

September 7, 2023

Bea Ogunti, Planning Board Secretary
20 Middlebush Rd
Wappingers Falls, NY 12590

RE: Re-submission for Site Plan for Contractor Storage Building
33 Middlebush, LLC
33 Middlebush Road (Tax Parcels 6157-01-396837 and 414840)
Town of Wappinger, NY

Dear Ms. Ogunti:

Attached are five (5) sets of full-scale and ten (10) sets of 11" x 17" revised plans and Long Form Part 1 EAF, a Wetland Disturbance Permit Application and two (2) copies of an attachment to the Engineer's Report for Drainage Design for the project. These documents have been updated by TW Engineering to address comments from the Town's consultants and comments from the March Planning Board Meeting. The comments are specifically addressed below.

CPL 3/15/2023

1. Comment: Some existing features within 200 feet of the property boundary are shown. Please show the location of septic system on the property to the west when it is available.
Response: The septic system and well on the adjacent western property have been added to the Overall Site Area Map on the Cover Sheet.
2. Comment: N/F Property Owners are shown on S-1.0. A listing with addresses should be shown under the bulk table requirements. Properties on the opposite side of Middle Bush Road should also be shown.
Response: A table has been added to Sheet S-1.0 and includes parcels on the south side of Middlebush Road.
3. Comment: The cover letter indicates that wetlands were flagged but are awaiting survey location. Please show the wetland and wetland buffer in a future submission.
Response: Wetlands have been added to the plans.
4. Comment: Please show the individual(s) that delineated the wetland on existing lot #2.
Response: The wetland biologist has been noted in Note #1 on S-1.0.
5. Comment: Please confirm the wetland disturbance areas and submit the wetland disturbance permit application when the information is available.
Response: The wetland disturbances have been called-out on Sht. S-4.0 Grading & Drainage Plan. A Wetland Disturbance Permit Application is attached.
6. Comment: Area #1 is still labeled as bio-retention on sheet S-4.0. The smaller stormwater practice

south of the building is not labeled. It is noted that the stormwater letter report labels the practice as a dry detention basin. Please clarify, and change call outs on plan as needed.

Response: No bioretention areas are proposed. A dry detention basin is proposed on the west side of the building. The area south of the building contains overflow piping from the drywells.

7. Comment: The cover letter indicates that correspondence was received from DCDPW that they had no comments based on a July 2019 set of plans. DCDPW approval of the current plan should be sought.

Response: A permit will be obtained from DCDPW prior to the work.

8. Comment: It now appears that a new septic system and well will be provided. Accordingly, Dutchess County Behavioral and Community Health approval will be needed for the proposed well and septic system.

Response: Application to DCBCH is pending.

9. Comment: A comprehensive erosion control plan is shown on sheet S-6.0. Velocity dissipating rip rap splash pads should be added at pipe inlet and outlet end sections. Rip Rap at the dry pond overflow weir should be provided, or other stabilization proposed. The references to details on S-5.1 should be changed to S-6.1. An inlet protection detail should be added to S-6.1.

Response: References to detail sheets have been revised. Inlet protection details have been added to S-6.2. Rip rap protection has been shown at all end sections and on the emergency spillway outfall.

10. Comment: The Letter Report for Drainage Design includes pre and post drainage areas and calculations. The post-development discharge is less, but not significantly less than the pre-development condition. The design relies heavily on infiltration. The report indicates that an infiltration rate for dry wells and infiltration trenches is assumed to have an infiltration rate of 10" per hour. The percolation test data shows a slower rate. To confirm the design assumption, actual infiltration tests must be performed at the depth of the bottom of the proposed practices and the field determined rates are to be used to confirm the post-development peak discharge. The size of pipe from the existing rip rap discharge point into the existing basin should be shown, and the capacity of this pipe should be verified as being capable of passing the peak discharge.

Response: Soil testing is being coordinated with CPL. Any calculations will be updated based on the actual percolation rates in the vicinity of the infiltration practices. Although water quality treatment is not required because the project is not disturbing more than one acre, infiltration has been proposed to provide some water quality treatment. The dry detention basin provides the majority of the detention for the project. The infiltration rates have been modified in the HydroCAD model from 10" per hour to 2" per hour and the design reduces all design storm peak rates after construction to less than existing rates. The size of the existing culvert has been added to the plans. Information and analysis has been added to the updated Storm Report.

11. Comment: Roof leaders do not appear to be shown on S-4.0. Please show locations and discharge points.

Response: A roof leader header has been added to the plans to direct all roof runoff to the dry detention basin.

12. Comment: It appears that bio-retention is no longer proposed. If necessary, please revise the SEAF.

Response: Bio-retention is not proposed for the project. A Long Form Part 1 EAF has been

submitted based on comments received at the March Planning Board meeting.

H & H 3/15/2023

1. Comment: Turning Templates. The turning templates should be revised to show the shoulder and center lines of Middlebush Road.

Response: The shoulder and centerline of Middlebush Road have been added to the Truck Turning Plan.

