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September 11, 2023

Town of Wappinger Planning Board
20 Middlebush Road
Wappingers Falls, NY 12590

ATTN: Bruce Flower, Chairman and Board Members

**RE: W.O. # 1378.03
ADAMS FAIRACRE FARMS WAPPINGER – AMENDED SITE PLAN
OLD POST ROAD & ROUTE 9
TOWN OF WAPPINGER, DUTCHESS COUNTY, NEW YORK**

Dear Mr. Flower and Board Members;

Engineering & Surveying Properties, PC (EP) has received the Planning Board Consultant review memo's for the above referenced project and has revised the Amended Site Plan and offers the following comment by comment response to each of the consultant memos.

H&H Review Memorandum 08/31/2023

Review Comments:

1. Comment noted regarding SEQR and no further action is required.
2. Landscaping around the proposed cooler along the north side of the building has been added to the plans. Additional notes have been added regarding protection and/or replacement of existing landscaping.
3. Regarding Parking
 - a. The parking calculations have been updated to show that there were 338 originally installed, 11 proposed to be removed and 10 permanent parking spaces to be created. An additional 10 parking spaces will be available for high peak seasons in the area of the bulk landscape storage area.
 - b. The striped island has been revised to accommodate truck deliveries. A truck turning template has been added to the plan.
4. The limit of the original wetland buffer has been added to the plan and a wetland disturbance permit has been submitted with this resubmission.

CPL Review Memorandum 08/26/2023

Review Comments:

1. The area of the revised parking in the eastern portion of the site is proposed to occur in an existing impervious area of the nursery area. Due to the actual net decrease in impervious areas by removal of parking spaces to the north, there is no increase in stormwater runoff from the proposed site amendments.
2. The existing catch basins in the area of the proposed cooler are proposed to be removed and the existing drainage pipe from CB 3-12 to 3-11 will be removed in the

area of the footing for the cooler and abandoned in place for the remainder of the pipe section. The abandoned section of drainage pipe will be filled with concrete and the entrance into the CB 3-11 will be sealed with concrete.

3. Existing utilities in the area of the proposed cooler and parking expansion have been shown on the plans. The existing hydrant is shown to be relocated to ensure there should not be any conflicts with existing utilities.
4. The grading in the area of the parking expansion area is very flat. Existing and proposed spot grades and contours have been included on the plans.
5. Landscaping around the proposed cooler along the north side of the building has been added to the plans. Additional notes have been added regarding protection and/or replacement of existing landscaping.
6. Notes have been added to the plans that all construction details shall conform to the construction details originally approved for the Adams Wappinger project.
7. See response to #6.

If you have any additional questions and/or comments, please don't hesitate to contact this office.

Sincerely,
Engineering & Surveying Properties, PC



Jay Samuelson, P.E.
Principal