



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

September 27, 2023

Re: Farrell Subdivision  
403 All Angels Hill Road  
Tax Parcel # 6357-03-045215  
CPL #R22.14926.25

Dear Chairman Flower and Planning Board Members:

This office received copies of the following documents:

- Subdivision Application with cover letter, dated August 29, 2023 prepared by Day Stakosa Engineering, P.C. signed by Brian Stakosa, PE, Preliminary Layout Application for Subdivision of Land, dated May 15, 2023 signed by Elizabeth Cowen and Owner Consent Form dated September 12, 2023 signed by Steven Farrell.
- SEAF, dated May 11, 2023 signed by Elizabeth Cowen
- 3 page plan set, dated, revised May 26, 2023 prepared by Day Stakosa Engineering, P.C.

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

General

1. USACOE approval of wetland disturbance may be necessary.
2. A Town wetland disturbance permit may be necessary.
3. Dutchess County DBCH approval will be necessary.

EAF

1. Question 2: Add DCDBCH approval of well and OWTS. Add USACOE wetland disturbance and Town wetland disturbance if necessary.



Plans

1. Cite the LS who prepared the boundary survey and date of survey.
2. Show limit of disturbance.
3. Show wetland boundaries. These should be delineated by a qualified biologist. The flagging should be shown. The date and name of the qualified biologist should be shown. The wetland boundaries should be validated by the authority having jurisdiction.
4. Notes regarding the protection of the Indiana Bat and Blandings turtle should be shown.
5. Town of Wappinger driveway notes should be shown on the plan.
6. Show how storm water will not be directed to the properties to the South at a lower elevation than the proposed driveway and house.
7. Erosion control measures should be shown, including soil stockpile and concrete washout areas.
8. A driveway profile should be shown.
9. The Applicant should meet with the Fire Advisory Bard to discuss and get approval of emergency access to the site.

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](mailto:jbodendorf@cplteam.com).

Very truly yours,  
CPL

Jon Bodendorf, P.E.  
Senior Municipal Engineer

JDB/rb

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)  
Lynne Versaci, 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)