



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

August 26, 2023

Re: Adams-Wappinger Remodel-Amended Site Plan
Tax Parcel # 6157-04-647343
CPL #R22.14926.24

Dear Chairman Flower and Planning Board Members:

This office received copies of the following documents:

- 1 page amended site plan, dated July 27, 2023, prepared by Engineering and Surveying Properties, PC
- EAF, dated July 28, 2023, prepared by Engineering and Surveying Properties, PC
- Site plan application and project narrative, dated August 1, 2023, prepared by Engineering and Surveying Properties, PC
- Architectural floor plan and elevations, dated July 28, 2023 prepared by Plan B Retail Design.
- 4 site pictures, dated August 1, 2023

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

General

1. The narrative indicates a net reduction in impervious area. This should be checked as it appears that there is an approximate increase of 4000 SF. Some drainage analysis to prove that the increase will not result in an increase of storm water discharge should be provided.

Plans

2. Required piping modifications due to the elimination of the catch basin in the cooler addition should be shown.
3. Water and other site utilities near the cooler addition and parking addition should be shown. From the pictures it appears that there is a hydrant located in the center of the proposed parking lot expansion. If this hydrant requires relocation this should be shown as well as piping and hydrant setting details.
4. Show grading for the parking lot expansion and additional drainage if necessary. Show that no stormwater will discharge toward the residential properties to the East.



Mr. Bruce Flower, Chairman
Town of Wappinger Planning Board
August 26, 2023
Page 2 of 2

5. The landscaping around the cooler addition should be shown.
6. Show paving sections and details.
7. Show drainage piping details.

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)
Reinaldo Anjos, Planning Board Member (by e-mail copy)
Robert Ceru, Planning Board Member (by e-mail copy)
Paul Freno, Planning Board Member (by e-mail copy)
Lynne Versaci, Planning Board Member (by e-mail copy)
Markos Peratikos, Planning Board Member (by e-mail copy)
Bea Ogunti, Planning Board Sec. (by e-mail copy)