

January 5, 2026

Meeting Date: January 5, 2026

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

Re: ***Hughsonville Fire District – New Facility***
88 Old Hopewell Road
Tax Parcel No: 6157-01-075577

Dear Chairman Flower and Members of the Board:

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

- SEQRA Lead Agency Review Letter dated 12/16/2025.
- Draft SEQR Negative Declaration dated 12/10/2025.
- Full Environmental Assessment Form dated 12/10/2025.
- Plan Set, dated 9/10/2025, last revised 12/16/2025, including the following:
 - Title Sheet (0-0).
 - Construction Staging Plan (ESC-1).
 - Proposed Site Plan (SP-1).
 - Grading and Drainage Plan (SP-2).
 - Lighting Plan (SP-3).
 - Site Landscaping Plan (SP-4).

The above outlined documents were prepared by Jeffrey M. Sendlewski, RA, LEED AP, of Sendlewski Architects PC Architecture & Planning, 215 Roanoke Avenue, Riverhead, NY 11901, unless otherwise noted.

General Comments:

1. The EAF indicates that 1.689 acres of land is to proposed to be physically disturbed. If this is the case, the project will require coverage under the NYS SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-25-001) along with the preparation of a Stormwater Pollution Prevention Plan (SWPPP) that includes post-construction stormwater practices. The Town of Wappinger is designated as a MS4 Operator under the SPDES General Permit for Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4) (GP-0-24-001). As part of the Town's stormwater control program, all SWPPPs associated with construction activities within the Town are reviewed by the Town's designated representative and/or consultants, and signed off by the Town's Stormwater Management Officer (SMO). Prior to signing the MS4 SWPPP

Acceptance Form, a full SWPPP shall be submitted for review by the Town's stormwater consultant.

2. Please clarify on the plans where vehicle washing will take place and how gray water from these activities will be managed. Also, please clarify where and how floor drains in the garage will discharge. Typically, these facilities include oil/water separators, sediment traps, etc. to protect any receiving drainage/sewer facilities.
3. The draft Neg Dec makes reference to the Dutchess County Water & Wastewater Authority. Please clarify which regulatory role the DCWWA will play in this application.
4. The EAF references "County Drainage Agency" under involved County Agencies. Please clarify which agency this refers to and the approval sought.
5. The EAF references the NYSDOT as an involved state agency. The project site is located on Old Hopewell Road, with improvements proposed within the County right-of-way. The Dutchess County DPW should be added as an involved agency on the EAF, and plans should be circulated to that agency for review and comment. Any improvements within the County ROW will require permits from the DPW.
6. The Plans and Draft Neg Dec refer to wetland delineations in the field, but do not indicate the source or date of any wetland flagging. Also, the documents indicate that the wetlands are not regulated by NYS since they do not appear in the NYSDEC wetlands mapper. However, as of January 1, 2025, the New York State Department of Environmental Conservation (NYSDEC) has implemented revised freshwater wetlands regulations that expand the scope of protected wetlands beyond those previously depicted on official maps. Under these new regulations, any individual or entity proposing a project on land that may contain wetland characteristics is required to obtain a jurisdictional determination (JD) from the NYSDEC. This process ascertains whether the area in question includes state-regulated freshwater wetlands or their regulated adjacent areas. The Applicant shall submit the required JD request to the NYSDEC before a determination can be made relative to permit requirements.

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

Sincerely,

Christian R. Paggi, P.E.
Principal

cc (via email): Barbara Roberti, Director of Strategic Planning & Municipal Codes
Malcolm Simpson, Planner
Kyle Barnett, Esq.