



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

January 11, 2024

Re: Randolph School Sugar Shack and Lean To's
Tax Parcel # 6157-01-216814
CPL #R22.14926.

Dear Chairman Flower and Planning Board Members:

This office reviewed copies of the following documents:

- Application for Site Plan Approval, dated December 4, 2023, signed by Joshua Kaplan
- Special Use Permit Application, dated December 4, 2023, signed by Joshua Kaplan
- Owner's Consent Form, dated December 4, 2023, signed by Joshua Kaplan
- Short EAF, dated December 4, 2023, prepared by Joshua Kaplan
- 8x12 Camp Alcove plans and information, dated 2017, prepared by Jamaica Cottage Shop
- 8x12 New Yorker plans and information, dated 2016, prepared by Jamaica Cottage Shop
- 16x24 Sugar Shack plans and information, dated 2021, prepared by Jamaica Cottage Shop
- Outdoor Education Proposal, dated June 5, 2023, prepared by Joshua Kaplan
- Property Insurance, dated February 2, 2023, prepared by Marshall and Sterling
- Randolph Revival, dated May 25, 2020, prepared by The Randolph School
- Sugar Shack Pitch Deck, not dated, prepared by The Randolph School
- Map of Survey, dated August 8, 2023, prepared by Robert Oswald, LS
- Site Plan, dated December 1, 2023, prepared by Rollin Residential Design and Historic Preservation

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

EAF

1. The environmental mapper information from NYSDEC web site should be included.

Plans

2. Indicate if any grading is necessary for the proposed sugar shack. Erosion control for the sugar shack construction should be shown.



Mr. Bruce Flower, Chairman
Town of Wappinger Planning Board
January 11, 2024
Page 2 of 2

3. A lean-to structure is shown on top of the septic system. Relocation should be considered.
4. The Southern most lean-to is shown encroaching on the 25' side yard setback. A variance may be necessary. Relocation could be considered.
5. It should be shown that all structures are accessible by emergency vehicles at all times of year. The Applicant should meet with the Fire Department and gain approval for emergency access.

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

Jon Bodendorf, P.E.
Senior Municipal Engineer

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)
Thomas Truss, Jr., Planning Board Member (by e-mail copy)
James Glorioso, Planning Board Member (by e-mail copy)
Richard Barth, Planning Board Member (by e-mail copy)
Paul Freno, Planning Board Member (by e-mail copy)
Robert Meahan, 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)