



MEMORANDUM

TO: Town of Wappinger Planning Board
FROM: John V. Andrews, Jr., P.E.
PROJECT: Amended Site Plan for Don Bosco Boulevard (Wappinger Airport Drive LLC)
Tax Parcel No. 6259-04-647405
Town of Wappinger
SUBJECT: Review Comments-Revised Submittal
JOB NO.: 25-803-02
DATE: April 4, 2025

Pursuant to your request, we have reviewed the following documents submitted in support of the above-described project:

1. Town of Wappinger Planning Board-Site Plan Checklist-Bottini Fuel-Amended Site Plan dated March 21, 2025.
2. Letter to Town of Wappinger Planning Board-Don Bosco Boulevard from Cuddy & Feder LLP with attachments, dated March 14, 2025.
3. Preliminary Stormwater Pollution Prevention Plan-Don Bosco Boulevard, prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. dated March 14, 2025.
4. Drawing OP-1-Overall Plan-Amended Site Plan for Don Bosco Boulevard prepared by Insite Engineering, Surveying, Landscape Architecture, P.C. dated February 3, 2024, last revised March 14, 2025, scale 1" = 100'.
5. Drawing SP-1-Layout & Landscape Plan- Amended Site Plan for Don Bosco Boulevard prepared by Insite Engineering, Surveying, Landscape Architecture, P.C. dated February 3, 2024, last revised March 14, 2025, scale 1" = 30'.
6. Drawing SP-2-Grading, Utilities & Erosion & Sediment Control Plan- Amended Site Plan for Don Bosco Boulevard prepared by Insite Engineering, Surveying, Landscape Architecture, P.C. dated February 3, 2024, last revised March 14, 2025, scale 1" = 30'.
7. Drawing D-1-Details- Amended Site Plan for Don Bosco Boulevard prepared by Insite Engineering, Surveying, Landscape Architecture, P.C. dated February 3, 2024, last revised March 14, 2025, scale As Shown.
8. Drawing D-2-Details- Amended Site Plan for Don Bosco Boulevard prepared by Insite Engineering, Surveying, Landscape Architecture, P.C. dated February 3, 2024, last revised March 14, 2025, scale As Shown.
9. Drawing -Site Cross Section- for Don Bosco Boulevard prepared by Insite Engineering, Surveying, Landscape Architecture, P.C. dated March 14, 2025, scale 1" = 100'.

The project, as we understand it, involves the construction of a 10,000 SF asphalt storage pad for empty waste containers on an existing developed site that contains a previously approved truck terminal with

associated truck parking on a 33.44-acre parcel. The proposal involves a paved access drive, and a dedicated power washing area. No site lighting is proposed for the storage area. The proposal relies on the topography, proposed grading, and a landscape berm to screen the proposal from adjoining properties.

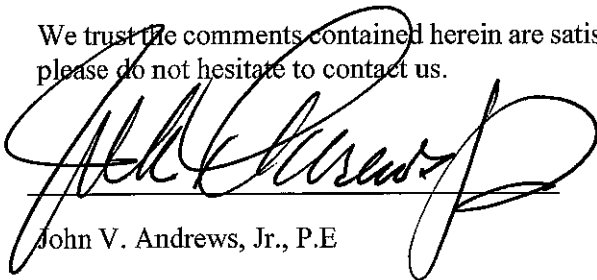
The following comments are offered for your consideration. The comments are numbered to correspond to the comments contained in our review memorandum dated March 4, 2025. New comments are indicated in **BOLD**.

1. The proposal is for an amendment to a previously approved site. The site appears to be fully developed. The project sponsor should confirm for the record that the current site was constructed and completed in conformance with the approved plans and that there are no open issues that are required to be resolved. **Response noted. No exception taken. Considered resolved.**
2. Pursuant to Town Code Section 240.100.B., the maximum grade for a new driveway is 7%. The approving authority, in this case the Planning Board has the ability to permit an increase in grade up to a maximum of 10% where it can be demonstrated to the satisfaction of the approving authority that, because of practical difficulty or unreasonable hardship affecting a particular property, such an increase in grade is warranted. The proposed access drive grade is 10%. The project sponsor should submit a written request for the proposed increase along with such other information that substantiates practical difficulty or hardship. **Response noted. No exception taken. We recommend the Planning Board accept the response as submitted and grant the requested waiver to permit a driveway grade of 10%.**
3. The proposal includes a wash area where returning containers are power washed, water only with no soap or chemicals to be used, with runoff to be mingled with and treated as stormwater. This is considered a non-stormwater discharge. This discharge may not be permitted under the Town Code. Additional information and details need to be provided in order to justify this discharge. The proposal may need to incorporate best management practices to control/treat this wash water prior to discharge. **We received and reviewed the various documentation submitted by the project engineer. We do not agree with his assessment that it fits into an exempt category. Non stormwater discharges may be permitted so long as they do not violate the ECL. We are of the opinion that discharge could be allowed by the MS4 so long as it receives a higher level of pretreatment such as that afforded by a stormwater filtration system prior to discharge to the open swale. The redesign and delineation of a specific wash area and the evaluation procedure are all a step in the right direction. We request that the design engineer look into some form of filtration prior to discharge. Whatever is finally selected should be fully explained and detailed in the SWPPP.**
4. A Stormwater Pollution Prevention Plan (SWPPP) was submitted to support this proposal. The SWPPP was based on a previously approved SWPPP prepared for the original proposal. The engineer should confirm that the existing stormwater management facilities were constructed in substantial conformance with the approved SWPPP and are functioning properly. The Engineer should further confirm that the prior SWPPP was properly closed out. Any discrepancies or deficiencies should be noted, and if necessary, plans for renovation or repair incorporated into the current proposal. **Response noted. The response identifies minor repair at an existing end section work and debris removal from the existing emergency spillway. The work locations should be shown and the required work noted on the plan set. As noted in the response a section should be provided in the final SWPPP addressing this issue.**

We offer the following comments on SWPPP and stormwater plans.

- The SWPPP should clearly indicate which Stormwater Design Manual was used in its preparation. **Resolved**
- The SWPPP states that “The pipe collection system sizing will be provided in the final project SWPPP.” We take no exception with the concept, but we request the information be provided in the next submission. Additionally, this information should include an evaluation of the existing downstream piping, demonstrating that it can accommodate the proposed modifications associated with this proposal. **Resolved**
- One of the Worksheets refers to an Appendix F. No such Appendix is included in the SWPPP. **Resolved**
- The SWPPP refers to vegetated swales. The references should be clarified as either existing or proposed. **Generally resolved. Overall labelling has improved. A detail should be provided for the swales labelled SW 1 through SW 4. A generic detail is included in the SWPPP, but a more detailed, dimensioned detail should be added to the plan set.**
- The rims, inverts, size, material, and slopes for the proposed culverts should be shown and noted on the Plan set. **Resolved**
- The engineer should evaluate the need for check dams in the driveway swale and the southerly diversion swale. **No response provided. Response required.**
- If the wash area is to be maintained, additional detail should be provided establishing how the area will be delineated, and any special grading and/or spot elevations to ensure that runoff is properly directed. **Resolved pending acceptance of the wash area.**
- There are a number of erosion control measures indicated outside the limits of disturbance that should be placed inside the limits, primarily silt fence. **Resolved**

We trust the comments contained herein are satisfactory for your purposes. Should you have any questions, please do not hesitate to contact us.



John V. Andrews, Jr., P.E

cc: Kyle Barnett, Esq., Planning Board Attorney
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