

March 15, 2023

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

Re: Tassone Court Commercial Use
3-17 Tassone Crt.
CPL Project No: 14926.00 Phase 039
TOW#21-4092

Dear Chairman Flower and Planning Board Members:

This office received the following documents:

- Project Cover Letter, dated December 6, 2022 by Burns Engineering Service P.C.
- Mixed Use Site Plan for 3-17 Tassone Court, last revised 5/19/2021, by Burns Engineering Service P.C.
- Photometric/Grading Plan dated 12/7/22 by Burns Engineering Services, P.C.

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

1. The Building Use and Parking Inventory table should indicate that one ADA compliant parking space is required.
2. Although the number of parking spaces shown may be sufficient, our office has the following concerns with the general arrangement of the parking shown...
 - a. For the 6-spaces shown in the vicinity of building 3, the locations of these spaces appear to be such that they could impede entering or exiting traffic while someone is maneuvering into or out of the spaces shown.
 - b. In addition to the concerns with the parking spaces shown by building 3, a few of the 4-spaces shown near building 1 appear to have a lack of space for backing up.
 - c. The plan indicates an area for land banked parking. Five spaces are called out; however, seven spaces are depicted and two of the seven spaces do not appear to have sufficient area to maneuver between building 1 and the existing stone & masonry walls.
3. A letter from the Dutchess County Department of Behavioral and Community Health indicating that their office has no issues with the existing water supply and wastewater disposal systems serving the proposed new use should be provided as part of the record.
4. The grading plan does not appear to indicate any proposed grading. Please clarify.

If you have any questions or require any additional information, please contact me at (845)



686-2305, or by email at jbodendorf@cplteam.com.

Very truly yours,
CPL

Jon D. Bodendorf, PE
Senior Municipal Engineer

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)
Reinaldo Anjos, 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)
Marco Peratikos, 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)