

January 2, 2023

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:

Please find the following enclosed:

- Twelve (12) copies of the Children's Enrichment project Site Plan
- Twelve (12) copies of the NYSDOT correspondence dated 11-25-22.
- Twelve (12) copies of the revised Special Use Permit/Project Memorandum.
- Twelve (12) copies of this response letter.

With this cover letter I offer the following responses to the Engineering memorandum dated November 16, 2022:

1. Turning templates have been added to the plans to demonstrate how cars can be maneuvered in the parking area. The plan should also demonstrate how delivery/emergency vehicles can maneuver within the site.  
**Response: Delivery/emergency vehicle maneuvering templates have been added to the plan sheet #5.**
2. Details of the proposed gates should be added to the Site Plan.  
**Response: A proposed gate detail has been added to the plan sheet #2.**
3. Appropriate erosion and sediment control measures should be indicated along with applicable details of said measures.  
**Response: The proposed erosion and sediment control measures and details have been added to the plan sheet #6**
4. Provide confirmation from the Dutchess County Health Department that the existing well and proposed modifications to the on-site sewage disposal system are adequate for the proposed use of the site.  
**Response: The proposed on-site sewage disposal system improvements shown on the plan are being reviewed by the Dutchess County Health**

**Department and will support the proposed project.**

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

**Response: The clarity of the site plan has been improved.**

I offer the following responses to Hardesty & Hanover memorandum dated November 16, 2022:

1. SEQRA. The Proposed Action is considered a Type II Action pursuant to SEQRA and requires no additional SEQRA action.

**Response: Comment noted.**

2. Lighting. The Lighting plan shows appropriate lighting levels and color temperature but should include the BUG ratings of the proposed fixtures.

**Response: The BUG rating for the proposed light fixtures has been added to plan sheet 3.**

3. Zoning. The Application is requesting a special permit for 240-62 Private, Community, or Fraternal Recreation Clubs. While the existing buildings are exempt from the setback requirements of 240-62, the Property does not meet the minimum lot area requirement of 2 acres under 240-62.A and the Application would require a variance for minimum lot area. Ultimately, we defer to the Zoning Administrator in regard to the need for the variance.

**Response: The applicant has submitted to the ZBA and is on the agenda in January for an area variance.**

4. Parking. The Applicant is still requesting relief from §240-96 Location, Use, Design, Construction, and Maintenance of Off-Street Parking and Loading and 240-97 Schedule of Off-Street Parking Requirements.

- a. The Applicant has listed 11 required parking spaces and 15 provided parking spaces. Provided parking spaces in excess of the required number would require a waiver from the Planning Board. However, it is unclear how the Applicant has calculated their parking requirements and these should be shown clearly on the plans.

**Response: The parking requirements have been calculated and shown on sheet 1 of the plan set. 18 parking spaces are required and shown on the plan.**

- b. In previous applications for the Private, Community, or Fraternal Recreation Clubs special permit, the Planning Board has used the Place of Assembly use in the 240- 97 Schedule of Off-Street Parking Requirements which allots 1 parking space for each 100 square feet of gross floor area used for public assembly. If the Applicant is using this parking calculation, they should identify what square footage is intended to be used for public assembly and include this in the parking calculations on the plans. It may be that the Applicant believes Public Assembly is not an appropriate use for their parking calculations, and if so, the Applicant

should make clear what parking calculation should be used and why.

**Response: The correct parking calculations based on assembly space on the first floor and member offices on the second floor, have been shown on plan sheet #1.**

- c. The parking calculations should also account for the caretaker's residence which is allotted 2 parking spaces by 240-97 Schedule of Off-Street Parking Requirements. The caretaker's residence parking should not conflict or be impeded by the parking used for the Private, Community, or Fraternal Recreation Clubs special permit.

**Response: The required parking for the caretaker's residence has been shown on plan sheet #1.**

- d. The Applicant is requesting relief from 240-96 Location, Use, Design, Construction, and Maintenance of Off-Street Parking and Loading. The Applicant is proposing a stacked parking plan, with two lines of 7 parking spaces. The first row of 7 spaces would have the front half of the spaces on a gravel extension of the existing paved area. The operations of the stacked, valet style, parking area is described as being self-served by the members of the organization. Ultimately, we defer to the Planning Board as to the suitability of this requested relief from 240-96, however, there is no precedent for a valet parking scheme in the Town and no mention of valet parking in the Town code.

**Response: Conventional off-street parking has been shown on the plan.**

**Additional Plan Updates: The raising of chickens has been added to the Project Memorandum/Special Use Permit**

Very truly yours,



Brian J. Stokosa, P.E.

cc: file