

January 31, 2020

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

**Re: Gasland Site Plan– Route 9D  
2361 Route 9D  
CPL Project No. 14926 Task 13**

Dear Chairman Flower and Planning Board Members:

This office received copies of the following documents:

- Application for Site Plan Approval dated December 20, 2019
- Full EAF Part 1 dated January 9, 2020 prepared by the Chazen Companies
- 19 sheet plan set dated January 9, 2020 prepared by the Chazen Companies

This is the first submission for the project and there are more details to be provided. Based on our review, we offer the following general comments until more detailed plans are provided:

1. The Town Planner will have further comments on the traffic report and vehicle movements; however, the Fire Department will need to review site access.
2. A SWPPP is required. There are several areas where drainage sheet flows to adjacent properties and we need to ensure there are no offsite impacts.
3. DCDBCH approval is required for water supply and sewage disposal. The EAF narrative states that the two residential units above the convenience store may not be connected to the on-site sewage disposal system and a holding tank may be utilized. Have these discussions been held with the DOH? Our experience has been that holding tanks may only be considered for minor commercial applications.
4. There are two options for water connections shown on the plans. According to our records, this project is not within the United Wappinger Water District. A petition to the Town Board would need to be made to be included in the district. How would this project connect to the existing water line on CR 28? The Town Board should be included as an approval agency in the EAF and question D 2 c should be corrected.



Mr. Bruce Flower, Chairman  
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Once the additional information is provided, we will perform a more complete review. If you have any questions, please contact me at (845) 454-3411 extension 29.

Very truly yours,  
CPL

Peter Setaro, P.E.  
Engineer to the Town

PDS/thh/sg

cc: Barbara Roberti, Zoning Administrator (by email copy)  
Susan Dao, Building Inspector (by email copy)  
Lisa Cobb, Esq., Planning Board Attorney (by email copy)  
David Stolman, AICP, Planning Board Planning Consultant (by email copy)  
Chris Lapine, P.E., Chazen Companies -applicant's engineer (by email copy)  
Carlo Pesce, Planning Board Member (by email copy)  
Ralph Marinaccio, Planning Board Member (by email copy)  
Robert Valdati, Planning Board Member (by email copy)  
Robert Ceru, Planning Board Member (by email copy)  
Paul Freno, Planning Board Member (by email copy)  
Markos Peratikos, Planning Board Member (be email copy)  
Bea Ogunti, Planning Board Secretary (by email copy)