

April 6, 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 for the proposed CubeSmart facility to be located at 169 Myers Corners Road.

I offer the following responses to the CPL memo dated March 31, 2022:

Responses to CPL's Comments:

1. Elevations have been provided on Detail #1 sheet CD.1.
2. Bottom and top of wall elevations have been added to the proposed retaining walls.
3. A note has been provided on Detail #1 sheet CD.2 stating "final grade at entrance to loading dock access drive shall allow for drainage to be directed towards the existing storm sewer inlet.
4. The detail for the proposed refuse enclosure is shown on sheet LSCP.1 detail #3.
5. Details have been added for the repair of the western most ring road.

I offer the following responses to the Hardesty & Hanover memo dated March 30, 2022:

Responses to Hardesty & Hanover's Comments:

1. SEORA Comment acknowledged.
2. Signage
 - a. The proposed signage dimensions are shown on the sign details on sheet CD.2. The Cube Smart logo sign has been removed. The proposed sign is less than 100 S.F. per code.
 - b. The Cube Smart logo sign has been removed.

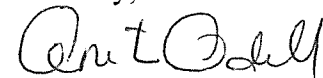
- c. The proposed building sign location is show on the architectural drawing elevations. It is our understanding the Planning Board has waived the requirement that signs not face an abutting residential district.
- d. It is our understanding the Planning Board has waived the requirement for the Loading signs to be considered building signs.
- e. It is our understanding the Planning Board has granted a waiver to allow for the second free standing sign.
- f. The signs are proposed to be identical. It is our understanding the Planning Board has granted a waiver for the second freestanding sign.
- g. The proposed freestanding sign on Myers Corners Road is set back 30' from the edge of pavement. It is our understanding the Planning Board has granted a waiver for the freestanding sign to be less than 25' from any side or rear lot line.
3. Lighting The proposed wall pack lights will be equipped with motion detectors. It is our understanding the Planning Board has waived the BUG rating requirement.
4. Parking and Landscaping Comment acknowledged.
5. Development Phasing Comment acknowledged.
6. Environmental Comment acknowledged.

I offer the following responses to the Planning Boards comments from the April 4, 2022 meeting:

1. Per the Planning Boards request the Loading signs have been revised to depict the specific side of the building the loading area is located.
2. A note has been added to the Existing Conditions plan stating, "All existing lighting shall be operational".
3. A note has been added to the plan stating, "Asphalt on the northwest driveway is to be repaired".

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

Sincerely,



Anita Odell