

March 17, 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 February 14, 2022:

**Responses to CPL's Comments:**

1. As stated in the Feasibility Memorandum the average generated daily traffic for a self storage facility is six round trip visits daily per 100 units therefore the generated traffic for a 1,425-unit storage facility would be 86 trips. A revised memorandum has been included with this submission.
2. The utilities have been shown on the SP.1 and the CD sheets.
3. For spot elevations refer to specific details on the CD sheets.
4. Please see response to 3 above.
5. Dimensions and elevation view of the directional sign have been shown on sheet CD.2.
6. One directional sign has been removed. Two remain.
7. The location of the building sign is shown on the architectural elevations which have been included with this submission.
8. The location of the concrete washouts have been shown and called out on SP.1 and the CD sheets.
9. Erosion and sediment control has been provided for the existing catch basins in the areas of disturbance.
10. Refuse containers have been shown and called out on sheet SP.1.
11. A construction detail for the proposed landscape islands is shown on sheet LSCP.1. The proposed landscape islands will not be curbed.
12. The two existing access easements are shown on sheet EC.1 and SP.1.
13. Snow storage has been provided and shown on sheet SP.1.
14. The proposed improvements have been removed from the existing conditions plan.

I offer the following responses to the Hardesty & Hanover memo dated March 2, 2022:

1. Comment acknowledged.
2. The proposed signage dimensions have been shown on the sign details on sheet CD.2. A note has been added to the detail for the building mounted sign stating there is to be no internal illumination for the building mounted sign.
3. The proposed wall pack lights will be equipped with motion detectors.
4. The light poles located in the planting islands are existing and shall remain. A note stating such has been added to the plan sheet LSCP.1.
5. An additional architectural narrative has been provided to clarify the interior demolition and fit up phasing.
6. Comment acknowledged.

I offer the following responses to the Planning Boards comments from the March 7, 2022 meeting:

1. A note has been added to the plan notes on sheet SP.1 to state there shall be no exterior storage.
2. The owner's representative is securing an easement for the sign at Myers Corners Road.
3. The hours of operation have been added to the plan notes on sheet SP.1.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Anita Odell". The signature is fluid and cursive, with the first name "Anita" and last name "Odell" clearly distinguishable.

Anita Odell