

March 31, 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 March 17, 2022, prepared by Mark Day, P.E. of Day Stokosa Engineering P.C.
- Exterior and Interior Build-Out Architect Narrative, dated March 17, 2022, prepared by Mark Dean, AIA of Dean Architects
- Revised Feasibility Memorandum, received March 18, 2022, prepared by Benjamin Burkhardt of BKB Properties
- 2-Sheet Architectural Plan Set, dated March 16, 2022, prepared by Mark Dean, AIA of Dean Architects
- Full EAF, dated October 28, 2021, revised March 17, 2022, prepared by Chuck Genck.
- 7-Sheet Plan Set, dated October 23, 2021, last revised March 17, 2022, prepared by Anita Odell of Day Stokosa Engineering P.C.

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

1. Provide elevations in the area of Detail #1 on Sheet CD.1.
2. The retaining wall detail on page CD.1 proposes an approximate 4-foot change in elevation, please show final grades at each retaining wall location to include bottom and top of wall elevations.
3. Provide a note within the Partial Site Plan (Detail #1 on Sheet CD.2) stating that final grading at entrance to loading dock access drive shall allow for drainage to be directed toward the existing storm sewer inlet.
4. Please include a construction detail for the proposed refuse enclosures for review.



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5. Provide appropriate details and notation to repair and/or replace the rear (or western-most) portion of the ring road.

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 black ink, appearing to read 'Jon Bodendorf'.

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)
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)