



POVALL ENGINEERING, PLLC

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William H. Povall III, P.E.
Professional Engineer: NY

May 1, 2023

Chairman Bruce Flower and Planning Board Members
Town of Wappinger Planning Board
Wappinger Town Hall
20 Middlebush Road
Wappingers Falls, NY 12590

RE: Site Plan for BAC Properties, LLC Full Build Out
30 Airport Drive, Town of Wappinger, Dutchess County
Tax Grid # 13-5689-6259-04-578332

Dear Chairman Flower and Planning Board Members:

On behalf of the owner/applicant, BAC Properties, LLC, we are submitting the attached Site Plan Application for the previously approved Site Plan which has expired. The applicant, BAC Properties, LLC, is seeking to construct the second building (Building 2) consistent with the previously approved site plan for Dutchess Landscape Supply. The original Site Plan was granted approval in May, 2008. This project expired and was granted site plan re-approval in the *Resolution of Amended Site Development Plan and Wetlands Permit Approval* dated March 2, 2015. This approval was granted its final extension on March 2, 2022. This extension expired on September 30, 2022. When granting the final extension the Planning Board required the owner to re-apply with any further site plan to assure any future development is in conformance with the current NYSDEC Stormwater regulations. The Stormwater Pollution Prevention Plan (SWPPP) was slightly modified to conform with latest NYSDEC Stormwater Regulations GP-0-20-001.

The existing building (Building 1) and adjacent yard uses will remain as approved by the Planning Board on May, 2008. The applicant is now proposing to construct the 19,440 sq. ft. second building similar to the original site plan approval with some revisions.

In support of this application, we have attached the following for review and re-approval:

- Fifteen (15) copies of the Site Plan Application for reapproval
- Fifteen (15) copies of the Approved Site Plan dated revised 05-01-23
- Fifteen (15) copies of Architectural Drawing dated revised 05-01-23
- Fifteen (15) copies of the Owner's Consent Form
- Fifteen (15) copies of documentation giving authority to sign.
- Fifteen (15) copies of the Full Environmental Assessment Form
- Fifteen (15) copies of the Project Narrative dated 05-01-23
- Fifteen (15) copies of the DCDH approval letter dated January 4, 2011.

- Four (4) copies of the Stormwater Pollution Prevention Plan (SWPPP) dated February 20, 2023
- One (1) check in the amount of \$750 for the application fee

Please note, a check for escrow has not been attached with the application, as they have \$4,667.45 remaining in the escrow account for this application.

We respectfully request being placed on the next available Planning Board agenda for discussion.

Please contact this office, should you have any questions or require any additional information.
Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. H. Povall, III', with a long horizontal flourish extending to the right.

William H. Povall, III P.E.

c: Brandon Ciccone, *BAC Properties, LLC*