2. Comment: Wetlands. The National Wetlands Inventory identifies a Federally-regulated wetland on the property. The wetland and the wetland 100' buffer should be shown on the plat. Further, the Applicant should contact the Army Corps of Engineers (ACOE) to verify if the project requires approvals from that agency or other regulating agencies. All correspondence between the Applicant and the ACOE should be sent to the Planning Board for review. The Application will also require a wetland disturbance permit from the Town.

Response: See attached letter from Ecological Solutions. The wetlands have been flagged and are shown on the plans. A Wetland Permit Application is attached.

3. Comment: Dumpster Enclosure. A dumpster enclosure detail should be added to the plans.

Response: A dumpster enclosure detail has been added to S-6.1.

4. Comment: Sight Distance. We defer to the Town Superintendent of Highways and the Town Engineer with respect to sight distance measurements at the driveway.

Response: DCDPW has reviewed the project and will issue a permit.

5. Comment: Signage. A signage plan should be included in the plan set. The plan should include details for any proposed signage, including location(s), colors, dimensions, typefaces, materials and illumination.

Response: No free-standing tenant signs are proposed at this time. Only tenant directional signs are proposed on the entry doors to each of the four tenant spaces. Sign locations and details are shown on S-3.0.

6. Comment: Section 240-96-G. The plans should be revised to include a note describing compliance with Section 240-96-G. that states that, "Not more than one light-duty commercially registered vehicle and one trailer may be parked or stored outdoors on any residentially used or residentially zoned lot at any time. For the purposes of this section, a "light-duty commercially registered vehicle" shall exclude vehicles which exceed 9,500 pounds in registered gross vehicle weight. The following expressly prohibited examples include but are not limited to tractors, tractor-trailers, semitrailers, rollers, tractor and truck cranes, power shovels, road- building machines, snowplows, road sweepers, sand spreaders, trailers, excavators, tank trailers, tow trucks and buses, and any other similar vehicle."

Response: This note has been added to S-1.0.

7. Comment: Sidewalk. The Applicant's response to the Dutchess County Department of Planning comment memo regarding sidewalks along Middlebush Road states that they are not willing to provide a sidewalk along their frontage of Middlebush Road but would be willing to provide an easement for future development of a sidewalk. This easement should be shown on the plans and the landscaping plan should be revised as necessary.

Response: The easement has been added to S-1.0.

8. Comment: Parking:

- a. The parking calculations show a required 7 parking spaces and a proposed 20 parking spaces. Parking spaces in excess of the requirement would require a waiver from the Planning Board.

Response: A waiver is requested to allow 21 spaces shown on the plan.

- b. We are curious how the parking in the gravel area will be marked, as the lack of a parking space adjacent to the parking space labeled 16 is crucial for the truck turning template. The absence of that parking space is crucial for the trucks movement but also a logical assumption for where a parking space would be if the gravel spaces are not clearly marked.

Response: The space across from space #3 does not impact the truck movements per the Truck Turning Plan. Since it is possible that a vehicle may park in this location it has been added to the site parking count. The parking spaces will be identified with pavement markings on the asphalt spaces and rubber parking blocks in front of the gravel spaces.

9. Comment: Landscaping:

- a. The following note should be provided on the landscaping plan:
“All vegetation shown on this plan shall be maintained in a healthy and vigorous growing condition throughout the duration of the proposed use of the site. All vegetation not so maintained shall be replaced with new comparable vegetation at the beginning of the next growing season.”

Response: This note has been added to Sheet S-3.0.

- b. There is an error in the proposed size of the Dwarf English Boxwood.

Response: The size has been corrected.

10. Comment: Lighting:

- a. The lighting plan shows low levels of light trespass at the property line and will either need to be revised or would require a waiver from the Planning Board.

Response: The lighting plan has been revised to eliminate trespass onto the street.

- b. The lighting plan should include the BUG ratings of the proposed light fixtures.

Response: The BUG ratings have been added.

11. Comment: SEQRA: The SEQRA process was concluded with the previous approvals, however, if the project has changed substantially the SEQRA process may need to be redone. The Engineer has requested a revised EAF which will assist in this determination.

Bea Ogunti, Planning Board Secretary
September 7, 2023

Response: It was determined at the March Planning Board Meeting that a new EAF should be submitted considering that the building is proposed to be demolished and reconstructed rather than renovated.

Additional Comments From March Planning Board Meeting

1. Comment: The parking spaces in front of the dumpster may impede access to the dumpster.

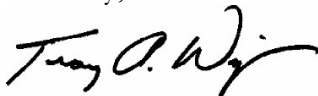
Response: The dumpster has been relocated.

2. Comment: Building may require front and rear yard setback variances since the building is now proposed to be demolished and rebuilt rather than renovated.

Response: Variances were obtained from the ZBA at the August ZBA meeting

Please place this project on the next available Planning Board meeting for consideration. If you have any questions or require additional information, please feel free to contact me.

Sincerely,



Troy A. Wojciekofsky, P. E.; LEED-AP; ENV-SP
Engineer