



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

January 31, 2024

Re: Village Crest Apartments Laundry / Gym Buildings  
Tax Parcel # 6259-02-635855 & 705840  
CPL #R22..14926.28

Dear Chairman Flower and Planning Board Members:

This office reviewed copies of the following documents:

- Application for Site Plan Approval, dated January 4, 2024, signed by Mark Smith
- Cover Letter, dated December 20, 2023, prepared by Povall Engineering, PLLC
- Owner's Consent Form, dated January 18, 2024, signed by Mark Smith
- Owner's Authorization letter, dated December 19, 2023, signed by James Coleman
- Short EAF, dated December 18, 2023, prepared by Mark Smith
- Project Narrative, dated December 20, 2023, prepared by Povall Engineering PLLC
- Site plan, dated December 20, 2023, prepared by Povall Engineering PLLC. (4 Sheets)

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

#### General

1. Any change to current water consumption and wastewater generation rates as a result of these improvements should be documented. If there will be no change, a note should be added to the plan stating such.
2. Dutchess County Department of Behavioral and Community Health approval of the water and sewer connections to the addition and new building may be necessary.

#### Plans

1. Show limits of disturbance.
2. There could be separation issues at the sewer crossing of the 4" water line for the building H addition. Revise the detail to show what will be done if 18" clearance can not be provided.
3. The 4" water line is about 30" from the building H addition and could conflict with the footing for the addition. Details of how this will be protected should be shown. Relocation of the water line should likely be considered.



4. Details of sedimentation protection of the existing catch basin at the building H addition should be shown.
5. Show roof leaders and footing drains (if necessary) for the addition and new structure and what drainage they will be connected to.

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](mailto: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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