

September 29, 2020

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

**Re: Poughkeepsie Nissan
Amended Site Plan Review and Lot Line Realignment
Lot 1 - Tax Parcel #6157-02-607850
Lot 2 - Tax Parcel #6157-02-607815
CPL # 14926-000021**

Dear Chairman Flower and Planning Board Members:

This office received copies of the following documents prepared by Lawrence Paggi, PE, PC:

- Cover Letter dated September 9, 2020
- Application for Site Plan Approval dated September 8, 2020
- Application for Subdivision of Land dated September 9, 2020
- Short EAF dated September 8, 2020
- 1 Sheet Amended Site Plan for Poughkeepsie Nissan dated September 9, 2020
- 2 Sheet Lot Line Realignment Plan Set for Poughkeepsie Nissan dated September 9, 2020

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

1. The following items must be provided for review by the Town Attorney and Engineer:
 - a. Proposed access easement agreements;
 - b. Proposed written legal descriptions of easements;
 - c. Existing and proposed deeds for both lots 1 and 2; and
 - d. Existing and proposed written legal descriptions for both lots 1 and 2.
 - e. If approved, proof of filing the lot line realignment and new deeds with the Dutchess County Clerk's Office. Please note that approval of the amended site plan is dependent upon completion of this item.
2. Please show all utilities for each lot, specifically the water and sewer for lot 1 and the electrical service for lot 2. Will electrical service for site lighting between the lots be separated?
3. Metes and bounds descriptions for the proposed easements, as well as the new proposed lot lines should be labeled. Clearly label lots 1 and 2.
4. A swale is identified on lot 2 behind the building but the purpose is unclear, all drainage and stormwater features should be identified. There appears to be a curb



break between two parking lots that would now be split by the new property line. If stormwater will flow from one lot to the other a blanket stormwater easement is required.

5. Please clarify the feature shown connecting the two lots parallel to Route 9, it appears to be a sidewalk or pathway. If this is proposed to remain an access easement may be required.
6. A NYS DOT Taking Line is shown and references Note 12, however no note is provided on the plans.

If you have any questions, please contact me at (845) 454-3411 extension 29, or e-mail at 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)
Paul Ackermann, Esq., Attorney to the Planning Board (by e-mail copy)
David Stolman, AICP, Planning Board Planning Consultant (by e-mail copy)
Nicholas Maselli, 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)
Markos Peratikos, Planning Board Member (by e-mail copy)
Bea Ogunti, Planning Board Sec. (by e-mail copy)
Larry Paggi, PE (by e-mail copy)