

June 14, 2021

Mr. Bruce M. Flower, Chairperson
Town of Wappinger Planning Board
20 Middlebush Road
Wappingers Falls, New York 12590

Re: *Gasland Petroleum Rt 9D – Subdivision, Site Plan & Special Permit Review*
Tax lots 6157-01-048643, 057642, 057654, 059643, and 040637
2361 Route 9D, Town of Wappinger, Dutchess County, New York
Chazen Project # 81941.00

Dear Chairman Flower:

We have received the following comments from Thomas F. Wood in a letter dated June 1, 2021 in response to the latest submission. A point-by-point response to each of the comments is listed below.

1. *Testing of wells of the surrounding properties to create a baseline for future monitoring by the applicant.*

Response: The Applicant is awaiting the testing parameters from the Town.

2. *Explain in greater detail the applicant's proposed water line extension, who would be able to connect to it, and at what cost, if any.*

Response: The Applicant will tap the watermain along New Hamburg Road and extend it along their western property line and provide a 10-foot easement to the Town. Two 1-inch copper service taps will be provided and extended to the exterior of the homes for the adjoining properties to the west (119 and 121 New Hamburg Road). The Town has requested, the Applicant extend the water line to Marlorville Road. There is a property between the Applicants property and Marlorville Road which the Town will require an easement from in order to extend the waterline. Once the Town coordinates with the adjoining property owner, said line will be shown on the plans. Please refer to the Utility Plan (Sheet C160).

3. *With respect to noise, any possible operational mitigation proposed such as: no outdoor sound system on pumps or otherwise, limits on hours of operation, etc.*

Response: A note has been added to the Site Plan about noise at the pumps. See sheet C130.

The hours of operation have been reduced from 24-hours to opening at 5 AM and closing at 12 AM.

4. *While regulated by DEC show the location of vents for tanks.*

Response: The vents for tanks are located on the Site Plan and Utility Plan. See Sheets C130 and C160.

5. *Address the status of the applicant's request of the elimination of the 4:00 — 6:00 pm no left turn restriction or the provision of signage for no u-turns along New Hamburg road if there will be such restriction.*

Response: The Applicant is awaiting a letter from the Town's Traffic Consultant justifying the Town's position as to why the DCDPW should eliminate the restriction of no left turn between the hours of 4 – 6 PM. Once received it will be forwarded to the DCDPW.

6. *Requirement that the property owner maintain the sidewalks.*

Response: A note has been added to the Sheets G002 and C130 indicating that the sidewalk is to be maintained by the property owner.

7. *Address what kind and level of lighting is proposed for the sidewalks.*

Response: The requested concrete walk and lighting by the Town along the R.O.W. has been illuminated by light bollards. See plan C190. The bollards are 3.5 ft. tall and have been placed on the site property (behind the proposed highway taking boundary). Please note that these proposed fixtures have a low lumen output and a very warm (amber) color temperature (CCT). The low height of the fixture and the warm color will both reduce the incidence of unwanted glare. The average foot candle level on this walkway is 0.3 f.c.

8. *If the hours of operation are limited, what kind and level of lighting would remain on when the establishment is closed.*

Response: Notes #5 on Sheet C190 states: SITE LIGHTS SHALL BE DIMMED TO A REDUCED LIGHT LEVEL DURING NON-OPERATIONAL HOURS, WHILE STILL PROVIDING FOR SAFETY FOR THE RESIDENTS ON SITE. CANOPY LIGHTING SHALL BE TURNED OFF OR DIMMED TO DURING NON-OPERATIONAL HOURS.

9. *Design of canopy for hamlet feel.*

Response: The Canopy was designed in conjunction with feedback received from the Town Planning Board. The Project Architect will revise the canopy elevation based upon feedback from the Town Planner. Elevations will be submitted under a separate letter from the Architect.

10. Eliminate outdoor decks on apartments.

Response: AS discussed at the June 7th Planning Board Meeting, the Applicant will relocate one deck to the western portion of the building. Two decks will remain parallel to New Hamburg Road and restrictions will be placed within the special use permit, site plan, and lease as to what can be stored on the deck.

11. Revise architecture to more of a country store look.

Response: The convenience store and apartments were designed in conjunction with feedback received from the Town Planning Board. The Project Architect will revise the building elevation based upon feedback from the Town Planner. Elevations will be submitted under a separate letter from the Architect.

We have enclosed nineteen (19) copies of the following are attached:

- Sheet G002 Notes and Legend, dated June 14, 2021
- Sheet C 130 Site Plan dated June 14, 2021
- Sheet C160 Utility Plan dated June 14, 2021
- Sheet C190 Photometric Plan dated June 14, 2021

Please place this project on the agenda of the July 7, 2021 Planning Board meeting. Please contact me at 845-486-1478 if you have any questions or need any additional materials.

Sincerely,



Christopher P. Lapine, P.E., LEED AP
Director of Land Development

cc: Nick Ward Willis, Esq. Keane and Beane P.C.
Zeidan Nesheiwat, Gas Land Petroleum