



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

September 28, 2023

Re: Licari Subdivision Review  
Tax Parcel # 6257-02-986805  
CPL #14926.12

Dear Chairman Flower and Planning Board Members:

This office received copies of the following documents:

- Cover letter dated September 18, 2023 prepared by K&J Partners LLC
- Drawing CS 1, cover sheet, dated September 12, 2023 prepared by Charles P. May and Associates, P.C
- Drawing DP 1, demolition plan, dated September 12, 2023 prepared by Charles P. May and Associates, P.C
- Drawing BP 1, subdivision plat, dated September 6, 2023 prepared by Johnson Surveying
- Drawing SG 1, site grading plan, dated September 12, 2023 prepared by Charles P. May and Associates, P.C
- Drawing EC 1, erosion control plan, dated September 12, 2023 prepared by Charles P. May and Associates, P.C
- Drawing SL 1, site layout and materials plan, dated September 12, 2023 prepared by Charles P. May and Associates, P.C
- Drawing SU 1, site utility plan, dated September 12, 2023 prepared by Charles P. May and Associates, P.C
- Drawing TC 1, traffic control plan, dated September 12, 2023 prepared by Charles P. May and Associates, P.C
- Drawing SS 1, sanitary sewer profiles, dated September 12, 2023 prepared by Charles P. May and Associates, P.C
- Drawing SS 2, sanitary sewer details, dated September 12, 2023 prepared by Charles P. May and Associates, P.C



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

1. The previous comment remains: Please contact the DCDPW for review of the currently proposed subdivision application and driveway improvements. Add to this that the proposed sanitary sewer extension will require DCDPW approval. Correspondence and approval should be submitted when available.
2. The previous comment remains: The DCDBCH must be contacted for review and permission to file of the proposed subdivision. Add to this that DCDBCH approval of the sanitary sewer extension will be necessary. Correspondence and approval should be submitted when available.
3. The previous comment remains: Existing and proposed deeds with metes and bounds written description of all lots must be provided for review by the Town Attorney and Engineer.
4. The previous comment remains: Please label the proposed subdivision line as such.
5. The previous comment remains: Provide a limit of disturbance line to include all proposed work including demolition, new construction of the house, driveway and any utilities. This area should be reflected in the SEAF.
6. The previous comment remains: Please clarify what restoration is proposed for the area of the building to be removed and the existing gravel driveway, this should be identified on the plat.
7. The previous comment remains: A gas line is shown running parallel to the new lot line and appears to service the building to be removed on Lot 1. Please clarify any modifications to this gas line and revise the plat accordingly.
8. Drainage improvements are shown on SG-1. Some calculations showing the sizing of the rain garden is adequate for the roof, footing and trench drain, as well as the overland flow that will reach the rain garden should be provided. It should be shown how the property to the East will be protected from an increase in run off as a result of the proposed improvements. DCDPW approval of direct connection to the catch basing should be provided when available.
9. Erosion control measures are shown on EC 1. A concrete wash out area should be shown on the plan and a detail provided.
10. A driveway detail was provided but sight distance measurements should be shown

#### New Comment

11. Detailed plans in addition to the sanitary sewer profile should be submitted. Existing drainage and utilities should be shown. Where the proposed line will cross drainage and utilities should be shown. Details for the crossing of Middlebush Road should be provided.



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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)