

August 4, 2021

Bea Ogunti, Planning Board Secretary
20 Middlebush Rd
Wappingers Falls, NY 12590

RE: Re-submission for Amended Site Plan for
Locust Tree Residential Properties, LLC Landscape Business
80 Airport Drive (Tax Parcel 6259-04-679493)
Town of Wappinger, NY

Dear Ms. Ogunti:

Attached are five (5) sets of full-scale and ten (10) sets of 11" x 17" revised plans and two (2) copies of an updated Engineer's Letter Report for Stormwater Management for the project. These documents have been updated to address comments from the last planning board meeting and comments from the Town's consultants. The comments are specifically addressed below.

CPL 5/10/2021

1. Comment: Our office reviewed some minor suggested adjustments to the stormwater system for the project with TW Engineering, which they agreed to furnish with a future submission.
Response: The storm system has been revised to include a stone infiltration trench along the entire length of the front parking lot.
2. Comment: Plans for the water service (backflow preventer and well abandonment) are subject to the approval of the Dutchess County Department of Behavioral and Community Health.
Response: Noted.
3. Comment: The DWWA has provided documentation of the County's agreement to serve the property with the County water supply system.
Response: No response required.
4. Comment: Since the amount of disturbance shown does not exceed 1-acre, the project is NOT subject to a stormwater SPDES permit and a full stormwater pollution prevention plan (SWPPP) is not required.
Response: Noted.
5. Comment: The entrance work in the Town Road right of way will be subject to a Highway Work permit from the Town of Wappinger Highway Department.
Response: Noted.
6. Comment: TW has revised the Erosion Control Plan to include a concrete wash out area.
Response: No response required.

7. Comment: TW has revised the plans and application to reference the correct parcel number, 6259-04-679493.

Response: No response required.

Hardesty & Hanover 5/17/2021

- 1a. Comment: The Proposed Action is considered an Unlisted action pursuant to SEQRA.

Response: Noted.

- 1b. Comment: The Full EAF notes that the Site may contain the Indiana Bat, a species that is considered threatened or endangered. The Applicant has responded that they intend to relocate 7 existing trees on site, which are ornamental in nature and would not provide habitat for the Indiana Bat. The Applicant references the statement per their wetland biologist Michael Nowicki. The Applicant should contact the New York State Department of Environmental Conservation (NYSDEC) to verify and the NYSDEC response should be forwarded to the Town.

Response: NYSDEC has been contacted to confirm that the existing trees that are proposed to be removed are not Indiana Bat Habitat. This correspondence will be provided once received.

2. Comment: Tax Lot. The Tax Lot number appearing on the original submission materials had been in error. The Applicant has responded that the tax parcel number has been corrected on the plans and the application materials. As we have not received any materials other than the plans and the comment response memo, we defer to the Zoning Administrator regarding the corrections of the tax parcel number on any other application materials or application forms.

Response: No response required.

3. Comment: Parking. As previously commented, the Applicant is proposing 7 additional parking spaces, but it is unclear what the existing and proposed parking calculations are. These parking calculations should be provided.

Response: Parking calculations have been added to the bulk table on the Cover Sheet. The required parking is based on 1 space/employee for a commercial business. The number of employees is based on the typical maximum office employees.

Additional Comments From Planning Board Meeting

1. Comment: Provide an MSDS for the fluid stored within the on-site poly storage tanks.

Response: An MSDS is attached.

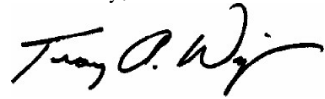
2. Comment: The tanks may need a variance for rear yard setback to an accessory structure.

Response: The tanks are shown to be relocated to meet the accessory setback requirements..

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Please place this project on the next available Planning Board meeting for consideration. If you have any questions or require additional information, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Troy A. Wojcikofsky". The signature is fluid and cursive, with the first name "Troy" being more prominent.

Troy A. Wojcikofsky, P. E.; LEED-AP; ENV-SP
Engineer