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May 16, 2025

Meeting Date: May 19, 2025

Mr. Bruce Flower, Chairman
Town of Wappinger Planning Board
20 Middlebush Road
Wappingers Falls, NY 12590

Re: **561-563 Old State Road**
Amended Site Plan
Tax Parcel No.: 135689-6157-580777

Dear Chairman Flower and Members of the Board:

Our office is in receipt of the following information for the above referenced project:

- Cover letter, prepared by Day & Stokosa Engineering P.C., dated May 1, 2025.
- Application for Site Plan Approval, signed 4/15/2025.
- Owner's authorization (Form 2553), dated 4/22/2025.
- Short Environmental Assessment Form, dated 4/15/2025.
- Plan set entitled "561-563 Old State Rd E, Town of Wappinger, Dutchess County, New York", including:
 - As-Built Site Plan (1 of 2), last revised 4/28/2025.
 - Details (2 of 2), last revised 4/21/2025.

The above referenced plan was prepared by Day & Stokosa Engineering P.C., 3 Van Wyck Lane, Wappingers Falls, New York 12590.

Based upon our initial review of the information submitted, we offer the following comments:

Plan Comments

1. The following deviations from the previously approved plans are highlighted for the Board's reference:
 - a. The previously approved plans included new ADA ramps and new concrete sidewalk to both buildings. No concrete sidewalk is indicated on the current plan. And an ADA ramp is now only shown for the easterly building (Sgt Palmateer Way side).

- b. The previously approved plan indicated a defined driveway access and parking areas with green space and existing mature trees remaining around the existing buildings. The current plan shows a wide swath of asphalt pavement that extends up to and surrounding three sides of the two buildings.
 - c. The prior plan maintained many existing mature trees around the existing buildings and parking areas for screening. The current plan shows many of these trees as having been removed. The current plan shows some proposed plantings to screen the parking areas and utilities from the public streets, in the form of linear rows of Arborvitae and Inkberry holly.
 - d. The prior plan included a small swale along the easterly property line to direct runoff generated by the parking lot to an existing culvert at Sargeant Palmateer Way. On the current plan, the grading of the driveway and parking area results in runoff being discharged westerly toward Old State Road, and therefore the easterly swale is no longer proposed.
 - e. The prior plan included a refuse enclosure and dumpster. The current plan proposes roll out carts with a smaller PVC enclosure area.
 - f. The current plan shows remains of an exiting foundation to the south west of the existing buildings near Old State Road, where the prior plan did not show this feature.
- 2. Due to the nature and magnitude of changes to the previously approved plan, a site visit may be beneficial to the Board in determining if mitigation beyond that which is currently proposed is warranted.
 - 3. As mentioned above, the majority of the paved surface now discharges towards the entrance from Old State Road. We recommend a site visit with our office and the Highway Superintendent to determine if the existing roadside swales are adequate, or if additional drainage improvements are needed to safely convey drainage away from the traveled way.
 - 4. We defer review of the proposed landscaping and lighting to the Town Planner and Planning Board.

Please do not hesitate to contact our office if you have any questions pertaining to this matter.

Sincerely,

Christian J. Paggi, P.E.

Principal

cc (via email): Barbara Roberti, Director of Strategic Planning & Municipal Codes

Malcolm Simpson, Planner

Kyle Barnett, Esq.