

February 23<sup>rd</sup>, 2022

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

Re: 33 Middlebush Road Site Plan & Lot Line Consolidation (19-5201)  
Middlebush Road  
Tax Parcels #6157-01-414840 & 396837  
CPL # 14926-00006

Dear Chairman Flower and Planning Board Members:

This office received copies of the following documents:

- Application for Amended Site Plan Approval, dated January 31<sup>st</sup>, 2022, prepared by John Falvella
- Architect's Report, not dated, prepared by Paul Jankovitz, RA
- Letter Addressed to Barbara Roberti, dated November 9<sup>th</sup>, 2021, prepared by Paul Jankovitz, RA
- Short Environmental Assessment Form, dated January 10<sup>th</sup>, 2022, prepared by Paul Jankovitz, RA
- Drawing S-1.0, dated August 1<sup>st</sup>, 2021, prepared by Paul Jankovitz, RA
- Drawing S-2, dated January 27, 2020, prepared by Alfred Cappelli Jr. AIA
- Drawing S-3, dated March 9, 2020, prepared by Alfred Cappelli Jr. AIA
- Drawing S-4, dated March 9, 2020, prepared by Alfred Cappelli Jr. AIA
- Drawing S-5, dated January 27, 2020, prepared by Alfred Cappelli Jr. AIA
- Drawing S-6, dated January 27, 2020, prepared by Alfred Cappelli Jr. AIA
- Drawing S-7, dated January 27, 2020, prepared by Alfred Cappelli Jr. AIA
- Drawing A-3.0, dated August 1, 2021, prepared by Paul Jankovitz, RA
- Drawing A-11.0, dated September 1, 2021, prepared by Paul Jankovitz, RA
- Drawing A-12.0, dated September 1, 2021, prepared by Paul Jankovitz, RA
- Drawing A-13.0, dated September 1, 2021, prepared by Paul Jankovitz, RA



- Graphical Rendering of Project, date unknown, provided by Paul Jankovitz, RA

Based on our review we offer the following engineering related comments:

1. Include locational sketch of the project parcel, at a scale of not less than 1 inch to 800 feet.
2. Show all existing buildings, structures, wells, septic systems, and other man-made features within 200 feet of the property boundary.
3. Names of all owners of record of adjacent properties must be included in the plan set.
4. Please expand on the proposed usage of the contractor storage units (i.e. is vehicle maintenance and/or storage proposed, will there be storage of chemicals, etc.)
5. Wetland and wetland buffer should be shown on the Site Plan on Sheet S-1.0.
6. Include information of the individual(s) that delineated the wetland on Existing Lot #2.
7. Proposed construction in the adjacent wetlands and/or wetland buffer will be subject to a wetland disturbance permit. The following proposed items appear to be in the wetland buffer: Bio-Retention Area #2, Reconstructed 2-story building, 5' wide concrete sidewalk at the rear of the proposed building, removal of existing pavement on southwest corner of project parcel, new concrete curbing on the southeast side of the proposed building.
8. Bio-Retention Area #1 should be labeled as such on Sheet S-1.0. Please clarify.
9. Is there a separate plan that contains the detail of sewage disposal and water system approval? If so, please include in the set for reference.
10. Regardless of the minor changes to the existing entrance, Dutchess County DPW must approve any changes to entrances onto a County Highway.
11. Page 3 of the SEAF states that the existing well will be reused, but the proposed paving on Sheet S-1.0 depicts paving surrounding the existing well. Please clarify and show how well is to be protected from traffic and contamination.
12. Dutchess County Behavioral and Community Health approval will be needed for the proposed reuse of the existing well and septic system.
13. Provide a truck-turning plan for the largest vehicle to service the facility.
14. Provide inlet protection for all existing catch basins on the site. Sheet S-5 proposes only silt fence around the parcel line. A comprehensive erosion control plan should be developed.





15. Show location of construction entrance with necessary detail.
16. Show a concrete washout area with necessary detail.
17. Are any building-mounted or free-standing signs proposed for the facility? If so, please show locations on plans and provide appropriate details
18. Provide proposed first floor elevation and lowest sewerable elevation of the proposed building, as the Architect's Report states that the existing structure must be rebuilt.
19. The applicant should consider changing the site layout, with the proposed storage facility on the east side of the parcel.
20. The Board should discuss the comments received from the Dutchess County Dept. of Planning and Development.
21. It is recommended that the existing timber wall encroachment along the west property line be addressed as a part of this application.
22. The limit of disturbance must be shown on the plans and a SWPPP must be prepared if disturbance is greater than 1 acre.
23. Regardless of whether a SWPPP is required, provide sizing calculations and details for the proposed seepage pits and bioretention areas, and provide a pre/post development drainage analysis. Include a detail for the proposed infiltration trench.
24. Confirm adequate separation is provided between the "upgraded" SDS and proposed drainage features.
25. Applicant should explain reasoning for providing several sections of fence integrated with the proposed landscaping around the perimeter of the paved parking area/travel-ways.
26. Additional spot elevations should be provided on the grading plan to ensure positive drainage away from the building and towards the stormwater management features.
27. Roof leaders are depicted on sheet A-12.0, but are not depicted on Sheet S-4. Please clarify.
28. The answer to question 18 on page 3 of the SEAF should be amended as bioretention areas are proposed. Please revise.
29. The submitted Architect's Report references exploratory test pits excavated around the perimeter of the existing building. The applicant should be advised that any excavation in a wetland buffer is subject to a Wetlands Disturbance Permit.
30. It appears that tree-felling will be necessary for the proposed site work and expanded parking area. Please include notes for the protection of Indiana Bats.



Mr. Bruce Flower, Chairman  
Town of Wappinger Planning Board  
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If you have any questions, please contact me at (845) 686-2305, or via e-mail at [jbodendorf@cplteam.com](mailto:jbodendorf@cplteam.com).

Very truly yours,  
CPL

Jon Bodendorf, P.E.  
Town Engineer

JDB/wts

cc: Barbara Roberti, Zoning Administrator (by e-mail copy)  
Susan Dao, Building Inspector (by e-mail)  
James Horan, Esq., Attorney to the Planning Board (by e-mail copy)  
Malcolm Simpson, Planning Board Planning Consultant (by e-mail copy)  
Nicholas Maselli, Planning Board Member (by e-mail copy)  
Ralph Marinaccio, Planning Board Member (by e-mail copy)  
Robert Ceru, Planning Board Member (by e-mail copy)  
Paul Freno, Planning Board Member (by e-mail copy)  
Lynne Versaci, Planning Board Member (by e-mail copy)  
Markos Peratikos, Planning Board Member (by e-mail copy)  
Bea Ogunti, Planning Board Sec. (by e-mail copy)  
Paul Jankovitz., applicant's Architect (by e-mail copy [pbjaia@aol.com](mailto:pbjaia@aol.com))