

February 14th, 2022

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

Re: Myers Corner Road Self-Storage
Amended Site Plan and Special Use Permit Review
Tax Parcel #6258-03-278358
CPL # 14926-00055

Dear Chairman Flower and Planning Board Members:

This office received copies of the following documents:

- Response Letter, dated February 7th, 2022, prepared by Mark Day, P.E. of Day Stokosa Engineering P.C.
- Full EAF, dated October 28th, 2021, revised February 7th, 2022, prepared by Chuck Genck.
- 7-Sheet Plan Set, dated October 23rd, 2021, last revised February 7th, 2022, prepared by Mark Day, P.E. of Day Stokosa Engineering P.C.

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

1. The Feasibility Memorandum from BKB Properties provided with the previous submission packet references no more than 30 total daily trips for a 500-unit facility, but the response letter dated February 7th, 2022 from Day-Stokosa states 1,425 storage units are proposed. Please clarify and quantify the traffic impact of 1,425 units.
2. Show locations of existing utilities (water, sanitary sewer, electric/data, natural gas, etc)
3. Show contours or spot elevations on Site Plan on sheet SP.1.
4. Provided elevations in the area of Detail #1 on Sheet CD.1 and Detail #1 on Sheet CD.2 are unclear and do not delineate between proposed and existing elevations. Please clarify.
5. Provide dimensions and elevation of the proposed directional sign.
6. Town Code §240-29 Section F Paragraph 2 stipulates that no more than two freestanding signs are allowable in a commercial development. Three freestanding signs are depicted. Please revise.



Mr. Bruce Flower, Chairman
Town of Wappinger Planning Board
February 14th, 2022
Page 2 of 3

7. The location of the building-mounted sign is not depicted. Please clarify sign location.
8. Provide location of concrete washout area as new concrete curbing and ramps are proposed.
9. Provide necessary erosion and sediment control inlet protection for existing catch-basins depicted in Detail #1 on CD.1 and Detail #1 on CD.2.
10. No refuse enclosures are proposed, but the FEAF states that 0.5 tons of waste will be generated per month during operation of the facility. Please clarify.
11. Show construction detail of proposed landscape islands. Are concrete curbs proposed as part of the landscape islands? Please clarify.
12. Show all easements on the project parcel.
13. Provide location of snow storage.
14. Proposed improvements (ramp, loading dock, retaining wall, etc.) should be removed from the existing conditions plan.

If you have any questions, please contact me at (845) 686-2305, or e-mail at jbodendorf@cplteam.com.

Very truly yours,
CPL

A handwritten signature in blue ink, appearing to read 'Jon Bodendorf', with a stylized flourish at the end.

Jon Bodendorf, P.E.
Municipal Engineer

JDB/wts



Mr. Bruce Flower, Chairman
Town of Wappinger Planning Board
February 14th, 2022
Page 3 of 3

cc: Barbara Roberti, Zoning Administrator (by e-mail copy)
Susan Dao, Building Inspector (by e-mail)
James Horan, Esq., Attorney to the Planning Board (by e-mail copy)
Malcolm Simpson, 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 Ceru, Planning Board Member (by e-mail copy)
Paul Freno, Planning Board Member (by e-mail copy)
Lynne Versaci, 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)
Mark Day, P.E. (by e-mail copy)

