



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

June 1, 2023

Re: Chelsea Ridge Apartments WWTP Review
Tax Parcel # 135689-6056-01-468615
CPL # 14926.16

Dear Chairman Flower and Planning Board Members:

This office received copies of the following documents:

- 7 sheet plan set titled "Chelsea Ridge WWTP Upgrade Project" by Delaware Engineering, DPC, dated 03/2023
- Special Use Permit and Site Plan Application Package with Attachments prepared by Delaware Engineering, DPC, dated 04/28/2023
- SEAF, dated 04/28/2023

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

1. Are there any plans to expand the service area as part of this project?
2. Please add a north arrow to all relevant sheets in the plan set.
3. Please make the notes in the upper right-hand corner more visible on sheets C10-C12.
4. Please add tree clearing notes to sheets C10-C12. The note should state that no tree clearing is permitted between November 1st and March 31st due to the Indiana Bat.
5. Based on the elevation provided, it appears that a wall is being proposed that exceed four feet in height. The engineer will have to provide wall details stamped by a licensed NYS Professional Engineer for review and approval.
6. Please provide a sewer connection detail for the proposed 4" SDR-26 drainage pipe.
7. The area of disturbance should include the installation of the proposed 4" drainage pipe.
8. ESC devices should be shown in the area around the proposed 4" drain line installation.
9. Please update the provided profile to show where the forcemain is in comparison to the proposed 4" drain line.
10. Please revise the 201 contour on sheet C11. It is not clear where this contour is terminating.
11. Please provide erosion control matting for any slope exceeding 25%. Please add an erosion control matting detail to the plan set.
12. Please provide level spreaders for all 6" drain pipes to daylight.



13. There is a fence shown on sheet C10. Is this fence to remain or be removed? Please clarify.
14. Please add dimension to the proposed drive.
15. Please denote any wooded areas in and around the project site. Any tree with a diameter of 12" or larger (measured at breast height) should be located and shown on the plans.
16. Please revise the roof drain detail to show a minimum of 18" of cover over the top of the pipe.
17. The "Project Location Address" on the SEAF does not match the address on the Application. Please clarify and revise as needed.
18. The plans appear to show a new exterior water spigot. Is this correct? If so, please clearly identify size and material. Please include any necessary details. Indicate if any backflow protection will be provided.

Should you have any questions or require additional information, please do not hesitate to contact me at (845) 686-2305, or email at jbodendorf@cplteam.com.

Very truly yours,
CPL

Jon Bodendorf, P.E.
Senior Municipal Engineer

JDB/krs

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)
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