

October 28, 2020

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

**Re: Plimpton & Hills  
Amended Site Plan Review  
Tax Parcel #6157-02-607815  
CPL # 14926-000020**

Dear Chairman Flower and Planning Board Members:

This office received copies of the following documents prepared by Lawrence Paggi, PE, PC:

- Cover Letter dated October 9, 2020
- Plan sheet set C-1 – C-5 latest revision dated October 9, 2020, prepared by Lawrence Paggi, PE
- Building Elevations PB-1 and PB-2 prepared by Mauri Architecture dated October 4, 2020

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

1. The approval of the amended site plan is contingent on approval of the proposed lot line realignment submitted with the Poughkeepsie Nissan amended site plan. The Plimpton and Hills plans should not be signed by the Town until proof of filing of the subdivision map and accompanying easements are completed.
2. In the engineer's response letter, they are requesting that metes and bounds descriptions for the proposed easements, and blanket stormwater drainage easements between the two lots be a condition of approval. We have no objection to this request.
3. The engineer's response letter indicates there is an agreement between the two properties regarding electric serving the light poles. This agreement should be provided for the Planning Board attorney's review.
4. Notes should be added to the site plan regarding no outside storage of materials and the water and sewer use analysis provided in the engineer's response letter.
5. Please label the additional curb breaks as outlined in the engineer's response letter.
6. Regarding the Planning Board's request for a new right turn southbound, the engineer's response is this will take a long time to gain approval and will be considered in a future amended site plan application. However, there is no method of guaranteeing the applicant's return to the Planning Board for amended site plan approval. An attempt should be made to ascertain whether the NYSDOT would



Mr. Bruce Flower, Chairman  
Town of Wappinger Planning Board  
September 29, 2020  
Page 2 of 3

conceptually approve the right turn southbound and the formal approval of the right turn could be a condition of issuance of the building permit. This should be further discussed with the planning board.

If you have any questions, please contact me at (845) 454-3411 extension 29, or e-mail at psetaro@cplteam.com.

Very truly yours,  
CPL

A handwritten signature in black ink, reading "Peter D. Setaro".

Peter Setaro, P.E.  
Principal

PDS/thh/sg

cc: Barbara Roberti, Zoning Administrator (by e-mail copy)  
Susan Dao, Building Inspector (by e-mail)  
Paul Ackermann, Esq., Attorney to the Planning Board (by e-mail copy)  
David Stolman, AICP, 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 Valdati, 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)  
Markos Peratikos, Planning Board Member (by e-mail copy)  
Bea Ogunti, Planning Board Sec. (by e-mail copy)  
Larry Paggi, PE (by e-mail copy)