

## RE: Torregrossa subdivision- Town of Wappinger PROJECT REVIEW

Beatrice Ogunti <BOgunti@townofwappingerny.gov>

Mon 11/13/2023 10:24 AM

To: Anita Odell <aodell@daystokosaeng.com>

Cc: Brian Watts <b watts@daystokosaeng.com>

Hey there Anita,

We were closed on Friday so I am just seeing your email. Not sure what agenda you are looking at. I have Torregrosso on the November 20<sup>th</sup> agenda which has not been posted or sent out yet. The agenda should be finalized sometime today.

Regards,

**Bea Ogunti**

*Zoning / Planning Board Secretary*

*20 Middlebush Road*

*Wappingers Falls, NY 12590*

*(845) 297-6256, Ext. 122*

*Fax (845) 297-0579*

[bogunti@townofwappingerny.gov](mailto:bogunti@townofwappingerny.gov)

**\*\* Start where you are, use what you have, do what you can ..Arthur Ashe \*\***

**\*\* If you think education is expensive, wait until you see what ignorance costs..Barack Obama \*\***

---

**From:** Anita Odell <aodell@daystokosaeng.com>

**Sent:** Friday, November 10, 2023 11:34 AM

**To:** Beatrice Ogunti <BOgunti@townofwappingerny.gov>

**Cc:** Brian Watts <b watts@daystokosaeng.com>

**Subject:** RE: Torregrossa subdivision- Town of Wappinger PROJECT REVIEW

**ATTENTION:** This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Good morning Bea,

I hope you had a nice long weekend. Quick question. I just checked the agenda online and do not see Torregrosso. I thought we were going to be on this agenda. No? Thank you!

Sincerely,

Anita

*Anita Odell*

**DAY | STOKOSA**  
ENGINEERING P.C.

3 Van Wyck Lane  
Wappingers Falls, NY 12590  
845-223-3202

---

**From:** Beatrice Ogunti <[BOgunti@townofwappingerny.gov](mailto:BOgunti@townofwappingerny.gov)>  
**Sent:** Thursday, October 26, 2023 9:52 AM  
**To:** Anita Odell <[aodell@daystokosaeng.com](mailto:aodell@daystokosaeng.com)>  
**Cc:** Brian Watts <[bwatts@daystokosaeng.com](mailto:bwatts@daystokosaeng.com)>  
**Subject:** RE: Torregrossa subdivision- Town of Wappinger PROJECT REVIEW

Hi there Anita and Brian,

Please let me know if I should put you on an upcoming agenda.

Regards,

**Bea Ogunti**

*Zoning / Planning Board Secretary*

*20 Middlebush Road*

*Wappingers Falls, NY 12590*

*(845) 297-6256, Ext. 122*

*Fax (845) 297-0579*

[bogunti@townofwappingerny.gov](mailto:bogunti@townofwappingerny.gov)

**\*\* Start where you are, use what you have, do what you can ..Arthur Ashe \*\***

**\*\* If you think education is expensive, wait until you see what ignorance costs..Barack Obama \*\***

---

**From:** Anita Odell <[aodell@daystokosaeng.com](mailto:aodell@daystokosaeng.com)>  
**Sent:** Wednesday, October 25, 2023 2:22 PM  
**To:** Beatrice Ogunti <[BOgunti@townofwappingerny.gov](mailto:BOgunti@townofwappingerny.gov)>  
**Cc:** Brian Watts <[bwatts@daystokosaeng.com](mailto:bwatts@daystokosaeng.com)>; Brian Stokosa <[bstokosa@daystokosaeng.com](mailto:bstokosa@daystokosaeng.com)>  
**Subject:** FW: Torregrossa subdivision- Town of Wappinger PROJECT REVIEW

**ATTENTION:** This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Hi Bea,

Brian has drafted a letter to explain where we are in the process and why we sent the attachments from the DEC. Please let me know if you have any questions or if you need anything further from us to be placed on the next available Planning Board agenda. As always thank you very much for all your help!

Sincerely,  
Anita

*Anita Odell*



3 Van Wyck Lane  
Wappingers Falls, NY 12590  
845-223-3202

---

**From:** Anita Odell  
**Sent:** Tuesday, October 24, 2023 8:05 AM  
**To:** Beatrice Ogunti <[BOgunti@townofwappingerny.gov](mailto:BOgunti@townofwappingerny.gov)>  
**Subject:** FW: Torregrossa subdivision- Town of Wappinger PROJECT REVIEW

Good morning my friend!!

I hope you are doing well this morning. I am just checking in to see if you had a minute to look at this email, I sent you. As always thank you very much for all your help.

Sincerely,  
Anita

*Anita Odell*



3 Van Wyck Lane  
Wappingers Falls, NY 12590  
845-223-3202

---

**From:** Anita Odell  
**Sent:** Friday, October 20, 2023 2:38 PM  
**To:** Beatrice Ogunti <[BOgunti@townofwappingerny.gov](mailto:BOgunti@townofwappingerny.gov)>  
**Cc:** Brian Stokosa <[bstokosa@daystokosaeng.com](mailto:bstokosa@daystokosaeng.com)>; Brian Watts <[bwatts@daystokosaeng.com](mailto:bwatts@daystokosaeng.com)>  
**Subject:** FW: Torregrossa subdivision- Town of Wappinger PROJECT REVIEW

Hi Bea,

I hope you are doing well this afternoon. When you get a minute can you please review the email below and the attached that we received from the DEC regarding Torregrossa? It is my understanding we were waiting for their correspondence to move forward. It appears we will need to add notes to the plans to satisfy the DEC's request. Can you please let me know what we need to do to move this project forward with the Town? As always thank you very much for all your help.

