

April 14, 2022

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

Re: Jiffy Lube Multi-Care  
Amended Site Plan and Special Use Permit Review  
Tax Parcel #6157-02-653974  
CPL # 14926-00050

Dear Chairman Flower and Planning Board Members:

This office received copies of the following documents:

- Project Narrative Letter and Stormwater Calculations, dated January 14<sup>th</sup>, 2022, prepared by Timothy Kratz, PE of Sevan Multi-Site Solutions
- Response Letter, dated April 4<sup>th</sup>, 2022, prepared by Timothy Kratz, PE of Sevan Multi-Site Solutions
- 23-Sheet Plan Set dated September 23<sup>rd</sup>, 2021 last revised April 1<sup>st</sup>, 2022, prepared by Timothy Kratz, PE of Sevan Multi-Site Solutions.
- Geotechnical Investigation Report, dated January 4, 2022, prepared by Eric Seksinsky, P.G., P.E. of GeoStructures Inc.

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

1. Groundwater monitoring wells are depicted in the plan set and referenced in the submitted Geotechnical Investigation Report from GeoStructures Inc. Please clarify if groundwater monitoring will continue through construction and into operation of the facility.
2. The referenced Geotechnical Report indicates "zones of significant perched water" and suggests that "dewatering of the service pit basement excavation during construction will be needed, along with permanent waterproofing, drainage, and/or structural measures...to safeguard the basement slab and wall against hydrostatic uplift and seepage unless an underslab drainage system can be reliable drained by gravity flow to an off-site location." Please provide appropriate design details and narrative as to how this is going to be handled both during construction and post-construction. Also, as recommended in the Report, please provide acceptance of subsurface design features from your Geotechnical consultant as part of a future submission.
3. A copy of the plan set should be provided to the Fire Department for their review and comment.
4. Please provide a truck-turning plan for the largest vehicle/fire-fighting apparatus to service the facility.



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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.  
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)  
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