



*Civil & Environmental Engineering Consultants*  
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January 28, 2020

Mr. Bruce Flower, Chairman  
Town of Wappinger Planning Board  
20 Middlebush Road  
Wappingers Falls, NY 12590

Re: Nussbickel Brothers Realty Co.  
Proposed Lot Line Realignment & Amended Site Plan  
Tax Parcel # 5156-02-7674754, 764724, 765714, 765692, (±8.8 Acres Total)  
Town of Wappinger, New York

Sent via email to: Bea Ogunti: [BOgunti@townofwappingerny.gov](mailto:BOgunti@townofwappingerny.gov)  
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Dear Mr. Flower and Members of the Planning Board:

Attached to this email correspondence, Hudson Land Design (HLD) has provided an updated Site Plan Set to address certain comments on the previous submittal of December 23, 2019. Specifically, we are in receipt of letters from the town of Wappinger's planning consultant, engineering consultant, and the Dutchess County Department of Planning. With regard to each of the letters, we offer the following response:

**January 20, 2020 CPL Engineering Review:**

Subdivision Plat

1. So noted. No response required.

Amended Site Plan

1. A stone infiltration trench has been shown on the amended site plan set, including a construction detail.

**January 21, 2020 FPC Planning Review Memo:**

1. We await any further comment on this topic from the Zoning Administrator.
2. We believe that this was discussed at the planning board meeting of January 22, 2020. We await any comment from the Highway Superintendent.
3. Legal counsel for the applicant has started preparing the legal documents and will work directly with the town attorney regarding necessary easements.
4. We have added a note regarding the lighting. As it was deemed acceptable to show the proposed additional parking as being landbanked, notation has been added to the plan regarding formal lighting design during the course of future parking lot construction.
5. The parking notes on the Cover Sheet have been enhanced to provide more information on existing, required, and proposed parking.
6. So noted. A short EAF was provided with the December 23, 2019 submittal package.

**January 16, 2020 Dutchess County Department of Planning Review:**

1. A new landscaped buffer between the proposed parking expansion for lot 1 and Old Route 9 has been proposed. It should be noted that a portion of the work is located within the Town of Wappinger's right-of-way for Old Route 9, and as such, we ask the Town to comment on any required agreements or Town approvals in order for the work to be complete.
2. The call-out for the number of existing spaces was incorrect and has since been corrected.

We look forward to presenting the design details of the project with the Planning Board at the public hearing on February 3, 2020.

Should you have any questions or require additional information, please feel free to call me at 845-440-6926.

Sincerely,



Daniel G. Koehler, P.E.  
Principal

cc: Wayne Nussbickel & William Wirz, applicants (via email)  
Richard I. Cantor, Esq., attorney for applicants (via email)  
Michael A. Bodendorf, P.E. (HLD File)