

July 28, 2022

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

**Re:     Hammond, OLeary, & Witkowski Lot Line Realignment**  
          Tax Parcels #6056-03-427460, 6056-03-445462, and 6056-03-454462  
          CPL # 14926.04  
          TOW # 22-5218

Dear Chairman Flower and Planning Board Members:

This office received copies of the following documents:

- Project Narrative Letter, dated July 18, 2022, prepared by William Povall, P.E.
- Layout Application for Lot Line Realignment, dated July 18, 2022
- Owner Consent Form for 6056-03-427460, dated July 18, 2022, prepared by Nicole Hammond
- Owner Consent Form for 6056-03-445462, dated July 18, 2022, prepared by Mary OLeary
- Owner Consent Form for 6056-03-454462, dated July 18, 2022, prepared by Sean Witkowski
- 1-Sheet Plan Set, dated July 18, 2022, prepared by William Povall, P.E.
- Deed for 6056-03-427460, dated July 1, 2016
- Deed for 6056-03-445462, dated September 26, 2018
- Deed for 6056-03-454462, dated August 1, 2016

Based on our review we offer the following comments:

1. It appears that notes within the shaded areas have the Tax Grid numbers for the lots to be receiving area reversed. Please confirm and correct as necessary.
2. The Schedule of Bulk Regulations indicates the need for variances; however, given that these are pre-existing non-conforming conditions that are not being further compromised as a result of the lot-line realignment, we do not believe that any variances are required.



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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 black ink, appearing to read 'Jon Bodendorf'.

Jon Bodendorf, P.E.  
Senior Municipal 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)  
Lynne Versaci, 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)  
William Povall, P.E. Applicant (by e-mail copy)