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Environmental · Civil · Subdivision/Site Work · Building Codes

October 20, 2025

Mr. Bruce M. Flower, Chairperson and the
Town of Wappinger Planning Board
20 Middlebush Road
Wappingers Falls, NY 12590

Re: Casa Amigos II - Amended Site Plan
Located at 1515 U.S. Route 9, Town of Wappinger
Tax Lots 61158-04-572057
Dated: 06/12/25, Last Revised: 10/20/25

Dear Mr. Flower and Members of the Planning Board:

My Firm is in receipt of the comment memo from the Town Planner's Office, dated October 17, 2025, and offers the following responses in *Italics*:

1. Lighting. The lighting plan provided shows minor instances of excess lighting levels in certain hotspots ranging from 5 to 6 footcandles. The lighting plan as proposed would require a waiver from the Planning Board per Section 240-23.

This comment was previously discussed at the previous meeting and the minor instances did not seem to be an issue as the only areas in question are the main entrance walkway and the egress to Route 9. We are formally requesting a waiver from the Planning Board per Section 240-23.

2. Parking Table. The Applicant is proposing to repave and rearrange the parking area to create 66 parking spaces. This exceeds 61 parking spaces required by seating count. The Applicant is requesting a parking waiver from the Planning Board for the additional parking spaces. It should be noted that this waiver request does not require additional paved areas beyond the existing paved parking area.

The Applicant is NOT requesting a waiver for any additional paved area. We are actually reducing the paved area by reducing the aisle width in the southern parking area and providing additional green space (approximately 5 feet) between parking and NYS Route 9 R.O.W. line.

3. Site Circulation. The Applicant should revise the garbage truck turning template to show a full movement through the site and to the proposed refuse enclosure. The applicant should also correct the truck icon as it appears to flip orientation in movement.

In my discussions with Royal Carting, under the original configuration, they would enter the site from Old Route 9, pick up the garbage and then back out of the site onto Old Route 9 and continue their route. Under the proposed scenario, the driver will drive around the site. The access aisles (24 foot in width) are more than adequate for the garbage truck to maneuver/navigate the site and exit back onto Old Route 9, without backing out) and continue their route.

A garbage truck icon has been “flipped”. It was that way before as I was trying to get the movement (turn in place) and failed to flip the icon.

4. Landscaping.

- a. The planting schedule should include the scientific species of the proposed plantings and avoid using general common names like “oak tree” and instead specify which species of tree is proposed.

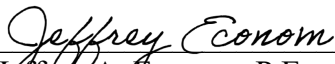
The planting schedule has been revised to include the scientific species names of the proposed plantings.

- b. The planting schedule should be revised to propose only native species of plants in accordance with Section 240-96.C.

The planting schedule has been amended to include only planting of native species that are native to the northeast.

Should you have any questions or need additional services, please do not hesitate to call me at (845) 554-8442 or email: jaeconom@optonline.net .

Very truly yours,


Jeffrey A. Econom, P.E.

Consulting Engineer

JAE:me