

December 29, 2020

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

Re: Global Business Park Subdivision and
Site Plan for Central Dutchess Industrial Center
Tax Parcel #6259-04-908414
CPL # 14926-000027
TOW# 20-5209 & 20-3435

Dear Chairman Flower and Planning Board Members:

This office received copies of the following documents prepared by Povall Engineering, PLLC:

- Cover letter from Povall Engineering, PLLC, dated December 7, 2020
- Application Forms dated December 7, 2020
- Project Narrative, by Povall Engineering, PLLC, dated December 7, 2020
- Full EAF, dated December 7, 2020
- Cultural Resource Investigation, by Joseph E. Diamond, Ph.D., dated November 7, 2008
- Proposed Global Business Park Subdivision, 3-sheet plan set, Povall Engineering, PLLC., dated December 7, 2020
- Site Plans, 5-sheet plan set, by Povall Engineering, PLLC., dated December 7, 2020

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

Global Business Park Subdivision Comments:

1. Since this is a commercial project exceeding 1-acre of disturbance, a full stormwater pollution prevention plan (SWPPP) is required, including a detailed erosion and sediment control plan and permit coverage under SPDES Permit for Stormwater Discharges from Construction Activities GP-0-20-001. This was



- acknowledged in the narrative, but no SWPPP was found in the submission materials.
2. It appears that the application proposes to extend Airport Drive and construct and dedicate to the Town approximately 650-linear feet of new town road with a new cul-de-sac. It is recommended that notes are added to the plans to clearly indicate the details associated with the road construction and dedication, including the intention for the former portion of the existing cul-de-sac. The road design is subject to the approval of the Highway Superintendent and will be subjected to a performance bond, unless the applicant intends to construct the road to Town standards prior to the subdivision approval.
 3. The road extension will be subject to wetland and floodplain permits from the Town, NYSDEC, Army Corps of Engineers and FEMA.
 4. The road plans should include details for the construction of the wetland crossing culvert and include calculations showing any impacts to the floodplain.
 5. The road plans should show the proposed catch basin rims, inverts, pipe sizes and pipe types.
 6. The asphalt curb should be integrated with the top course.
 7. Our office recommends that a manhole is added between CB-2 and CB-4 to avoid the long diagonal road crossing.
 8. A 30-foot wide snow easement is required at the end of the proposed road, per Chapter 214, Schedule A, Figure 15.
 9. Concrete monuments should be shown for the proposed road right of way.

Global Business Park Site Plan Comments:

10. Plans for the water supply and wastewater disposal are subject to the approval of the Dutchess County Department of Behavioral and Community Health.
11. Dutchess County Water & Waste Authority (DCWWA) should review the plans for any concerns with the existing watermain, specifically at the culvert crossing.
12. The applicant should provide documentation of the County's agreement to serve the property with the County water supply system and show the type and size of water service, including any hydrants.
13. Guide railing should be provided along the access drive and some of the parking areas where a significant drop off is shown, as well as near the stormwater management area.
14. A cut and fill analysis should be provided, along with the source of required fill or the disposal location of any excess soils.



Mr. Bruce Flower, Chairman
Town of Wappinger Planning Board
December 29, 2020
Page 3 of 3

15. The site plans should show all exterior lighting, with the design lighting levels.
16. The subject parcel is indicated on the EAF as possible Indiana Bat habitat, so seasonal tree cutting restrictions should be noted on the plans.
17. The Planning Board should discuss any possible restrictions on chemical storage for the site.
18. The fire department should review the plans for any concerns.
19. The size and type of trucks accommodated by the site should be identified and a truck turning plan developed for review.

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

- cc: Barbara Roberti, Zoning Administrator (by e-mail copy)
Susan Dao, Building Inspector (by e-mail)
Michael Sheehan, Highway Superintendent (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)
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)
Marco Peratikos, Planning Board Member (by e-mail copy)
Bea Ogunti, Planning Board Sec. (by e-mail copy)
William Povall, PE (by e-mail copy)