

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

March 14, 2024

Re: U-Haul, Stage Door Road Tax Parcel # 13689-6156-02-820883 # 13869-6156-02-794847 # 13689-6156-02-771855 # 13689-6156-02-777824 CPL #R22.14926.23

Dear Chairman Flower and Planning Board Members:

This office received copies of the following documents:

- Cover letter, dated February 26, 2024 prepared by William Povall III, PE.
- 1 page, U-Haul Layout Plan, dated revised February 26, 2024, prepared by Povall Engineering, PLLC.
- Correspondence from NYSDEC, dated November 3, 2023, prepared by Sarah Pawliczak
- 8 page building elevations, dated February 15, 2024 prepared by A&M Associates.
- 3 page Signage drawings, dated February 15, 2024 prepared by A&M Associates.
- 3 page Building 2 Signage, dated February 15, 2024 prepared by A&M Associates.
- Project narrative, dated, revised September 11,2023 prepared by Povall Engineering PLLC
- 3 page truck movement figures, dated revised February 26, 2024, prepared by Povall Engineering, PLLC
- Cover Sheet dated February 27, 2024 prepared by Bea Ogunti.

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

## <u>General</u>

- 1. Comment Remains: Correspondence with and approval from DCDBCH should be submitted when available.
- 2. Comment Remains: The applicant should provide correspondence and approval of variances when available.
- 3. Comment Remains: Approved driveway permits should be submitted when available.



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## <u>Plans</u>

- 1. Comment Remains: Top and bottom elevations of the gravity block retaining walls, concrete loading dock wall and forebay concrete retaining walls were shown. Submit drawings and calculations signed by a NYSPE for retaining walls when available.
- 2. Comment Remains: Provide well, pump house, water piping and trenching, sanitary piping and trench, and sanitary pump station details when available.
- 3. Parking and shunting lanes have been revised. The truck movements now show how truck and trailers will maneuver in and out of the shunting lanes. The overall layout of parking and shunting lanes should be shown on revised site plans.

## <u>SWPPP</u>

Note that all comments from our July letter remain to be resolved. The original comments are as follows:

 The narrative identifies two culverts crossing below Route 9 as design points. The hydrocad modelling backup only provides 1 year, 10 year, and 100 year stormwater flow data for the overall watershed in the post-development conditions. The preparer provides post-development hydrocad backup for the 25 year storm at a more granular level (but not the 1 year, 10 year, and 100 year). The preparer must:

a. indicate the size of both culverts (currently, only the sizing of the northern culvert is provided in the drawings) and include the sizing in the hydrocad calculations;

- b. provide full hydrocad backup/calculations for the 1 year, 10 year, and 100 year for the post conditions so that the flow distribution at the two design points may be checked;
- c. if at least one culvert is receiving more post condition flow than it receives in the pre-conditions, the preparer must account for all flow that the culvert will receive; this includes expanding the catchment bounds off-site of the property (for example: it appears flow from Stage Door Road enters the site via catch basins and conveyance) and/or provide an explanation of why the use of two design points is not needed.
- 2. The preparer should identify/callout all components of the hydrocad modelling on the pre-development and post-development watershed mapping and use consistent labeling for both the model and the plan.
- 3. The hydrocad modelling uses two different methods of analysis. The TR-20 method of analysis is used for the pre-development conditions and the Rational Method is used for the post-development conditions. The preparer needs to use the same analysis type for both pre and post; TR-20 is suggested.
- 4. The Preparer uses a curve number (CN) of 98 for impervious surfaces on the predevelopment condition modelling and a C/CN of 90 for impervious surfaces on the post-development condition modelling. The modeling should use consistent numbers for impervious surfaces so that peak flow rates are not distorted.



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- 5. Spot checks of subcatchment on the post-development watershed mapping plan reveal areas that are at odds with the modeling for the scale indicated on the drawing. For example, P-B (bioretention pond) was measured as approximately 15,300 SF on the plan and approximately 19,200 SF is used in the modelling; F-B2 (Forebay B2) was measured as approximately 2,400 SF on the plan and approximately 3,200 SF is used in the modelling; other areas, such as the building roof areas, appear accurate. A summation of the areas is difficult due to the lack of consistent labeling and full delineation of subcatchment areas on the plans (comment 2). Please correct these inconsistencies.
- 6. Please provide a plan of existing site conditions and include existing conditions (i.e. cover type) in pre-development watershed mapping.
- 7. The Preparer must indicate limits of disturbance in the post-development watershed mapping.
- 8. The Preparer should include a draft copy of the NOI for review.
- 9. The data from the test pits needs to be provided prior to submission of the SWPPP to determine if the groundwater level and/or the bedrock depth will have a significant impact on the design of the proposed stormwater practices.
- 10. The narrative lists Appendix J for the correspondence with the NYS Historical Preservation Office; this appears to be Appendix K; please correct.
- 11. The Preparer has made a significant effort to provide practices with RRv capacity in the proposed project. However, the provision of practices with RRv capacity still falls below the 100% target (9,282 cf RRv / 15,981 cf WQv). Please provide 100% capacity; otherwise, provide a more thorough description in the narrative that details the site constraints or any other factor (outside of typical financial impact) that prevents achieving the 100% target.

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

J. J. Lank

Jon Bodendorf, P.E. Senior Municipal Engineer

JDB/rb



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cc: Barbara Roberti, Zoning Administrator (by e-mail copy) Susan Dao, Building Inspector (by e-mail) Kyle Barnett, Esq., Attorney to the Planning Board (by e-mail copy) Malcolm Simpson, Planning Board Planning Consultant (by e-mail copy) Thomas Truss, Jr., Planning Board Member (by e-mail copy) James Glorioso, Planning Board Member (by e-mail copy) Richard Barth, Planning Board Member (by e-mail copy) Paul Freno, Planning Board Member (by e-mail copy) Robert Meahan, 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)