



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

August 26, 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:

- Compiled SWPPP, dated August 2023, prepared by Labella Associates
- 17 page site plan set dated, revised August 14, 2023, prepared by Labella Associates
- Brewery elevations dated August 7, 2023, prepared by River Architects
- Tasting Barn elevations dated August 7, 2023 prepared by River Architects
- Cover letter dated August 14, 2023 prepared by Labella Associates
- FEAF, dated August 14, 2023 prepared by Labella Associates
- Application for disturbance of wetland permit dated August 14, 2023 signed by Alex Reese.

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

SEQRA

1. D.2.J. Indicates that the action will result in a substantial increase in traffic. We repeat our comment: 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).
2. E.3.e,.f. The Applicant acknowledges that NYSOPRHP sign off will be sought. This should be included in the SWPPP.

Plans

3. The Applicant has asked for a waiver for the requirement to place boulders, or other means acceptable to the Planning Board to delineate the wetland buffer.
4. The Applicant indicates that a meeting with the Hughsonville Fire department to gain approval of the emergency access was requested. The applicant indicates that a submission will be made to CAMO and the fire hydrant location will be agreed upon. Hughsonville Fire Department and CAMO approval should be provided when available.
- 5.



6. Sight distance for the exit and for an east bound vehicle turning into the entrance are shown. The Applicant indicates that the sight distances were approved by DCDPW. DCDPW approval should be submitted.
7. An end section and invert of the 24" pipe into CB 4 should be shown. Some regrading of the swale along New Hamburg Road to direct water to the end section should be shown. All pipe downstream of this 24" pipe is 12". Pipe sizes should be clarified. The approximate 6' extension of the end section in the entrance to the Eastern parking area puts it at the edge of pavement and the invert is about 2' below grade. The pipe should be extended further and an end section should be shown.
8. Stone outfall protection should be shown at all end sections.
9. Are the retaining walls west of the brewery and south of the tasting room existing or proposed? It appears that some of the walls are over 4'. Details and calculations for the walls sealed by a NYSPE should be submitted if they are proposed.
10. Portions of the exit drive exceed 10% slope. Regrading to lessen the slope should be considered. Spot elevations to show how the exit to New Hamburg Road will drain should be shown.

SWPPP

11. Please provide clarification of existing and proposed cover types for the following areas:
 - a. all courtyard areas that are adjacent to the buildings;
 - b. former gravel areas adjacent to the existing 'farm stand' structure;
 - c. please provide information in the narrative or on the drawing plans related to the cover type of the 'land banked parking'. Is this area and its related sidewalk included in the water quality and quantity calculations (if they are impervious)?
12. The report narrative (pg. 4) indicates that the delineated wetlands on the project site are federally regulated wetlands. The Post-Development Watershed Map (FIG A6) appears to indicate re-grading contours around the 'existing infiltration aquatic feature'.
 - a. Please confirm/clarify that this re-grading and subsequent additional storage volume of will not negatively impact the wetland area within the 'existing infiltration aquatic feature'.
 - b. The area to be re-graded should also be included in the area of disturbance for both the site plans and relevant calculations.
13. Outlet protection should be provided at all pipe outlets to prevent erosion from negatively impacting the 'existing infiltration aquatic feature' and the wetlands on site. Please provide note(s) on relevant plan drawings.
14. If the 'existing infiltration aquatic feature' is to be considered suitable for stormwater quality and quantity features, further information needs to be provided:



- a. borings/test pit information to determine if the groundwater level and/or the bedrock depth will have a significant impact on the design of the existing feature;
 - b. confirm/clarify that 'existing infiltration aquatic feature' will not be impacted by seasonal changes in water table;
 - c. similarly, does the wetland area within the bounds of the feature have standing water? If so, this area should not be included in the infiltration basin surface area calc.
15. Please correct several features on the erosion and sediment control plan:
 - a. silt fence should only be shown running parallel to contours (to prevent channelization and erosion)
 - b. consider including multiple stabilized construction entrances appropriate to phasing/parking lot work of project; scale or provide dimensions for stabilized construction entrances on plan drawing;
 - c. include erosion and sediment control features for any/all re-grading work near the 'existing infiltration aquatic feature';
 - d. include erosion and sediment control features and area of disturbance limits related to the proposed 'subsurface sewage disposal' work of the project.
16. There appears to be significant portions of the proposed site that will feed the 'existing infiltration aquatic feature' that do not receive pre-treatment. Please clarify the following:
 - a. provide fine grading or other indication on how the parking lots will feed into the proposed catch basins; currently, it appears that only a portion of the parking lots and travel lanes will flow into the catch basins and consequently into the hydrodynamic separator;
 - b. provide indication and/or add features to ensure that the area of disturbance near the existing building and proposed surface improvements will receive pre-treatment prior to flowing into the 'existing infiltration aquatic feature';
 - c. include cutsheet/documentation of the proposed hydrodynamic separator.
17. (minor) It is recognized that the preparer is in the process of obtaining this NYSOPRHP documentation. Per report narrative (Section 2.9 – Historic Places), please provide documentation prior to final submission.
18. Provide a description of the 24" pipe that appears to cross New Hamburg Road and connects to 'CB 4' in the narrative and/or on drawing plan(s):
 - a. Is there a catchment area associated with this pipe?
 - b. Does the 24" feed into a proposed downstream 12" pipe? In general, provide backup that all pipe routing will handle flows as intended.



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.

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)
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