



POVALL ENGINEERING, PLLC

p: (845) 897-8205

f: (845) 897-0042

www.PovallEngineering.com

3 Nancy Court, Suite 4

Wappingers Falls, NY 12590

William H. Povall III, P.E.

Professional Engineer: NY

December 15, 2021

Town of Wappinger Planning Board
Wappinger Town Hall
20 Middlebush Road
Wappingers Falls, NY 12590

Re: Amended Site Plan for Stage Door Self-Storage – Reapproval
Town of Wappinger, Dutchess County
Tax Grid # 13-5689-6156-02-777824

Dear Chairman Flower and Board Members:

On behalf of the owner/applicant, Contrail LLC, we are submitting the revised Site Plan Application for the above referenced property. The plan has been revised to address the comments received from the Town Consultants as follows:

Hardisty & Hanover review memorandum dated October 27, 2021:

1. Comment noted.
2. Additional landscaped areas have been added to the plan near the southern building entrance and along the eastern side of the building. As per discussions at the November 1, 2021 Planning Board meeting, the existing landscaping in the front (eastern) side of the building will remain.
3. A note has been added to the Proposed Lighting Information Table on the Plan indicating that the maximum color temperature is 3000K.

In response to Planning Board comments at the November 1, 2021 meeting, we have prepared an Elevation Drawing showing proposed architectural improvements to include:

- Added mansard at front southwest corner entrance.
- Added brick wainscoting to Route 9 (West) front and south side of building.
- Added four (4) windows to the front elevation.
- Selected new colors as follows:
 - Existing metal siding: Benjamin Moore, Ionic Column
 - Window shutters and Mansard: Rustic Red
- Front northwest corner loading structure siding to match existing siding.

In support of this application, we have attached the following for review and re-approval:

- Eighteen (18) copies of the Site Plan dated revised 12-15-21
- Eighteen (18) copies of the Stage Door Building Elevations Drawing dated 12-02-21.
- One (1) thumb drive containing pdf's of all submitted documents

We respectfully request to be placed on the next available Planning Board agenda for discussion.

If there are any questions and/or comments, please do not hesitate to contact this office.

Very truly yours,

A handwritten signature in black ink, appearing to read 'W. H. Povall III', with a long horizontal flourish extending to the right.

William H. Povall III, P.E.

cc: Frank Buyakowski, Contrail LLC.