

TOWN OF WAPPINGER

PLANNING BOARD

PROJECT NAME: Movement Studio Amended Site Plan

MEETING DATE: August 5, 2024

ACCOUNT NUMBER: 24-3497

DATE PREPARED: July 23, 2024

 X **SITE PLAN** **SPECIAL USE PERMIT** **SUBDIVISION**

THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATIONS. PLEASE SUBMIT ANY COMMENTS TO THE TOWN OF WAPPINGER PLANNING BOARD, 20 MIDDLEBUSH ROAD, WAPPINGERS FALLS, NY 12590 WITHIN FIFTEEN (15) DAYS.

- 1 TOWN FILE
- 7 TOWN OF WAPPINGER PLANNING BOARD
- 1 ENGINEER TO THE TOWN
- 1 PLANNER TO THE TOWN
- 1 ATTORNEY TO THE TOWN
- 1 HIGHWAY SUPERINTENDENT
- FIRE PREVENTION BUREAU
- RECREATION
- ARMY CORP. OF ENGINEERS
- DUTCHESS COUNTY DEPT. OF PLANNING
- DUTCHESS COUNTY DEPT. OF PUBLIC WORKS
- NEW YORK STATE DEPT. OF TRANSPORTATION
- DUTCHESS COUNTY DEPT. OF HEALTH
- DUTCHESS COUNTY SOIL & WATER
- NYS DEPT OF D.E.C

- TOWN OF FISHKILL
- TOWN OF EAST FISHKILL
- TOWN OF LAGRANGE
- VILLAGE OF WAPPINGER PLANNING BOARD
- BUILDING INSPECTOR
- 1 ZONING ADMINISTRATOR-BARBARA ROBERTI
- TOWN CLERK
- CAMO POLUTION
- STORM WATER MANAGEMENT (WALTER ARTUS)
- CENTRAL HUDSON

***** PLEASE NOTE ANY VIOLATIONS UPON YOUR REVIEW*****

July 10, 2024

Town of Wappingers Building Department
Attn: Susan Dao
20 Middlebush Road
Wappingers Falls, NY 12590

Send Via: US Mail

**Re: Movement Studio Amended Site Plan
8 Barristers Row
OWTS Analysis for Change of Use
Town of Wappinger**

Dear Mrs Dao,

The applicant has an active application before the Planning Board specific to a change of use from a law firm to a therapeutic center tailored to treatment modalities to patrons in pain with private one on one sessions. In the existing main building there will be 3-4 instructors working 3 or 4 hours per day with a max of 6 clients. The existing detached garage is being converted to habitable space for small class instruction/workshop with 1 instructor and up to 6 students at a time two times per day.

Hopewell Septic along with this office performed an exploratory investigation of the OWTS on June 25, 2024. The OWTS is in the front yard consisting of a single 1,000-gallon precast concrete tank, distribution box and two perforated laterals in stone at 50' each. The septic tank was observed with proper baffling and no sludge or root intrusion in the perforated laterals. The system is functioning as intended.

We provide the following analysis of the OWTS demand based upon the existing versus proposed condition:

Existing Parcel Conditions:

- Former law firm on average had 10 employees with 30-40 client visits per day 5 days a week (assume 15 patrons use the bathroom)
- Office Building = 15 GPD*/Employee x 10 = 150 GPD
Assume ½ patrons used the bathroom ~ 1.6 GPD x 15 = 24 GPD
Assume ½ patrons washed hands ~ 0.25 GPD x 15 = 3.75 GPD
Total Water Demand = 150 + 24 + 3.75 = 177.75 GPD

* New York State Design Standards for Intermediate Sized Wastewater Treatment Systems March 2014

Proposed Parcel Conditions:

- In the existing main building there will be 3-4 instructors working 3 or 4 hours per day with a max of 6 clients. The existing detached garage is being converted to habitable space for small class instruction/workshop with 1 instructor and up to 6 students at a time two times per day (assume 10 patrons use the bathroom)
- Therapeutic Center = $15 \text{ GPD}^*/\text{Employee} \times 5 = 75 \text{ GPD}$
Assume $\frac{1}{2}$ patrons used the bathroom $\sim 1.6 \text{ GPD} \times 10 = 16 \text{ GPD}$
Assume $\frac{1}{2}$ patrons washed hands $\sim 0.25 \text{ GPD} \times 10 = 2.5 \text{ GPD}$
Total Water Demand = $75 + 16 + 2.5 = 93.5 \text{ GPD}$

Conclusion:

Based upon our analysis there is a significant reduction in water demand for the proposed use. Our onsite inspection of the existing OWTS system revealed no signs of system failure and was functioning properly. It is our professional opinion the change in use will reduce the water demand in the existing OWTS area. The existing OWTS area is sufficient for the use proposed.

As always, should you have any questions, please do not hesitate to call me.

Very truly yours,



Brian J. Stokosa, PE

CC: file