Sincerely,  
Anita

*Anita Odell*



3 Van Wyck Lane  
Wappingers Falls, NY 12590  
845-223-3202

---

**From:** Brian Stokosa <[bstokosa@daystokosaeng.com](mailto:bstokosa@daystokosaeng.com)>  
**Sent:** Friday, October 20, 2023 2:18 PM  
**To:** Anita Odell <[aodell@daystokosaeng.com](mailto:aodell@daystokosaeng.com)>  
**Subject:** FW: Torregrossa subdivision- Town of Wappinger PROJECT REVIEW

Received this for Torregrossa from the NYSDEC.

**Brian J. Stokosa, P.E.**



---

**From:** Masi, Lisa M (DEC) <[lisa.masi@dec.ny.gov](mailto:lisa.masi@dec.ny.gov)>  
**Sent:** Thursday, October 19, 2023 12:14 PM  
**To:** Brian Stokosa <[bstokosa@daystokosaeng.com](mailto:bstokosa@daystokosaeng.com)>  
**Cc:** Pawliczak, Sarah A (DEC) <[Sarah.Pawliczak@dec.ny.gov](mailto:Sarah.Pawliczak@dec.ny.gov)>; Booth-Binczik, Susan D (DEC) <[Susan.Booth-Binczik@dec.ny.gov](mailto:Susan.Booth-Binczik@dec.ny.gov)>; dec.sm.Wildlife.R3 <[Wildlife.R3@dec.ny.gov](mailto:Wildlife.R3@dec.ny.gov)>  
**Subject:** RE: Torregrossa subdivision- Town of Wappinger PROJECT REVIEW

Hello Brian,  
Thank you for your patience.

In looking at the location, it does fall within the screening distance of Blanding's turtle and Indiana Bat. I see that a time of year restriction will be used for bats (Acceptable work window of October 1<sup>st</sup> to March 31<sup>st</sup> for tree removal noted in plan notes). While I would agree that no wetland habitat appears to be found on the project site and suitable nesting areas are limited by the current vegetation character, wetlands are located nearby and areas adjacent to the site have been mapped as potential nesting habitat for Blanding's turtle (Hudsonia habitat mapping project). Turtles could move through the site between the more suitable habitats that surround it. To avoid impacts to turtles we would ask that the attached plan notes be incorporated into project plans. The plan notes also refer to an education and encounter plan. I am attaching a copy of a basic plan that could be used for this project.

If these recommendations are followed and Blanding's turtle avoidance and minimization measures added to the project plans, the project is not likely to impact the species or result in take and an Endangered and Threatened Species permit would not be required.

This review is only related to Endangered and Threatened Species permitting and does not include review of any other Department jurisdictions or permits.

Please let me know if you have any questions on the above information.

We encourage folks to submit requests for review electronically to our [Wildlife.R3@dec.ny.gov](mailto:Wildlife.R3@dec.ny.gov) inbox.

Lisa

**Lisa Masi**

Senior Wildlife Biologist, Division of Fish and Wildlife

Pronouns: She/Her/Hers

**New York State Department of Environmental Conservation**

21 South Putt Corners Road, New Paltz, NY 12561

P: (845) 256-2257 | F: (845) 255-4659 | [lisa.masi@dec.ny.gov](mailto:lisa.masi@dec.ny.gov)

[www.dec.ny.gov](http://www.dec.ny.gov) |  | 



---

**From:** Brian Stokosa <[bstokosa@daystokosaeng.com](mailto:bstokosa@daystokosaeng.com)>  
**Sent:** Thursday, September 14, 2023 2:00 PM  
**To:** Masi, Lisa M (DEC) <[lisa.masi@dec.ny.gov](mailto:lisa.masi@dec.ny.gov)>  
**Subject:** FW: Torregrossa subdivision- Town of Wappinger

*ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*

Hello!

Hope all is well.

I was following up on the Torregrossa Subdivision, do you need anything additional from us? Drop me a line as I am in and out of the office lately.

Many thanks!

**Brian J. Stokosa, P.E.**  
**DAYSTOKOSA**  
ENGINEERING P.C.

---

**From:** Pawliczak, Sarah A (DEC) <[Sarah.Pawliczak@dec.ny.gov](mailto:Sarah.Pawliczak@dec.ny.gov)>  
**Sent:** Friday, September 8, 2023 3:57 PM  
**To:** Brian Stokosa <[bstokosa@daystokosaeng.com](mailto:bstokosa@daystokosaeng.com)>  
**Subject:** RE: Torregrossa subdivision- Town of Wappinger

Hi Brian,

I sent that over to Wildlife for review. Please follow up with Lisa Masi about the status of the project.

Thanks,

Sarah

---

**From:** Brian Stokosa <[bstokosa@daystokosaeng.com](mailto:bstokosa@daystokosaeng.com)>  
**Sent:** Thursday, September 7, 2023 11:26 AM

To: Pawliczak, Sarah A (DEC) <[Sarah.Pawliczak@dec.ny.gov](mailto:Sarah.Pawliczak@dec.ny.gov)>

Subject: Torregrossa subdivision- Town of Wappinger

*ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*

Sarah,

Hope all is well.

We sent up a package for the Torregrossa subdivision regarding concerns raised by the NYSDEC about potential turtle habitat on the applicants hillside project. Do you need anything additional from us. Drop me a line when you have a chance.

Thank you.

**Brian J. Stokosa, P.E.**

**DAY|STOKOSA**  
ENGINEERING P.C.

3 Van Wyck Lane,

Wappingers Falls, NY 12590

(845) 223-3202

[bstokosa@daystokosaeng.com](mailto:bstokosa@daystokosaeng.com)