



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

January 31, 2024

Re: DC Sports
Tax Parcel # 6158-04-551329
CPL #R22.14926.27

Dear Chairman Flower and Planning Board Members:

This office reviewed copies of the following documents:

- Cover Letter, not dated, prepared by Dan Pizzarelli
- Application authorization letter, dated December 27, 2023, prepared by Redl Real Estate LLC
- Application for Site Plan Approval, dated January 3, 2024, signed by Kari Redl
- Owner Consent form dated December 27, 2023, signed by Kari Redl Daniels
- Special use permit application, dated January 3, 2024, signed by Kari Redl
- SEAF, dated December 27, 2023, prepared by Dan Pizzarelli
- 9 page, 5 pole ropes course plans, dated December 19, 2023, prepared by Eclipse Engineering

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

EAF

1. Environmental mapper information from the NYSDEC web site should be included.

Plans

2. A site plan showing how the poles are arranged in the existing pool should be submitted.
3. It should be shown how people enter the existing pool to use the ropes course.
4. A site plan showing emergency access to new use should be submitted.
5. Horizontal dimensions for pole, platform and ladder spacing should be shown.
6. The applicant should meet with and gain Fire Department approval of the emergency access.



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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)
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