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February 26, 2024

Town of Wappinger Planning Board
Wappinger Town Hall
20 Middlebush Road
Wappingers Falls, NY 12590

Re: Site Plan for Village Crest Apartments, Laundry/Gym Buildings
Town of Wappinger, Dutchess County
Tax Grid No. 135689-6259-02-635855 (11.2 Ac.)
135689-6259-02-705840 (11.4 Ac.)

Dear Chairman Flower and Board Members:

On behalf of the owner/applicant, HP Coolidge Wappinger, LLC, we are submitting a revised Site Plan application for the above referenced properties. The plans have been revised per the Town Consultant's comments in preparation for the Public Hearing scheduled for March 18, 2024 as follows:

Hardesty & Hanover review memorandum dated 01-31-24:

1. Bulk Table: A bulk table has been added to the plan on Sheet T-1.
2. Parking Calculations: A Parking Calculations table has been added to the plan on Sheet T-1.
3. Environmental: Comment noted. No response necessary.

CPL review letter dated 01-31-24:

General:

1. There are 10 existing washing machines in Building G, 10 existing washing machines in Building N and 5 existing washing machines in Building P. These washing machines will be removed. There are 12 new washing machines proposed in Building #1 and 12 new washing machines proposed in Building #2. Therefore, the amount of water consumption and wastewater generation will not increase from the existing flows. General Note 4, has been added to Sheet T-1 to indicate the above.
2. As per the attached letter from Daniel Keeler, Dutchess County Department of Behavioral and Community Health (DBCH) approval of the water supply and sewage disposal associated with the new buildings is required. Therefore, such approval will be sought from the DBCH.

Plans:

1. The limits of disturbance have been shown on the plan.
2. The proposed 6" sanitary sewer service line for Building #1 has been raised to provide a minimum of 18" vertical separation over the existing water main. A note has been added to the plan at the shown crossing location indicating a minimum of 18" vertical separation shall be provided.
3. A detail showing cross section A -A has been added to drawing D-1. The detail shows a minimum of 18" of separation between the existing water main and any excavation for the building footings. Note 2 in the detail indicates the existing watemain shall be re-located if proper separation is not provided.
4. Proposed temporary inlet protection control has been shown around the existing catch basin at Building H addition as requested. A Filter Fabric Drop Inlet Protection Detail has been shown on Sheet D-1.
5. Roof leader drains have been added to the plan for both buildings as requested.

Dutchess County Department of Planning and Development review memo dated 01-24-24:

No response necessary as it is a matter of local concern.

Town of Wappinger Fire Prevention Bureau review comments dated 01-19-24:

The fire alarm system and knox box information will be provided when applying for a building permit.

Attached in support of this application are the following:

- Eighteen (18) copies of the Site Plan for Village Crest Apartments, Laundry / Gym Buildings dated last revised 02-26-24.
- Eighteen (18) copies of DBCH correspondence dated 02-14-24.

If there are any questions and/or comments, please do not hesitate to contact this office. Thank You.

Very truly yours,



William H. Povall III, P.E.

cc: Mark Smith