

MEMORANDUM

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

Date: June 3, 2021

Subject: **Lawrence Farms Conversion of Office Building into Apartments**
- Amended Site Plan
Tax Lot 6156-02-710924

As requested, we reviewed the application of Lawrence Farms Conversion of Office Building into Apartments made by K&J Partners, LLC (the “Owner” and “Applicant”) for Amended Site Plan Approval.

The Property

The subject property is a 9.91-acre lot located at 1083 Route 9, and is designated as tax lot 6156-02-710924 on the Town of Wappinger tax maps and is located within the HB Highway Business District (the “Subject Property” or “Site”).

The Proposal

The Applicant seeks to convert an existing 2304 square foot mixed-use (office and storage) building into four 1-bedroom apartments. The existing building footprint and surrounding parking areas are proposed to remain unchanged (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted for review an Application for Site Plan Approval dated 3/22/21; a Short Environmental Assessment Form (SEAF) dated 3/22/21; a project narrative dated 4/27/21; and a single sheet plan entitled “Proposed Change of Use – Building #5 for Lawrence Farms” dated 05/19/21.

We offer the following comments for your consideration.

REVIEW COMMENTS

1. SEQRA.
 - a. The Proposed Action is considered a Type II action pursuant to SEQRA.

2. Site Plan.

- a. The existing conditions are 13 parking spaces shy of the minimum required parking and they seek to increase this by 2, meaning the proposed conditions would be 15 parking spaces shy of the minimum parking requirements. The Applicant reports that the existing site is rarely, if ever, at parking capacity and that the increase of two required spaces would be in the rear at Building 5 and not in competition with the larger parking area in the front of the building.

As per §240-97.B, the Planning Board.. "may reduce the cumulative parking requirement in a mixed-use development, where it has been demonstrated to the Board that the proposed amount of parking will be adequate to serve the peak parking requirements of the development."

- b. As there is no proposed change to building location or footprint, and the submitted sheet is meant to supplement an existing site plan, we defer to the Zoning Administrator as to the necessity of a bulk table included on the plans.

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
Practice Lead - Planning

Malcolm Simpson
Planner

cc: Paul Ackermann, Esq.
Barbara Roberti
Peter D. Setaro, PE
Michael Sheehan
John Lawrence (Applicant)