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November 2, 2026

Town of Wappingers Planning Board
20 Middlebush Road
Wappingers Falls, NY 12590

Re: Joker Ink
Stage Door Road,
Wappingers Falls, NY Town of Wappinger

Dear Planning Board Chair and members:

With this cover letter I am submitting a revised Site Plan for the proposed Joker Ink project.

Enclosed please find the following:

- 12 copies of the revised site plan dated 11-2-26
- 12 copies of the response letter dated 11-2-26
- 12 copies of the revised FEAF dated 10-5-26
- 1 flash drive

We have addressed the most recent town consultants' review letter and offer the following responses.

I offer the following responses to the H & H memo dated August 28, 2026:

REVIEW COMMENTS

1. Bulk Table. The plans and bulk table should be revised to show compliance with 240 Attachment 4 Note 4 which states, "Where a lot abuts land in a residential district, the most restrictive rear yard setback requirement of either district shall govern". The setbacks appear to be in compliance with the requirements due to the adjacent residentially zoned parcels, but the bulk table and building envelope should be updated to reflect the requirements accurately.

   Response: The plans and the bulk table have been revised to show compliance with 240 Attachment 4 Note 4 which states, "Where a lot abuts land in a residential district, the most restrictive rear yard setback requirement of either district shall govern".

2. Landscaped Plan. The landscape plan should be revised to replace the proposed nonnative plant species with native plant species.

Response: The table has been updated.

3. Parking. The parking calculations should be revised to show the parking multipliers being used. The plans suggest that the proposed parking is based on Applicant Demand Estimate, and that 21 spaces are required by code and that 22 are provided, but the specific parking calculations are not shown to verify what is required by code.

   Response: The parking table has been updated.

4. Traffic.

   a. The turn radius plans should be revised to show the middle yellow line of Stage Door Road.

      Response: The yellow line has been shown.

   b. The turning radius plans show conflicts of movement with opposing lanes of traffic in the entrance drives. The Applicant should consider widening the entrance drives as this may reduce or eliminate these conflicts of movement.

      Response: The entrance radius has been increased to 25'.

   c. The drive aisle of the parking areas are shown to be 26' where 24' is standard and the requirement. If this drive aisle were to be reduced to 24', the loading zone area shown could be widened and could improve access and use of this area by the trucks shown to be using the area in the turn radius plans.

      Response: 24' has been shown.

   d. The turn radius plans show SU-30 trucks, Wayne Titan refuse collection trucks, MFSD 107' Aerial Ladder fire truck using the same loading zone to achieve required movement to access and exit the Site. This has the potential for movement conflicts should multiple of these vehicles need to use this area at the same time. The Applicant should address this potential issue.

      Response: The circumstance described above of garbage pickup, a fire, and delivery at the same time would be highly unlikely. Commonsense would suggest the truck drivers would respect one another if this scenario occurred. I would assume the vehicle with the flashing red emergency lights would take lead.

   e. We recommend wheel stops and/or bollards to prevent parked cars from infringing into the loading zone areas shown to be used in the turn radius plans.

      Response: Wheel stops have been provided.

5. Lighting. The lighting plan shows instances of light trespass. We recommend modifying the two poles closest to the road as they appear to be the cause for the lighting trespass.

   Response: The lighting plan has been updated.

6. SEQRA. The Application is considered to be an Unlisted Action with respect to SEQRA. The Applicant has submitted a Long Form EAF Part 1. The Town Planning Board should consider if they would like to pursue a coordinated or uncoordinated review of the Application.

Response: We await the Planning Board's decision.

I offer the following responses to the Christian Paggi memo dated September 1, 2026:

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.

   Response: This office has recently completed soils testing for the proposed SMP facilities. At the time of submission, the design is not finalized. We will submit our report under separate cover.

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.

   Response: Please see responses below.

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.

   Response: Please see responses below.

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.

   Response: The driveway entrance locations have been accepted by the Highway Department as per our site visit. A note has been added to the plan as requested.

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.

   Response: A note has been added to the plan set.

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.

Response: Deep test results indicate the presence of rock along the rear of the building and in the area of northern/southern retailing walls. Results have been placed on the plan. Limits of disturbance have been updated accordingly.

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.

Response: A cut-fill analysis has been provided on sheet #1.

c. Is rock removal anticipated, and if so, how will it be removed? Is any blasting proposed?

Response: A note has been added to sheet #1. Rock will be removed via hammering, blasting is prohibited.

7. We recommend that the Applicant provide additional clarity on the anticipated use of the proposed rental space.

Response: Tenant space is unknown at this time. Tenant space will be associated with warehousing and uses permitted under section 240-78.

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.

Response: Items to be screen printed are delivered to the site via box truck (UPS/FedEx) temporally stored onsite, screen printed, materials are either shipped out or picked up at the 2nd floor office area. The operation uses very little water. Paint materials are FDA compliant non-hazardous. Washed material waste water is filtered through high pressure filters to remove excess paint.

Plan Comments:

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

Response: Yes

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.

