



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

February 28, 2024

Re: Site Plan Amendment for Proposed Sikh Temple
Tax Parcel # 6257-04-919433
CPL #R22.14926.31

Dear Chairman Flower and Planning Board Members:

This office reviewed copies of the following documents:

- Project narrative, dated February 1, 2024, prepared by Alfred A. Cappelli, Jr., Architect
- Application for site plan approval, dated February 2, 2024, signed by Hazara Rathore
- Full EAF, dated January 31, 2024, signed by Alfred A. Capelli, Jr, AIA.
- Amended Site Plan for New Sikh Temple, dated January 26, 2024, prepared by Alfred A. Cappelli, Jr, AIA and TW Engineering, PC
- SWPPP prepared by TW Engineering, PC, last revised February 2024.

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

General

1. It appears that a Town of Wappinger Wetland Disturbance Permit will be required.
2. USACOE approval of wetland disturbance may also be required.
3. DCDBCH approval of water and sewer will be required.
4. Camo Pollution Control approval of water and sewer will also be required.
5. Capacity of the Rockingham Sewer and Water district may have to be revisited as conditions may have changed during the time since previous approval.
6. DCDPW reapproval of driveway entrances should be requested.

Plans

7. The building height mentioned in the EAF is 35'. This would trigger the need for aerial apparatus emergency access. Turning movements for aerial apparatus should be shown. The Applicant should meet with and gain approval of emergency access from the New Hackensack Fire Department.
8. A maintenance and protection of traffic plan should be provided for the water and sewer work along Old Hopewell Road and Balfour Drive.



9. A phasing plan showing that not more than disturbance of less than 5 acres at one time, or approval for disturbance greater than 5 acres should be gained from the Town of Wappinger.
10. Approval of all water and sewer details is required from the Town's water and sewer operator (CAMO).
11. Erosion control matting should be shown at the steep slopes at detention, bioretention areas and road side slopes.
12. The location of concrete wash out areas should be shown on the plan.
13. Location of where the grasspave2 detail is proposed should be shown.
14. Location of where the stone check dam detail is proposed should be shown.

SWPPP

15. Please provide a copy of the stormwater maintenance agreement as requested in the May 2, 2018 approval correspondence.
16. Please provide evidence that proposed stormwater practices will not be impaired by bedrock and/or groundwater levels.
17. The emergency spillway for 'Basin B' appears to be at an elevation of 263.6 and does not appear to be modeled. The 'device #3 primary outlet' for Basin B in the hydrocad model appears to have an invert of 264.5. Please check modeling for all basins and correct as necessary to accurately reflect flow during storm events and/or please indicate/clarify top of berm and emergency spillway conditions.
18. The applied RRv from the bioretention GI worksheets appears to sum to around 6,488cf; the WQv sums to as 8,989cf. While it is recognized that the Applicant has made considerable effort to improve/meet full WQv with RRv, the explanation of not meeting 100% WQv with RRv is a short/generic reference to soil conditions. Please adjust RRv or provide further elaboration in the narrative regarding this concern. The NOI (pg 12, Question 39) goes into slightly more detail, but appears to list an old figure; please correct and elaborate (i.e. other site restrictions: massing, slope, etc.)
19. Please provide a stone diaphragm on any side of any bioretention practice that is receiving direct runoff from impervious/pavement surfaces. Currently, the detail provided only shows the diaphragm on one side.
20. Please indicate the plantings or wetland seed mix for the bioretention practices in the associated detail.
21. Please amend the phasing plan and narrative to better describe and illustrate the listed stages 1 and 2. Currently, 'phase 1' indicated on the plan has an area of disturbance of ~5.8 acres; this is above the 5 acre threshold. Please adjust to graphically indicate the 'stages' and list their respective disturbance acreage.



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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

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)
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