

October 24, 2022

Mr. Bruce Flower
Town of Wappinger Planning Board Chair, and
Members of the Planning Board
20 Middlebush Road
Wappingers Falls, New York 12590

**Re: Children's Enrichment Project
Amended Site Plan
2321-2325 Route 9D
Town of Wappinger
Tax Map No. 135689-6057-987580**

Dear Planning Board Chair and Board Members:

Lease find the following enclosed:

- Twelve (12) copies of the Children's Enrichment project Site Plan

With this cover letter I offer the following responses to the Engineering memorandum dated October 17, 2022:

1. The plans should provide additional detail as to how the proposed valet parking and stacked parking area will function.

Response: Turning templates have been shown on the plan set detailing movement out of the handicapped parking space and space closest to the existing barn. All vehicles onsite are members; therefore they control when a vehicle has to be repositioned to exit the parcel.

2. No existing or proposed contours are shown. Unless waived by the Planning Board, this information must be added to the Site Plan.

Response: The existing contour have been overlayed on the site plan as per mapping prepared by Richard Barger, L.S.

3. Details of the proposed gates should be added to the Site Plan.

Response: A gate detail has been provided.

4. Appropriate erosion and sediment control measures should be indicated along with applicable details of said measures.

Response: Erosion and sediment control silt fencing has been shown.

5. The callout for the proposed limit of disturbance does not appear to be keyed correctly – please revise as necessary.

Response: The limit of disturbance callout has been revised to point to the correct line representing the limit of disturbance.

6. DCHD to confirm well and on-site sewage disposal system are adequate for the proposed use of the site.

Response: The review of the DCHD is in process. The existing components of the septic system have been identified per investigation by this office and Herring Sanitation. We estimate 3 additional fields will be required as part of site plan approval. Approval is being coordinated with the DCHD.

7. The site plan indicates a “hand dug well” in the northwest portion of the property. Please clarify if this well is currently used for anything, or if it will be otherwise abandoned as part of site improvements.

Response: The well has been verified not to exist onsite per our inspection.

8. The site plan indicates that the existing sign is to be removed. Will a new sign be installed as part of the proposed improvements?

Response: No replacement sign will be provided.

9. The “112.4” dimension in the parking area should be removed from the proposed conditions plan.

Response: The 112.4 dimension has been removed from the plan.

10. Future submissions should attempt to provide a site plan of better clarity than the one currently submitted for ease of review.

Response: The plan has been revised to provide better clarity.

I offer the following responses to the Dutchess County Planning memorandum dated October 13, 2022:

COMMENTS

The proposed berm across the lot frontage may obstruct sight distance for vehicles turning out of the establishment onto Route 9D. The applicant should evaluate impacts to sight distance and could consider alternative landscape buffering in place of the berm.

Response: This office has evaluated the plantings and berm shown on the site plan. The berm is located in excess of 23' from the edge of pavement into the subject parcel. Visibility diagrams have been overlaid. Landscaping is clear of the triangles. Sight distance has been measures by this office; we are in excess of the minimum required for the speed zone. A copy of the attached has been sent to the NYSDOT. We anticipate having correspondence received by the night of the Public Hearing.

In addition, the proposed valet parking arrangement may pose a safety issue within the driveway, especially since no details of the valet system (e.g., car drop off, staging) were provided. The applicant could consider a different arrangement that avoids the need for a valet or double-parking. Such an arrangement could include a single row of parking spaces on the south side of the lot and a single row along the west side of the lot.

Response: This is a member only club not open to the public. Turing templates have been overlaid to justify vehicle movement. The configuration shown is the preferred arrangement required by the applicant.

RECOMMENDATION


The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Response: Comment acknowledged.

Additional Plan Updates:

1. The site has been evaluated for ADA compliance. A 23' Woodend ramp will provide access to the side entrance of the existing building. the handicapped access/parking spot has been repositioned to shorten the distance to the building.
2. Floor Plan of the existing main building have been provided on sheet #4.
3. A lighting plan has been provided with dark sky compliance fixtures.
4. The plan has been updated to reflect existing conditions onsite per our site visit.

Very truly yours,



Brian J. Stokosa, P.E.

cc: file