

March 17, 2022

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

Re: BJ's Wholesale Club Self-Serve Fueling Station
Site Plan and Special Use Permit
Tax Parcel 6157-04-659168
CPL # 14926-00054
TOW# 21-3443

Dear Chairman Flower and Planning Board Members:

This office received copies of the following documents:

- Application for Site Plan Approval, dated March 3, 2022, prepared by Peter Yeskey of First Hartford Realty Corporation
- Application for Special Use Permit, dated March 3, 2022, prepared by Peter Yeskey of First Hartford Realty Corporation
- Statement of Use Letter, prepared by Peter Yeskey of First Hartford Realty Corporation
- Owner Consent Form, dated July 7, 2021, prepared by Peter Yeskey of First Hartford Realty Corporation
- Articles of Organization of Wappinger Club Fuel, LLC, dated March 5, 2021, prepared by David Burns of First Hartford Realty Corporation
- Full Environmental Assessment Form, dated March 1, 2022, prepared by Peter Yeskey of First Hartford Realty Corporation
- Wetland Establishment Report, dated February 4, 2022, prepared by Michael Nowicki of Ecological Solutions, LLC
- 2-Sheet Plan Set, last revised February 3, 2022, prepared by W.D. Goebel, P.E. of Bohler Engineering
- Boundary and Topographic Survey, dated May 24, 2021, prepared by Vincent Ausfeld, P.L.S. of Ausfeld and Waldruff Land Surveyors LLP

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



Comments:

1. Include a coversheet for the plan set with a locational map, list of adjacent property owners, and all necessary signature blocks as outlined in Appendix A "Requirements for Plans and Plats" of Wappinger Town Code Section 217.
2. The Statement of Use and FEAF reference using an on-site well for a water source, but a well is not depicted in the plan set. Please clarify.
3. Provide a truck movement plan for the largest vehicle to service the facility.
4. Show all existing utilities on the Site Plan on Sheet CA-01.
5. Provide construction details for all proposed features, to include but not limited to: signs, curbing, pavement, kiosk, fuel pumps, dumpster enclosures, utilities connections, utilities trenches, stormwater management practices, oil-water separators, storage tanks and associated secondary containment, landscaping.
6. Provide results from deep tests and percolation tests for the proposed septic absorption field and stormwater management (as necessary). Show test locations on the plan set.
7. Provide sizes, elevations, inverts, and slopes for all stormwater pipes.
8. Provide sizes, elevations, inverts, and slopes for all septic pipes.
9. Provide a cut and fill analysis, as it appears a significant amount of grading is proposed.
10. Provide an Erosion and Sediment Control sheet in the plan set. Erosion and sediment control measures are referenced in the Wetland Establishment report, but none are depicted in the plan set.
11. Provide septic system sizing calculations and dimensions.
12. Show septic tank, distribution box location, and location of septic lines. Provide the volume of the septic tank as well.
13. Show wells and septic systems within 200' of the project parcel line.
14. Dutchess County Department of Behavioral and Community Health approval will be needed for both proposed well and septic systems.
15. Show locations of proposed pole lights and canopy lights. Provide necessary details and a lighting plan as a part of the plan set for review.
16. The total disturbance for this project is greater than 1 acre, therefore a SWPPP will need to be submitted for review.
17. Is blasting proposed as a part of the construction activities? The FEAF references a change in area of exposed rock on the project site. Please clarify.



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18. Add necessary tree-felling conservation notes to the plan set for protection of the endangered Indiana Bat.
19. A highway work permit from NYSDOT will be needed for the proposed entrance and exit.
20. Show road profiles for both the entrance and exit.
21. A plan set should be sent to the Fire Department for their review and comments.
22. A plan set should be sent to Dutchess County Department of Planning and Development for their review and comments.

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

Very truly yours,
CPL

Jon Bodendorf, P.E.
Senior Municipal Engineer

JDB/wts

cc: Barbara Roberti, Zoning Administrator (by e-mail copy)
Susan Dao, Building Inspector (by e-mail)
Michael Sheehan, Highway Superintendent (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)
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)
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Lynne Versaci, Planning Board Member (by e-mail copy)
Bea Ogunti, Planning Board Sec. (by e-mail copy)
Peter Yeskey, Applicant (by e-mail copy)