of Proposed Action: SEEKING SITE PLAN APPROVAL FOR THE STORAGE OF CONSTRUCTION EQUIPMENT & MATERIAL							
Name of Applicant or Sponsor: LABELLE PROPERTIES, LLC		Telephone: (845) 392-3812					
		E-Mail: JADE10@JYELANDJ.COM					
Address: 19 HILLCREST COURT							
City/PO: WF		State: NY	Zip Code: 12590				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		26.39 acres					
b. Total acreage to be physically disturbed?		0 acres EXISTING.					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? N/A If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES	
a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			
TRIBUTARY OF WAPPINGER CREEK			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>LABELLE PROPERTIES, LLC</u> Date: <u>1/15/21</u> Signature: <u>[Signature] RE, LS FOR APPLICANT</u>		