

March 1st, 2022

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

Re: MWF, LLC Subaru - Amended Site Plan
Tax Parcel 6157-04-659168
CPL # 14926-000058
TOW# 22-3455

Dear Chairman Flower and Planning Board Members:

This office received copies of the following documents:

- Application for Site Plan Approval, dated February 9th, 2022, prepared by Christopher Turner of MWF LLC
- Special Use Permit, dated February 9th, 2022, prepared by Christopher Turner of MWF LLC
- Owner Consent Form, dated February 7th, 2022, prepared by Christopher Turner of MWF LLC
- Project Description, received February 9th, 2022
- Full Environmental Assessment Form, dated February 7th, 2022, prepared by LaBella Associates
- Special Use Permit Narrative, dated February 7th, 2022, prepared by LaBella Associates
- Wappinger Subaru Expansion Stormwater Memo, dated February 7, 2022, prepared by Kyle Bardwell, P.E. of LaBella Associates
- Plan Sheet A-1, last revised February 9th, 2022, prepared by Thomas Ashbairn, P.E. R.A.
- 10-Sheet Plan Set, dated February 7th, 2022, prepared by The Chazen Companies

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

1. Prior to the Planning Board Chairman's approval of the plans, please affix the design professional's stamp to the Plan Set sheets.
2. Applicant must include the names of all adjacent parcel owners and conservation notes for Indiana Bats and Blanding Turtles protection on sheet G002 of the plan set.
3. General Notes on Sheet G002 include well abandonment and sewage facilities demolition instructions, but the project narrative and plans do not indicate abandonment or discontinued use of these utilities. Please clarify



4. Applicant should provide a construction detail or product data sheet for the proposed wash-water recycling system intended for the manual washing of cars as well as locations of floor drains in the proposed wash bay addition. Clearly indicate how waste wash water is to be handled.
5. 2020 New York Plumbing Code stipulates that the applicant must add oil-water separators in conjunction with the stormwater collection system due to the proposed use of the building addition. Please include and provide appropriate details.
6. Please clarify if the relocated trash enclosure is new construction. Provide construction detail for the trash enclosure.
7. The square footage of the proposed addition is unclear. The FEAF states the addition will be 11,409 square feet, whereas the sum of the two building areas depicted on the plan set and the Stormwater Memorandum state 11,049 square feet. Please clarify.
8. Add the total area of the limit of disturbance to Sheet C120.
9. There appears to be a second well on the property north of the parking area and adjacent to a concrete pad. Please indicate if this well is in use, and if not, please indicate if it is to remain or be abandoned.
10. Health Department approval of the water supply and sewage disposal system will be required for the expanded facility.
11. The project narrative in the EAF indicates "upgrades to sanitary facilities", but no apparent upgrades are included on the plans. Please clarify.
12. The stormwater memorandum provided does not appear to accurately evaluate this project. Because there are known drainage issues along this stretch of Route 9, please provide a detailed drainage analysis demonstrating that the existing stormwater management features are adequate to handle the increase in impervious cover.

If you have any questions, please contact me at (845) 686-2305, or e-mail at jbodendorf@cplteam.com.

Very truly yours,
CPL

A handwritten signature in blue ink, appearing to read 'Jon Bodendorf'.

Jon Bodendorf, P.E.
Senior Municipal Engineer

JDB/wts

cc: Barbara Roberti, Zoning Administrator (by e-mail copy)



Mr. Bruce Flower, Chairman
Town of Wappinger Planning Board
March 1st, 2022
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Susan Dao, Building Inspector (by e-mail)
Michael Sheehan, Highway Superintendent (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)
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)
Marcos Peratikos, Planning Board Member (by e-mail copy)
Nicholas Maselli, Planning Board Member (by e-mail copy)
Lynne Versaci, Planning Board Member (by e-mail copy)
Bea Ogunti, Planning Board Sec. (by e-mail copy)
Thomas Ashbahian, P.E. R.A. (by e-mail copy)