



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

November 2, 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:

- Transmittal letter dated October 25, 2023 prepared by Charles P. May and Associates, P.C.
- Cover letter dated October 25, 2023 prepared by Charles P. May and Associates, P.C.
- Drawing CS 1, cover sheet, dated September 12, 2023 prepared by Charles P. May and Associates, P.C
- Drawing DP 1, demolition plan, dated October 25, 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 October 25, 2023 prepared by Charles P. May and Associates, P.C
- Drawing EC 1, erosion control plan, dated October 25, 2023 prepared by Charles P. May and Associates, P.C
- Drawing SL 1, site layout and materials plan, dated October 25, 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 Applicant indicates that DCDBCH requires legal acceptance of the sanitary sewer line prior to technical review. Pending legal acceptance, provide approval from DCDBCH.
2. 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 when available.
3. Limit of disturbance is now shown. The applicant indicates that the LEAF is updated to match the area of the plan, but CPL did not receive the LEAF. The disturbance indicated on the previously submitted SEAF shows 0.11 acres of disturbance. The disturbance now shown on the plan is .33 acres. The SEAF should be corrected, or the LEAF submitted.
4. The Applicant indicates that the gas line that is shown running parallel to the new lot will be extended to proposed building A. Where the gas line will enter building A should be shown with details of the piping and trenching and how it will not interfere with the sewer laterals for building A and B.
5. Water quality volume calculations were provided but run off reduction volume calculations were not provided. The concern is not increasing the runoff directed to the property to the East. Runoff reduction volume calculations for an intermediate storm event (possibly 25 year) for the rain garden for building A would be helpful in addressing the concern. The grading shows a swale behind building A which would appear to direct stormwater to the East. Perhaps a berm West of the Eastern property line should be considered to ensure runoff is directed to the rain garden
6. A detailed plan of the sewer connection is shown. Drainage is shown and where the sewer main crosses drainage is detailed. The gas main is not shown and it could be on the same side of Middlebush Road as the proposed sewer. Show gas main and services, as well as other utilities.

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)