

September 1, 2026

Meeting Date: September 2, 2026

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

Re: ***Joker Ink***
Stage Door Road (between 10 and 22 Stage Door)
Tax Parcel No: 6156-02-845873

Dear Chairman Flower and Members of the Board:

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

- Application for Site Plan Approval, dated 8/4/2026.
- Owner's Consent Form, dated 8/4/2026.
- Project Narrative, dated 8/5/2026.
- Full Environmental Assessment Form (EAF), dated 8/4/2026.
- Plans entitled "Joker Ink", dated 2/16/2026, and last revised 8/5/2026, including the following:
 - Site Plan (1 of 7).
 - Utility Plan (2 of 7).
 - Drainage Details (3 of 7).
 - Lighting & Vehicle Turning Movement Plan (4 of 7).
 - Utility Plan (5 of 7).
 - DCHD Details (6 of 7).
 - ESC Details (7 of 7).

The above outlined documents were prepared by Brian Stokosa, PE, of Day | Stokosa Engineering PC, 3 Van Wyck Lane, Wappingers Falls, NY 12590, unless otherwise noted.

General Comments:

1. The project appears to propose greater than 1.0 acres of disturbance. The project therefore qualifies as a construction activity that requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) that includes post-construction stormwater management practices under the definitions provided in the SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001. The applicant shall provide a stormwater pollution prevention plan and drainage report for review and comment. Where the Applicant proposes connection to Town drainage facilities, those

facilities shall be evaluated to determine that adequate capacity exists to accommodate any proposed connection.

2. Please refer to the electronic memo provided by the Town of Wappinger Deputy Fire Inspector dated August 25, 2026, for comments related to fire protection requirements.
3. Please refer to the memo provided by Daniel Keeler, PE of the Dutchess County Behavioral and Community Health Department (DC BCHD), dated August 25, 2026, regarding lead agency determination and DC BCHD submission and approval requirements. Approval from the DC BCHD shall be demonstrated prior to the Chairman signing the site plan.
4. Driveway permits are required to be obtained from the Town Highway Department prior to construction. A note to this effect shall be provided on the plans.
5. The plan proposes connections to Town-owned drainage infrastructure in Stage Door Road. Permits are required to be obtained from the Town Highway Department for this work prior to construction. A note to this effect shall be provided on the plans.
6. The plans call for a significant amount of excavation (approximately 25-ft cut proposed at northeast corner of building).
 - a. Excavations to this depth typically require engineered shoring or protective systems designed by registered professional engineers. The extents of the anticipated excavation should be shown to demonstrate that the actual area of disturbance/excavation does not encroach into the 20-ft “no-cutting” area along the rear property line.
 - b. The Applicant is requested to provide a cut-fill analysis to determine the amount of material anticipated to be removed from the site. The anticipated truck trips associated with the removal of on-site materials should also be provided.
 - c. Is rock removal anticipated, and if so, how will it be removed? Is any blasting proposed?
7. We recommend that the Applicant provide additional clarity on the anticipated use of the proposed rental space.
8. The Applicant should provide additional information on the proposed commercial screen printing operations relative to the storage, handling and disposal of any hazardous waste.

Plan Comments:

9. Please confirm whether a fire sprinkler system will be required. Any fire storage structures impacting the site plan shall be shown.

10. The plans show a schematic layout for proposed stormwater and drainage infrastructure. Proposed size, materials, elevations, etc. shall be provided, along with associated construction details and specifications. Further review of the proposed drainage improvements will be performed once this information and the above-mentioned SWPPP are provided.
11. Existing size, materials and invert elevations for existing infrastructure in Stage Door Road shall be provided.
12. All proposed roof leader and footing drain locations and their points of discharge shall be clearly indicated on the plans.
13. Additional detail shall be provided on the grading plan to clearly depict the proposed intent (i.e. drainage to new structures, accessible pedestrian routes, curbs, access around and into the building, etc.)
14. Large retaining walls are proposed at the north and south parking areas. Additional details of the retaining wall construction and required drainage shall be provided for the Board's review. Top/bottom of wall elevations and proposed drainage discharge points shall be identified. It is noted that any walls greater than 4-ft in height are required to be designed by a Professional Engineer licensed in NYS, and detailed plans for such shall be provided to the Building Department prior to any building permit being issued.
15. The plans appear to show a diversion swale along the top of the southerly retaining wall discharging to over land toward Stage Door Road. It appears that additional swales or other form of drainage may be needed to protect proposed building and northerly retaining walls from runoff generated uphill of the project site. The amount of runoff anticipated to discharge to/through the site from uphill areas should be evaluated to ensure drainage facilities are adequately sized. A physical connection of any concentrated runoff to new/existing drainage structures is recommended instead of discharging to daylight near the Town road as currently proposed.
16. Please indicate where the sewage pump station control panel will be located on the site plan. If mounted outside of the building, appropriate screening should be provided from the street and/or adjacent properties.
17. Please review the driveway profiles provided to ensure that the existing/proposed profiles reflect existing/proposed grading conditions.
18. Proposed snow storage areas, or other acceptable measures for managing snow, shall be shown on the site plan.
19. Details of the proposed refuse enclosures shall be provided.

20. Erosion and Sediment Control Plan Comments:

- a. The plan shall be revised to eliminate references to other municipalities or projects.
- b. The project calls for a significant amount of excavation, and the entire site slopes to Stage Door Road. The plan shall be expanded to indicate how runoff during construction will be managed to prevent the discharge of sediment to the Town road, Town drainage facilities, and adjacent properties.
- c. The construction sequence shall be expanded to address the timing of installation of certain drainage facilities, connections to Town infrastructure, temporary stabilization, etc. If stormwater infiltration is proposed, those areas should be protected during construction from construction traffic and sediment discharge. The timing of the installation of these facilities and the required protections should be outlined on the plan.

EAF Comments:

21. The following comments are offered on the provided Full EAF.

- a. Question B.g. – The project will require NYSDEC permit for discharge of stormwater from construction activities (SPDES).
- b. Question D.1.h. – The project will impound stormwater. Please revise and address.
- c. Question D.2.t. – Please confirm whether the commercial screen printing will involve the use of hazardous materials. If so, please revise the EAF accordingly.

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.