

February 28, 2025

***March 3, 2025 Meeting Date***

Town of Wappinger Planning Board  
Attn: Bruce Flower, Chairman  
20 Middlebush Road  
Wappingers Falls, New York 12590

Re: ***Iglesia Cristiana El Sembrador Addition – Amended Site Plan***  
2368 Route 9D  
Tax Map: 135689-6157-01-083615

Dear Chairman Flower and Members of the Board:

We have received the following information prepared for the above referenced project:

- Cover letter (narrative), dated January 30, 2025.
- Full Environmental Assessment Form, dated February 7, 2025.
- Plan set (32 sheets) entitled, Iglesia Cristiana “El Sembrador”, dated 11/17/2023 and consisting of:
  - Zoning Analysis, Info, Scope of Work, Drawing List and Notes (G-000.00), dated 11/17/2023.
  - General Notes (G-001.00), dated 11/17/2023, revised 2/2/2024.
  - General Notes (G-002.00), dated 11/17/2023, revised 2/2/2024.
  - Existing Plot Plan (Z-001.00), dated 11/17/2023.
  - Proposed Plot Plan (Z-002.00), dated 11/17/2023.
  - Zoning Map, Flood Areas and Wetlands (Z-003.00), dated 11/17/2023.
  - Existing & Demo Cellar Floor Plan (A-001.00), dated 11/17/2023.
  - Existing & Demo First Floor Plan (A-002.00), dated 11/17/2023.
  - Existing & Demo Roof Plan (A-003.00), dated 11/17/2023.
  - Proposed Cellar Floor Plan (A-101.00), dated 11/17/2023.
  - Proposed First Floor Plan (A-102.00), dated 11/17/2023.
  - Proposed Second Floor Plan (A-103.00), dated 11/17/2023.
  - Proposed Roof Plan (A-104.00), dated 11/17/2023.
  - Proposed 1<sup>st</sup> Floor Framing Plan (A-151.00), dated 3/4/2024
  - Proposed 2<sup>nd</sup> Floor Framing Plan (A-152.00), dated 3/4/2024
  - Front & Rear Elevations (A-201.00), dated 11/17/2023.
  - Proposed East (Left Side) Elevation (A-202.00), dated 11/17/2023.
  - Proposed West (Right Side) Elevation (A-203.00), dated 11/17/2023.
  - Section A-A’ (A-301.00), dated 11/17/2023.
  - Section B-B’ (A-302.00), dated 11/17/2023.
  - Cellar, 1<sup>st</sup> Fl. & 2<sup>nd</sup> Fl. Reflected Ceiling Plan (A-400.00), dated 3/4/2024
  - Roof & Bulkhead RCP (A-401.00), dated 3/4/2024
  - Partition Types, Details & Notes (A-451.00), dated 11/17/2023.

- ADA Details & Notes (I) (A-501.00), dated 11/17/2023.
- ADA Details & Notes (II) (A-502.00), dated 11/17/2023.
- Stair & Miscellaneous Typical Details (I) (D-001.00), dated 11/17/2023.
- Wall Section Detail & Typical Details (II) (D-002.00), dated 11/17/2023.
- Partition Framing Typical Details (III) (D-003.00), dated 11/17/2023.
- Cold Formed Steel Framing Systems Details (D-101.00), dated 11/17/2023.
- Energy Tabular Analysis Thermal Envelope & Air Barrier (EN-101.00), dated 3/4/2024
- Energy Tabular Analysis Piping Insulation & Wall Section Detail (EN-102.00), dated 3/4/2024
- Floor Area Diagrams and Calculations (EN-103.00), dated 3/4/2024
- Floor Area, Wall Area and Fenestration Calcs. (EN-104.00), dated 3/4/2024
- Comcheck (I) (EN-105.00), dated 3/4/2024
- Comcheck (II) & Notes (EN-106.00), dated 3/4/2024

The above outlined plans were prepared by DeFonseca Architects, 164 Beaver Drive, Kings Park, NY 11754. Based upon our review of the information above we offer the following comments:

### **General Comments**

1. January 6, 2025 Comment: *The plan set that was submitted contains highly detailed information on building design and construction, consistent with what would be expected for a building permit submission. However, the plans contain minimal information on the site design; including a limited zoning review, minor information on site improvements, and no utility infrastructure or stormwater management design. To demonstrate compliance with the design standards and regulations of the Town of Wappinger, the Dutchess County Department of Behavioral and Community Health (DC DBCH), the New York State Department of Environmental Conservation (NYSDEC), and other local, county and state departments and agencies, the applicant is requested to submit complete site plan information consistent with §240-84 of the Town of Wappinger Zoning Code for review.*

**Comment Partially Addressed:** The plan set has been updated to depict existing utility features including the purported location of an existing 1,000-gallon septic tank and proposed locations for drywells, which appear to be proposed to attenuate stormwater runoff generated by the proposed building addition. The plan still lacks the location of the water service and does not include design information for the drywells. The applicant shall revise the site plan to depict these features as well as any others noted in §240-84 of the Town of Wappinger Zoning Code.

