



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

February 28, 2024

Re: Heinemann Caretaker's Cottage
Tax Parcel # 6358-01-205670
CPL #R22.14926.32

Dear Chairman Flower and Planning Board Members:

This office reviewed copies of the following documents:

- Application for site plan approval, dated February 2, 2024, signed by Sarah Ryan, ESQ.
- Special use permit application, dated February 2, 2024, signed by Sarah Ryne, ESQ.
- Application for Site Plan Approval, dated January 3, 2024, signed by Kari Redl
- Owner Consent form dated January 30, 2024, signed by Kari Redl Daniels
- SEAF, dated February 2, 2024, prepared by Sarah E Ryan, ESQ.
- 1 page building plan, dated April 10, 2023, prepared by Michael A. Piccirillo, AIA
- 4 page site plan set, dated January 31, 2024, prepared by Day | Stokosa Engineering, P.C.

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

EAF

1. Part 1; 2. Dutchess County Department of Behavioral and Community Health will likely have to be added as an approving agency.
2. Part 1: 8. The box is checked as yes that the proposed action will result in a substantial increase in traffic above present levels. This likely should be checked as "No".

General

3. Provide correspondence and approval from DCDBCH when available.

Plans

4. Topography for the area surrounding the cottage should be shown.
5. The North and South additions should be shown on the site plan.
6. It appears that a small amount of grading for the additions will be required. This should be shown with appropriate erosion and sediment control measures.
7. It should be identified if the existing driveway from Route 376, or from Dogwood Hill Road will be the primary access.



8. An Erosion and Sediment Control plan should be added to the set. Location of silt fence, soil stockpiles and concrete wash out areas should be shown. Details should be provided. A stabilized construction entrance should be shown with details.
9. A culvert crossing the driveway South of the cottage is shown on the plan. Inverts and topography as noted in comment 4 should be shown. Grading to divert water around the septic system should be shown if necessary.

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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