



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

November 16, 2023

Re: Cube Smart (fka Meyers Corners Road) Self Storage  
Outside Storage of Recreational Vehicles - Amended  
Tax Parcel # 6258-03-278358  
CPL # R18.14926.55

Dear Chairman Flower and Planning Board Members:

This office received copies of the following documents:

- Limited Liability Company Agreement of 165 Myers Corners Property Owner LLC, dated April 20, 2022 signed by Nicholas Bienstock
- 6 sheet set entitled "Amended Site Plan Building No. 169, dated September 9, 2023 prepared by Day | Stokosa Engineering, P.C.
- Cover letter dated October 25, 2023 prepared by Day | Stokosa Engineering, P.C. including application for site plan approval and Owner Consent Form
- SEAF dated October 11, 2023 signed by Nick Bienstock of Myers Corners Road, LLC
- Site plan checklist and application for site plan approval dated October 11, 2023 signed by Nick Bienstock

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

1. Proposed contours and spot grades should be shown for the new parking area
2. The vehicle movement plan shows an RV entering and exiting the new parking area. Additional movements should be provided to show how vehicles would enter parking spaces considering that RVs and other vehicles are parked in other spaces. It should be shown that it is possible to enter each space.

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).



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Page 2 of 2

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)