

MEMO FOR PLANNING BOARD COMMENTS

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This letter is provided in response to the comments made during the Town of Wappinger, NY Planning Board Meeting held on April 21, 2025, regarding the renovation project at 383 All Angels Hill Road, Hopewell Junction, NY. Please see below for the comment received from the Planning Board and the corresponding response from the EEOR.

[Comment 1] Lighting. The Applicant is proposing to replace existing lighting fixtures but it is not clear from the plans what lighting fixtures are existing and proposed to remain and which are proposed to change. The Proposal would require waivers from the Planning Board regarding Section 240-23. We recommend that a separate waiver request memo be page 2 submitted by the applicant enumerating the waivers requested with justification provided by the Applicant for each. The plans show lighting poles at 30 feet in height, lighting levels exceeding 5 foot candles, and color temperatures exceeding 3000k. Waiver request can be submitted through the narrative memo provided with the next submission. The lighting schedule needs to show all fixtures at 3000K as we appear to have some still showing 4000K. Exceptions to the code will need to be requested by enumerating the particular exemptions we are seeking and provide our reasoning.

[Response 1] Sheet ES102 has been updated to distinguish between new and existing exterior lighting fixtures. All on-site fixtures—including wall packs and pole lights—are new, except for six utility-owned poles along the perimeter. See Sheet ES101 for the updated Symbols Legend. New fixtures have a 3000K color temperature and are proposed to be mounted at 15 feet or lower. Mounting heights are noted beside each fixture on Sheet ES102.

The average parking lot light level is 1.75 fc, with a peak of 7.5 fc directly under the new pole at the north entry drive. This pole, along with the other new poles, is equipped with a dimmer that reduces output by 50% after 15 minutes of inactivity. All pole lights and exterior wallpacks will be controlled by programmed schedule via a 7-day astronomic time clock according to weekly meeting/activity times.

[Comment 2] Signage. The Application includes the replacement of the existing monument sign with a new monument sign approximately 45 square feet in size with overhead illumination. This sign would require a sign waiver from the Planning Board as it is in a residential district.

[Response 2] Signage fixtures are shielded to avoid disturbing passing traffic and provide approximately 20 fc per side. The fixtures will be controlled by programmed schedule via 7-day astronomic time clock according to weekly meeting/activity times.

The following drawings have been revised in coordination with the responses above and are attached to this document.

- E-001 GENERAL NOTES
- ES101 ELECTRICAL SITE PLAN
- ES102 ELECTRICAL SITE PHOTOMETRIC PLAN