

February 7, 2022

Mr. Bruce Flowers, Planning Board Chairman & Planning Board Members
Town of Wappingers Planning Board
20 Middlebush Road
Wappingers Falls, NY 12590

Re: 169 Myers Corners Road
Amended Site Plan
Town of Wappinger

Mr. Chairman and Planning Board Members:

With this cover letter I am submitting a revised Site Plan and FEAF for the proposed CubeSmart facility to be located at 169 Myers Corners Road.

I offer the following responses to the CPL memo dated January 13, 2022:

Responses to CPL's Comments:

1. Page 5 of the FEAF has been revised to show a water usage of 100 +/- gallons per day. The anticipated wastewater generation number has been revised to 100+/- as well.
2. At the end of the buildout there will be up to 1,425 storage units.
3. A note has been added to page 3 of the FEAF to clarify the exterior site will be completed within 6 months. The interior fit up will be completed in phases and submitted to the Building Department for permits.
4. The Fire Department connections have been shown on the plans.
5. No new climate control utilities are proposed at this time.
6. Sign details have been added to sheet CD.2 of the plan set.
7. A truck movement plan has been provided with the revised plan set.
8. A chain link fence has been provided along the top edge of the existing and proposed retaining walls.
9. A note has been added to Detail 2 on CD.1.
10. Existing and proposed spot elevation have been shown on the plan. An existing catch basin in the location of the loading dock has been shown on the plan.

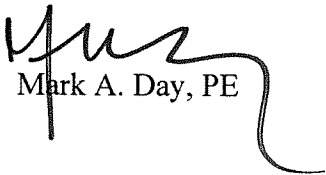
I offer the following responses to the Hardesty & Hanover memo dated January 14, 2022:

1. Comment noted.

2. After discussion with the Planning Board we are proposing to create 7 planting islands in the existing parking area containing 396 spaces. The islands will be 18' x 36' which is the equivalent of 4 parking spaces each. See sheet LSCP.1 for details.
3. The exterior site will be completed within 6 months. The interior fit up will be completed in phases. A note has been added to question D.1.e on the FEAF, to clarify.
4. There is no proposed tree clearing therefore no mitigation for Indiana Bats is required.
5. All wetland and wetland buffers are shown on the plan sheets EC.1 and SP.1.

Please feel free to contact me if you require any further information or have questions about the information provided herein.

Very best regards,



Mark A. Day, PE