

March 1, 2023

Mr. Bruce Flower, Chairman
Town of Wappinger Planning Board
20 Middlebush Road
Wappingers Falls, New York 12590

CHARLES P. MAY
AND ASSOCIATES P.C.

RE: Licari Subdivision
39 Middlebush Road
Tax Parcel # 6257-02-986805

Dear Chairman Flowers:

In regard to the comment letter dated January 14, 2023 by Jon Bodendorf P. E. our response is in identical order of the comments.

Community Planning
Landscape Architecture
Project Management
Environmental Studies
Environmental Engineering
Traffic Analysis

1073 Main Street, Suite 203
Fishkill, NY 12524
Voice
845-896-2747

367 Windsor Highway, Suite 168
New Windsor, NY 12553
Voice
845-567-3030

Email
charlespmayassoc@aol.com
Website
charlespmayassociates.com

Zoning
Land Use
Site Planning
CADD Services
Grading and
Drainage Plans
Site Details
Utility Plan
Graphics
Permits
Approvals

1. The applicant is in the process of contacting the DCDPW for review of the intended proposed subdivision and driveway location.
2. The applicant intends to submit plans and specifications as necessary for the project to be connected to a proposed extension of the existing sanitary sewer line at Cameli Drive. The proposed sanitary sewer extension will be at the expense of the applicant and all engineering designed plans and specifications will be submitted to DCDBCH for review and approval.
3. An existing conditions survey is submitted herewith .
4. The existing deeds with metes and bounds with be submitted upon final approval of for review by the Town Attorney and Engineer.
5. The proposed subdivision line will be labeled as necessary.
6. Once a grading plan has been implemented the limits of disturbance and a soil and erosion control plan will be submitted.
7. The intent as this time for restoration of the building and site would be to topsoil and seed the area.
8. The surface of the driveway intended for lot 1 at this time will be an asphalt surface.
9. At this time there does not appear to be modification to the existing gas line. Should the applicant determine that modifications will be necessary they will be implement on the plans.

10. The applicant intends to design a drainage system which will have no net increase in storm water runoff to adjacent properties.
11. The site location of the building when determined on the site will be graded not to impede adjacent properties.
12. A note will be provided on the plan to address this issue. The applicant intends to connect all roof leaders and footing drains to an appropriate drainage system to detain storm flows and provide no net increase to adjacent properties.
13. Once a grading plan has been completed the applicant will provide a soil and erosion control plan as defined by the Town of Wappinger Soil and Sediment Control Ordinance.
14. The applicant intends to remove the existing SDS in accordance with the DCDBCH guidelines and specifications.

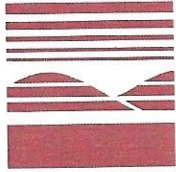
Sincerely,

CHARLES P. MAY AND ASSOCIATES P.C.



Charles P. May RLA
President/CEO





CHARLES P. MAY
AND ASSOCIATES P.C.

March 1, 2023

Mr. Bruce Flower, Chairman
Town of Wappinger Planning Board
20 Middlebush Road
Wappingers Falls, New York 12590

RE: Licari Subdivision
39 Middlebush Road
Tax Parcel # 6257-02-986805

Dear Chairman Flowers:

In regard to the comment letter dated January 13, 2023 Malcolm M. Simpson our response is in identical order of the comments.

Community Planning
Landscape Architecture
Project Management
Environmental Studies
Environmental Engineering
Traffic Analysis

1073 Main Street, Suite 203
Fishkill, NY 12524
Voice
845-896-2747

367 Windsor Highway, Suite 168
New Windsor, NY 12553
Voice
845-567-3030

Email
charlespmayassoc@aol.com
Website
charlespmayassociates.com

Zoning
Land Use
Site Planning
CADD Services
Grading and
Drainage Plans
Site Details
Utility Plan
Graphics
Permits
Approvals

1. a There are no additional variances required for side yards on Lot 1. This was specifically discussed with the ZBA and now these parcels will be served by town sewer, if approved by the Town Board, Lot 1 will be in full compliance with the R20/40 Zoning District.
- b. That was specifically discussed with the ZBA. In fact, Town Attorney James Horan brought it to everyone's attention and it was specifically addressed by the ZBA.
2. Notes will be added to the plat identifying the NYSDCE mitigation measures.
3. The applicant intends to meet with the Town Superintendent of Highways and the Town Engineer to review the sight distance implications.
4. No comment necessary.

Sincerely,

CHARLES P. MAY AND ASSOCIATES P.C.

Charles P. May RLA
President/CEO