

July 2, 2020

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

Re: Hudson Valley Lighting  
Amended Site Plan Review  
Tax Parcel #6256-02-841673  
CPL # 14926-000017

Dear Chairman Flower and Planning Board Members:

This office received copies of the following documents prepared by Day/Stokosa Engineering PC:

- Cover letter from Jaleli LLC/Hudson Valley Lighting dated June 11, 2020
- Application Forms dated June 9, 2020
- Full EAF dated June 6, 2020
- 8 Sheet Site Plan Set titled "Amended Site Plan for Hudson Valley Lighting" dated March 9, 2020
- Owner Consent Form dated June 2, 2020

Based on our review we offer the following engineering related comments:

1. Approval from the NYSDEC is required, a Wetland Permit may be required.
2. The proposed limit of disturbance exceeds 1 acre. As a result, the project will require coverage under the NYSDE SPDES General Permit for Construction Activities and a full Stormwater Pollution Prevention Plan will be required.
3. Our office should be contacted to witness all soil testing for stormwater management practices, please call to coordinate.
4. DCDBCH approval for the sizing of the septic system is required.
5. Section E.2. h. iv. on page 11 of the FEAF has missing text, please revise.
6. There are concerns over the proposed construction access from Maloney Road and should be reviewed by the Planning Board.
  - a. This is a Town Road that may not be rated for frequent heavy construction vehicle activity expected for the size of this construction project. The Town



- Highway Superintendent must provide approval of the use of Maloney Road for this access;
- b. The Town of LaGrange Highway Superintendent should be contacted to discuss the above as well;
  - c. Maloney Road is a residential area and the increased construction activity may raise concerns from the area residents;
  - d. It is unclear why this construction entrance is necessary and appears that it increases the construction costs compared to exiting to Airport Drive;
  - e. Please revise Sheet GD.1 to show the full extent of the proposed construction entrance;
  - f. provide construction detail for the proposed access road;
  - g. provide restoration notes for the area; and
  - h. This temporary feature should not be shown on Sheets SP.1 or SP.2.
7. Please provide the following additional plan sheets:
- a. Landscaping;
  - b. Utility (show all existing water and septic features);
  - c. Vehicle Maneuvering;
8. It is unclear if any tree clearing is proposed, please clarify and provide Indiana Bat tree clearing notes if necessary.
9. The following comments apply to the parking layout:
- a. If the Planning Board approves the reduced parking proposal based on limit of employees as stated in the Jaleli LLC/HV Lighting letter dated June 11, 2020, a note should be added to the Site Plan indicating these proposed restrictions of maximum number of employees at 166 total;
  - b. The above referenced letter does not appear to match what is shown on the Site Plan, please clarify if land banked parking spaces are proposed;
  - c. A portion of the proposed land banked parking spaces on the east side of the building are labeled at the existing fenced storage area, please clarify if the storage area is to be removed;
  - d. Please review dimensions of the proposed full size parking spaces, not all appear to be 9'x18'; and
  - e. Please label dimensions of the proposed compact spaces and provide a construction detail.
10. Retaining walls over 4' in height must be designed by a NYS Licensed Engineer. Please provide details.
11. The following comments apply to the Sheet GD.1:
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- a. Provide construction details for all stormwater management features, including: infiltration chambers, bioretention area, etc.;
  - b. Please provide construction sequencing notes;
  - c. Show the location of the proposed temporary swale to correlate with the construction detail;
  - d. Provide protection around the infiltration chambers throughout the duration of construction;
  - e. Please identify roof leader locations for the proposed addition;
  - f. Show locations of soil stockpiles and contractor staging areas; and
  - g. Please clarify the proposed grading contours in the driveway area around the truck loading and infiltration chambers.
12. Provide additional refuse enclosure details showing the partition wall between adjoining enclosures as shown on the site plan.
13. Provide a construction detail for the proposed porous pavement.

If you have any questions, please contact me at (845) 454-3411 extension 29, or e-mail at [psetaro@cplteam.com](mailto:psetaro@cplteam.com).

Very truly yours,  
CPL

Peter Setaro, P.E.  
Principal

PDS/thh/sg

cc: Barbara Roberti, Zoning Administrator (by e-mail copy)  
Susan Dao, Building Inspector (by e-mail)  
Michael Sheehan, Highway Superintendent (by e-mail)  
Lisa Cobb, Esq., Attorney to the Planning Board (by e-mail copy)  
David Stolman, AICP, Planning Board Planning Consultant (by e-mail copy)  
Carlo Pesce, Planning Board Member (by e-mail copy)  
Ralph Marinaccio, Planning Board Member (by e-mail copy)  
Robert Valdati, Planning Board Member (by e-mail copy)  
Robert Ceru, Planning Board Member (by e-mail copy)  
Paul Freno, Planning Board Member (by e-mail copy)

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Marco Peratikos, Planning Board Member (by e-mail copy)  
Bea Ogunti, Planning Board Sec. (by e-mail copy)  
Brian Stokosa PE (by e-mail copy)