    Response: This office has recently completed soils testing for the proposed SMP facilities. At the time of submission, the design is not finalized. We will submit our report under separate cover. Existing size, materials and invert elevations for existing infrastructure in Stage Door Road shall be provided.

    Response: Additional survey information is being obtained.

11. All proposed roof leader and footing drain locations and their points of discharge shall be clearly indicated on the plans.

    Response: The plans have been updated accordingly.

12. 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.)

    Response: Additional details have been provided.

13. 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.

    Response: The redi-rock retaining wall will be provided with 6'' underdrains. Additional details have been provided.

14. 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.

    Response: The intent is to capture upland runoff via swale and direct it to the existing catch basin via piping. Additional detail will be provided under separate cover as the SWPPP is finalized.

15. 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.

    Response: The pump alarm panel will ne located on the side of the proposed building.

16. Please review the driveway profiles provided to ensure that the existing/proposed profiles reflect existing/proposed grading conditions.

    Response: The profile has been amended.

17. Proposed snow storage areas, or other acceptable measures for managing snow, shall be shown on the site plan.

    Response: Snow storage areas have been details.

18. Details of the proposed refuse enclosures shall be provided.

    Response: A refuse enclosure has been shown.

19. Erosion and Sediment Control Plan Comments:

    a. The plan shall be revised to eliminate references to other municipalities or projects.

       Response: The plans have been 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.

       Response: The ESC plan has been expanded.

    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.

       Response: The ESC plan has been expanded.

EAF Comments:

1. 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).

Response: NYSDEC Discharge Permit has been added to questions B.g.

b. Question D.1.h. – The project will impound stormwater. Please revise and address.

Response: Question D.1h. has been revised and the revised FEAF has been included in this submission.

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.

Response: The commercial screen-printing materials shall be non-hazardous. Note #9 has been added to the Site Specific Notes on sheet #1 stating "All commercial screen-printing materials shall be non-hazardous and FDA compliant.".

I offer the following responses to the Gerard Boyle, Deputy Fire Inspector memo dated August 25, 2026:

Plan Review Questions

1. **Occupancy & Separation Architecture**

- **Question:** What Mixed Occupancy method is being utilized per IBC Section 508: Separated or Nonseparated?

  Response: We will be utilizing Section 508.4 Separated Occupancies and Table 508.4 Required Separation of Occupancies Chart to determine the required separation between tenants.

- **Question:** If utilizing Separated Occupancy, where are the fire-resistance-rated fire barriers located, and what are their hourly ratings?

  Response: We have a tentative demising wall plan based om initial discussion with the owner. The ratings will be as required by Table 508.4.

- **Question:** What are the specific intended occupancy classifications (e.g., Group B, M, or A) for the three additional rental suites totaling 8,500 square feet?

  Response: The Occupancy classifications are unknown at this time. It is the assumption that they will be of a Storage nature or similar use as the initial Owner's Suite.

2. **Fire Protection Systems**

- **Question:** Is a fully automatic fire sprinkler system designed for this facility under NFPA 13? If not, provide the exact square footage calculations justifying an exemption under IBC Section 903.2.4.

  Response: Yes, a fully Automatic sprinkler system that will have onsite water storage.

- **Question:** If an automatic sprinkler system is proposed, where will the fire department connection (FDC) and main riser be located, and is there clear, unobstructed access for emergency vehicles?

  Response: The FDC will be location near the overhead garage doors at each level of the building where there will be clear unobstructed access for emergency vehicles.

3. **Lighting Plan**

- **Question:** How will light trespass onto adjacent parcels be completely avoided, specifically the Morningside Manor Home and adjacent residential properties.?

  Response: Lighting is full cut-off, in addition there is a vegetative buffer at the rear of the property.

- **Question:** Will the lighting system feature automated dimmers or timers to reduce illumination to a lower, baseline security level after the screen-printing business and rental suites close for the evening?

  Response: Yes – site specific notes have been updated accordingly.

4. **Site Plan & Vehicle Movement Plan**

- **Question:** How does the vehicle movement plan prevent structural conflicts between large delivery trucks (transporting bulk apparel/inks) and passenger vehicles entering or exiting the 8,500 s.f. rental suite parking zones?

  Response: Materials are delivered via UPS/Fedex.

- **Question:** Do the templates show the fire truck's tire tracks or the actual outer body overhang?

  Response: Yes - Overhang is shown.

- **Question:** What are the manufacturer’s ventilation requirements for the textile dryers and flash-cure units, and how will they be exhausted as not to effect neighboring properties?

  Response:

- **Question:** There appears to be overhead wires (OHW) directly over the two entry/exit points of the facility. Will these wires interfere with the MSFD 107' areal ladder noted per sheet 4 of 7?

  Response: Grade will be lowered to meet driveway grade requirements.

We are requesting to be placed on November 2, 2026, Planning Board agenda for discussion.

As always, should you have any questions please do not hesitate to call me.

Very truly yours,



Brian J. Stokosa, P.E.

c: file