



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

June 29, 2023

Re: Obercreek Brewery  
Tax Parcel # 6057-02-847758  
CPL #R22.14926.20

Dear Chairman Flower and Planning Board Members:

This office received copies of the following documents:

- Application for Site Plan Approval dated June 6, 2023 with Short EAF prepared by Alexander Reese.
- Special Use Permit Application dated June 19, 2023, prepared by Labella Associates
- Owner's Consent Form dated June 19, 2023, prepared by Alexander Reese
- 15 page plan set dated last revised 6/7/23, prepared by LaBella, PC.

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

#### SEQORA

1. Subject to confirmation from the Town Planner, a Full EAF should be prepared with an EAF Mapper summary report.
2. Town Wetland Disturbance Permit should be added as a necessary approval.
3. 8.a. With 87 proposed parking spaces an increase in traffic is probable. The box should be checked yes. ITE values for trip generation should be provided. A traffic study showing levels of service for the entrance and exit, as well as the effects on nearest intersections may be necessary (we defer to the Town Planner on this issue).
4. 12.a, 12.b. As both boxes are checked yes, it is likely that a phase 1A and possibly phase 1B archeological study will be required. Sign off by NYSOPHP will be necessary.
5. 15. The threatened or endangered species should be identified.

#### Plans

6. As disturbance is greater than 1 acre a full SWPPP should be prepared.
7. Parking calculations show 87 proposed spaces, but only 73 spaces are shown on the site plan. Please clarify.
8. Boulders, or other means acceptable to the Planning Board should be provided to delineate the wetland buffer.



9. The applicant should meet with the Hughsonville Fire department to gain approval of the emergency access to the site. Agreement for the location of the fire hydrant should also be coordinated with the Fire Department and Town Water System Operator (CAMO).
10. Even though most of the parking areas and access roads will be stone it is likely that this will be less permeable than the existing surfaces. Stormwater management practices should be designed accordingly.
11. Site distance for the exit and for an east bound vehicle turning into the entrance should be shown.
12. Rim elevations of CBs should be shown. Invert elevations should be shown. Elevations of outlet and inlet end sections should be shown. It appears that there is an end section inlet within the entrance drive west of the farmstand. Please clarify.
13. Turning movements for the largest fire department vehicle and delivery vehicles should be shown.
14. CAMO pollution control approval of the water connection and piping details will be required.
15. Clarification of the method of crossing New Hamburg Road should be shown.

Should you have any questions or require additional information, please do not hesitate to contact me at (845) 686-2305, or email at [jbodendorf@cplteam.com](mailto:jbodendorf@cplteam.com).

Very truly yours,  
CPL

Jon Bodendorf, P.E.  
Senior Municipal Engineer

JDB/rb

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)  
Reinaldo Anjos, Planning Board Member (by e-mail copy)  
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