2. January 6, 2025 Comment: *Please complete the Application for Site Plan Approval with existing and proposed square footage of the building. Please specify a use that is listed in the Town of Wappinger zoning code. (The assumed use is “Place of Worship”, designated as a Public and Quasi-Public use in the HM district. The applicant should be aware that such a use requires twice the minimum setbacks from adjacent residential properties as those otherwise required in the district in which the property is located. See Attachment 2 to Chapter 240 Zoning of the Town of Wappinger Code.)*

### **Comment Remains Pertinent**

3. January 6, 2025 Comment: *The submitted Short EAF does not specify any SHPO jurisdiction, wetland areas or endangered species population present on the project site. However, a review of the property using the NYSDEC “EAF Mapper” tool indicates these sensitive features may be present onsite. The applicant is encouraged to conduct a thorough investigation of these and other items on the EAF form using the “EAF Mapper” tool to determine the presence of these and other sensitive areas onsite.*

**Comment Partially Addressed:** The Applicant has prepared and submitted a Full Environmental Assessment Form (FEAF) using the “EAF Mapper” portal provided by NYSDEC. There appear to be deficiencies throughout the form, however, we defer to the Town Planner as to whether revision is necessary based on the SEQRA Action designation that this project will be listed as.

### **Plan Comments**

4. January 6, 2025 Comment: *Please provide a complete site plan consistent with §240-84 of the Town of Wappinger Zoning Code and clarify the extent of the proposed improvements. The site plan shall include but not necessarily be limited to the following information: site data and bulk/area zoning tables for both existing and proposed conditions; description of any existing and/or proposed easements or covenants encumbering the property; existing and proposed utilities on site, including any wells, water services, sewer, on-site sewage disposal systems, drainage, gas, electric, above or below-ground fuel storage, etc.; outline of parking requirements and any proposed improvements; an engineer’s scale; a legend for all proposed work which is not depicted on the survey plan, etc.*

**Comment Partially Addressed:** Similar to comment #1 above, additional information relative to existing conditions appears to be needed, including but not limited to existing water service locations, existing drainage lines and/or roof leaders drains, clarification of existing structures (i.e. are the structures listed as “CB” catch basins with inlet/outlet pipes, or drywells?). In addition to clarifying existing site features, a site data/ and bulk/area zoning table are still needed.

5. January 6, 2025 Comment: *The application materials submitted indicate that existing space behind the church will be utilized for additional parking. All parking improvements shall be indicated on the plan to demonstrate compliance with §240-94 of the Town’s Zoning Code.*

**Comment Partially Addressed:** The revised plans no longer specify additional parking at the rear of the church, however the proposed addition conflicts with the existing driveway. The plans shall be revised to indicate how the conflict will be addressed. Any removal or relocation of the existing driveway shall be specified on the plan with appropriate construction notes and details as necessary.

6. January 6, 2025 Comment: *Future submissions shall demonstrate compliance with Chapter 213 regarding stormwater management and Erosion and Sediment Control for land development activities.*

**Comment Partially Addressed:** The revised site plan specifies two (2) drywells to collect stormwater roof runoff for infiltration into the surrounding soils. The plan must also show relevant design information and construction details of the proposed drywells and demonstrate adequate separations from the buildings, water, sewer, etc.

7. January 6, 2025 Comment: *It appears that the pavement and potentially some site lighting encroaches onto the Hughsonville Fire District property to the west (lot #068613). Please clarify and address any encroachments.*

**Comment Remains Pertinent**

8. January 6, 2025 Comment: *Please correct the metes and bounds call outs on the site plan to match the metes and bounds on the property survey.*

**Comment Addressed.**

9. January 6, 2025 Comment: *Please show setback lines from the proposed building addition to demonstrate conformance to the setback requirements from the rear and side property lines. (Refer to Comment 2 of this letter).*

**Comment Remains Pertinent**

#### **New Comments**

10. **New Comment:** At the prior meeting, the Applicant indicated that sewage is currently temporarily stored in an existing 1000-gallon septic tank and pumped/hailed off site periodically. The submission materials indicate that the pump/haul occurs every 6 months. The submission materials also assert that the proposed building addition will not create additional water/sewer demand. Given the nature of the existing sewage disposal system, we recommend that the Applicant provide documentation from the Dutchess Count Department of Health confirming that assertion and affirming that the existing mode of sewage disposal is acceptable.
11. **New Comment:** An erosion and sediment control plan in conformance with current NYS standards shall be provided.

Please do not hesitate to contact our office with any questions or concerns relative to the above.

Sincerely,

Christian Ryan Paggi, P.E.  
Principal

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