

April 15, 2024

Mr. Bruce Flowers, Planning Board Chairman & Planning Board Members
Town of Wappingers Planning Board
20 Middlebush Road
Wappingers Falls, NY 12590

**Re: Heinemann Caretaker Cottage
Amended Site Plan and Special Use Permit
Town of Wappinger**

Mr. Chairman and Planning Board Members:

With this cover letter I am submitting a revised Site Plan for the Heinemann project located at 1111 Route 376.

I offer the following responses to the review comments from the Planning Board from the meeting April 1, 2024:

REVIEW COMMENTS

- Amended hypothetical subdivision showing that the small garage meets all setback requirements (garage is currently bisected by setback line)

Response: The garage is an accessory building, 10' is required. The plan has been provided notation illustrating the 10' setback line.

- Amended site plan showing the locations of all wells on the site.

Response: The main house well location has been shown.

- Copy of comment Letter from DCDOH

Response: the BPH review letter has been enclosed.

- Documentation/ permits re: the existing driveway coming in from Route 376.

Response: FOIL requests have been submitted to the NYSDOT and the Town regarding these items. Documentation will be submitted to the town when available.

- Requested Easement for Rt. 376 driveway where it crosses the commonly owned adjacent parcel.

Response: A easement has been shown, description will be forwarded when completed by the surveyor of record for review by the Town Engineer.

Please feel free to contact me if you require any further information or have questions about the information provided herein.

Sincerely,

A handwritten signature in black ink that reads "Brian J. Stokosa". The signature is written in a cursive, slightly slanted style.

Brian J. Stokosa, P.E.

Cc:file

Brian Stokosa

From: Keeler, Daniel <dkeeler@dutchessny.gov>
Sent: Monday, April 1, 2024 3:04 PM
To: Brian Stokosa
Subject: Heinemann - OWTS and Water Supply for Cottage

Brian,

I have reviewed the plan and reports for the above-referenced project, received by this office on March 11, 2024, and offer the following review comments:

1. Additional information regarding the existing well serving the cottage is required. At a minimum, the well must be raised above grade and a pump test must be performed to determine adequate yield. In addition, an approved cap must be installed. Please provide a detail on the plan illustrating the proposed well casing extension (must be welded or threaded) and provide notes specifying the required pump test (4 hour stabilized yield and drawdown). Said notes must indicate the pump test information must be provided prior to this office recommending issuance of a certificate of occupancy and that the casing extension work must be certified by the PE supervising construction. The plan must also provide an alternate well location if the yield testing is proposed to be done after approval of plans.
2. Please revise the plans to indicate that abandonment of the existing seepage pit must be certified by the PE supervising construction.
3. Please callout the existing, approved OWTS and expansion area serving the main house. Please note the Department of Health approval date (November 9, 1972).
4. Deep test results indicate impervious material was observed at 4'. Therefore, a minimum 2.5' of fill is required to meet separation to boundary conditions (using an 18" trench depth). Please revise the plan as necessary.
5. Deep test results do not match what this office observed in the field. Only 1 test hole was observed in the proposed sewage disposal area and the total depth was only 5'. However, it is agreed that tight clay was observed at 4'. There were other holes observed by this office that day but only one within the area where there was existing R.O.B. for 4'. All other holes showed tight clay near the surface. Was another hole dug in the filled area later that day after I left? Please revise the plans accordingly.
6. The trench detail provided specifies 18" max. but the cover is specified as 12" max. With a 12" tall chamber unit, 12" of cover will result in a trench depth of 24". Please revise to specify the correct max. cover (6").
7. Please revise the plan to illustrate the well serving the main house to confirm adequate separation is maintained to the proposed OWTS.
8. The waiver request list on sheet 1 is not understood as it appears these waivers are not for this Department's approval. Are these for the Town requirements? Please revise to clarify.
9. Note #3 on sheet 1 indicates that 2 trenches at 52' are proposed but the site plan, report and tile field schedule provide conflicting information regarding the field size/configuration. Please revise for consistency.
10. As this project proposed multiple dwellings on the same parcel, it is my understanding that planning board approval is required from the Town of Wappinger. Please forward documentation from the Town indicating preliminary planning board approval has been granted for this project.
11. If the applicant is to sign plans on behalf of the owner, please provide an owner authorization letter indicating as such.
12. Please address SEQR with your next submission (either determination from the Town or a short form EAF).

Please revise the plans in accordance with the items listed above and re-submit for further review. Feel free to call me at the number below if you have any questions or concerns.

Thank you,

Daniel J. Keeler, P.E.
Senior Public Health Engineer
Dutchess County Department of Behavioral & Community Health
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From: Brian Stokosa <bstokosa@daystokosaeng.com>
Sent: Thursday, February 1, 2024 2:35 PM
To: Keeler, Daniel <dkeeler@dutchessny.gov>
Subject: FW: Foil Request - 135689-6358-01-205670-0000

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Dan – this is the FOIL request email I sent for the Heinemann job we looked at this week.

I would like to see the main house approval so I can track down the well.

Many thanks!

Brian J. Stokosa, P.E.
DAY STOKOSA
ENGINEERING P.C.

From: Brian Stokosa
Sent: Thursday, January 4, 2024 6:07 AM
To: healthinfo@dutchessny.gov
Subject: Foil Request - 135689-6358-01-205670-0000

Hello,

Please see attached.

Brian J. Stokosa, P.E.
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