



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

December 1, 2023

Re: Joey Estates
Tax Parcel # 6257-03-247036
CPL #R22.14926.22

Dear Chairman Flower and Planning Board Members:

This office reviewed copies of the following documents:

- Cover letter dated November 6, 2023, prepared by Amy Bombardieri of Day and Stokosa
- 8-sheet plan set, last revised November 5, 2023 prepared by Day Stokosa Engineering PC

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

General

1. A full SWPPP will be required.
2. A Town wetland and water courses permit will be required.
3. A steep slope permit may be required.
4. A NYSDEC water taking permit will be required.
5. A NYS Health Department water supply permit will be required.
6. DCDBCH approval of water and sanitary facilities will be required.
7. CAMO Pollution Control must approve sanitary facilities.
8. USACOE wetland permit may be required.
9. Approval from the Fire Advisory Board will be required.
10. Traffic impacts must be evaluated within a Traffic Impact Study.
11. As the submission anticipates connection to the Central Wappinger Sewer district, the district's capacity to accept the additional sewage should be determined.
12. Studies to determine if it is possible for on site wells to provide for the water demand of the proposed development should be conducted.

Plans

1. Sanitary sewer mains and services should be shown on the grading plans. Easements may be required for some of the sewer lines.
2. Water services, valves and hydrants should be shown.



3. The location of the connection to existing sanitary lines should be shown with elevation. Pump stations may be necessary and should be shown. This could affect the amount of available lots.
4. Drainage pipe and structures should be shown. Drainage details should be provided.
5. Stormwater management practices should be shown. Practice details should be provided. It is likely that practices would be required in areas outside of the stormwater easement area. These practices may reduce the number of possible lots.
6. Grading for driveways and houses should be contained within each lot and not cross property lines.
7. Erosion control plans and details should be provided.
8. The proposed roadways appear to include a significant amount of necessary cut. A cut/fill analysis should be provided.
9. Additional information should be provided for the following lots:
 - Lots 5 and 48 – the intermittent wet area should be evaluated to determine if these lots are viable.
 - Lots 78 and 79 – sight distance should be shown for the proposed driveways.
 - Lots 14, 21, 22, 36, 49, 50, 55, 56, 62 and 65 – provide additional grading information to determine if the proposed house locations are viable.

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

A handwritten signature in black ink, appearing to read 'Jon Bodendorf'.

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)



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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)