

February 28, 2025

**Meeting Date: March 3, 2025**

Mr. Bruce Flower, Chairman  
Town of Wappinger Planning Board  
20 Middlebush Road  
Wappingers Falls, NY 12590

Re: ***Acadia Place – Designed Residential Development  
Cedar Hill Road / Old Hopewell Road***  
Tax Parcel No: 6257-03-430260

Dear Chairman Flower and Members of the Board:

Our office is in receipt of the following information for the above referenced project:

- Cover letter to Planning Board, dated 1/6/2025
- Plan set including Title Sheet (G001), Existing Conditions (SV1), Existing Conditions (SV2), Proposed Designed Development Layout (C130), Proposed Designed Development Plat Schedule (C131), Grading Plan (C140), Utility Plan (C141), Road and Utility Profiles (C160), dated 12/22/2023, last revised 1/6/2025

The above referenced documents were prepared by Day | Stokosa Engineering P.C., 3 Van Wyck Lane, Wappingers Falls, New York 12590.

**Overview:**

The Applicant has submitted a concept plan for a Designed Residential Development pursuant to Section 240-50 of the Wappinger Town Code. It appears that a plan illustrating the same proposed layout was previously submitted to the Town Board, and subsequently referred to the Planning Board via Town Board Resolution 2024-127 at the May 13, 2024 Town Board Meeting. **It is noted in the submitted project narrative that the project now proposes onsite sewer collection, treatment and discharge, where previously connection to municipal sewer was proposed.**

Town Code Section 240-50.E outlines a five-stage application procedure for approval of a Designed Residential Development. Stage one includes making preliminary application to the Town Board, followed by stage two, “Planning Board review and report to the Town Board on the appropriateness of the proposal in the context of the Town Development Plan, the Official Map and this chapter.” Our review therefore includes those items that we believe are necessary,

at a minimum, for the Planning Board to make a determination of appropriateness as defined above. It is assumed that certain items specific to Site Plan and Subdivision review that are not yet provided or being requested, will be provided in subsequent stages and will therefore be reviewed at that time.

**Engineering Comments:**

1. 11/27/25 Comment: We recommend that the Planning Board entertain a broader discussion regarding process and procedures as they relate to this application, including but not necessarily limited to timing of SEQR review and Lead Agency designation, required outside agency approvals and the timing of such, any conditions specific to this application, etc.

No Applicant Response

**New Comment: Given the materials submitted by the Applicant, the Board may wish to consider discussing whether adequate information has been provided for the Board to make a determination of appropriateness as defined in Town Code Section 240-50.E.**

2. 11/27/25 Comment: Town Board Resolution 2024-127 referenced above resolves that “because other residential development projects similar in size and scope to the Application have been submitted to the Town for review in the vicinity of the Application, the SEQRA review of the Application should also include the impacts from those other certain projects and vice versa.” This appears to be in reference to the Conservation Corners project that was previously submitted to the Planning Board for initial review several months ago. If both projects are proposed to move forward, the SEQRA review shall be coordinated between the two and the cumulative impacts evaluated.

No Applicant Response

**Comment Remains Pertinent**

3. 11/27/25 Comment: Section 240-50.D(4)(b) indicates that sanitary sewers, water mains and fire hydrants to be installed in a designed residential development shall be connected to municipally owned water and sewer systems.
  - a. The subject property is within the United Wappinger sewer District and proposes a new connection to the Town sewer collection system, which discharges to the Tri-Municipal Sewer Plant. The Applicant shall demonstrate approval from the Tri-Municipal Sewer Commission prior to the Planning Board making any determination of appropriateness to the Town Board.
  - b. The subject property is within the Wappinger United Water District and proposes a new connection to the Town water system to serve the 78 proposed dwelling units. We note that the Dutchess County Health Department recently required the

Town to submit an engineer's report addressing the source capacity of the United Wappinger Water District. This report was accepted by the Dutchess County Health Department earlier this year, and stated that the Town Board intends to limit additional connections to the water supply until source capacity improvements are implemented. It is noted that the implementation of these improvements is currently in preliminary stages.

*Applicant Response: The project is proposed to be connected to the municipally owned United Wappinger Water. In the event the Tri-Muni sewer district cannot allow a connection to this parcel in spite of the parcel being in the district and having contributed thousands of dollars to Tri Muni, we respectfully request to be afforded the flexibility to create a community sewer system to treat and discharge onsite.*

**Comment Remains Pertinent: The Applicant does not specify the intended ownership of the proposed on-site sewage disposal system. We defer to the Planning Board and the Board's Attorney relative to whether the code language requiring connection to municipally owned systems would preclude this type of arrangement. Comments regarding the proposed connection to the Wappinger United Water District remain pertinent.**

4. 11/27/25 Comment: Detailed grading plans shall be provided to demonstrate viability of the proposed layout while maintaining conformance with applicable Town, State and Federal standards. A cut and fill analysis shall also be provided in order to identify potential impacts associated with excessive import or export of materials. The EAF indicates that excess material will be lost on site. If this is the case, proposed grading showing where/how the material will be placed on site shall be provided.

*Applicant Response: Detailed grading and a cut-fill analysis is included in the plan set on sheet C140. Profiles are included on sheet C160. Additional grading will be provided upon feedback from the Board regarding the proposed layout.*

**Comment Remains Pertinent: A preliminary grading plan, utility plan and profiles have been provided. The grading plan indicates that approximately 21,700 cubic yards of excess material will be generated based on the current layout. Future submissions shall clarify whether this material will be hauled off site or maintained on site, with grading shown for any material to be disposed of on site. Potential impacts of the proposed earth work, including but not limited to blasting, dewatering or excessive truck trip generation resulting from removal of materials, shall be addressed in future submissions as part of the project SEQRA review. The plan also indicates several infiltration areas for stormwater management; the design of these facilities including soil testing shall be completed prior any SEQRA determination being made.**

5. 11/27/25 Comment: More than 5-acres of disturbance is proposed. The project will ultimately require coverage under the NYS SPDES General Permit for Stormwater

Discharges from Construction Activity (GP-0-20-001) along with the preparation of a Stormwater Pollution Prevention Plan (SWPPP) that includes post-construction stormwater practices. Prior to the Planning Board making a determination of appropriateness, the Applicant shall provide a preliminary SWPPP in the form of a drainage study and associated design plans demonstrating that the project can meet current SPDES permit standards for management of water quality and quantity. Soil testing will be required as part of the preliminary SWPPP if the design relies heavily on infiltration. The Applicant shall provide ample notice to the Town of any planned soil testing for stormwater practices so that a representative of the Town has the opportunity to witness the testing at the Town's discretion.

*Applicant Response: A SWPPP will be provided upon feedback from the Board regarding layout.*

**Comment Remains Pertinent**

6. 11/27/25 Comment: As the project progress and plans are further developed, the EAF shall be updated as necessary. We request that the Applicant review the EAF for completeness/correctness prior to any subsequent submission.

*Applicant Response: The EAF will be updated as necessary.*

**Comment Remains Pertinent**

Please do not hesitate to contact our office if you have any questions pertaining to this matter.

Sincerely,

Christian R. Paggi, P.E.  
*Principal*

cc (via email): Barbara Roberti, Director of Strategic Planning & Municipal Codes  
Malcolm Simpson, Planner  
Kyle Barnett, Esq.