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April 17, 2025

April 21, 2025 Meeting Date

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

Re: ***Kingdom Hall Project – Amended Site Plan***
383 All Angels Hill Road, Town of Wappinger
Tax Map: 6357-03-017294

Dear Chairman Flower and Members of the Board:

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

- Cover letter, project narrative, and letter regarding dry wells, dated 3/3/2025.
- Application for Site Plan Approval, dated 2/11/2025.
- Owners Consent Form, dated 1/16/2025.
- Short Environmental Assessment Form, dated 2/5/2025.
- Plan set (17 sheets), entitled “Kingdom Hall” including the following:

Plans prepared by Thomas Kalimeris, R.A., 1005 Red Mills Road, Wallkill, NY 12589, including:

- Cover Sheet, G-001, dated 10/26/2024.
- Demolition Exterior Elevations, AD201, dated 10/26/2024.
- Demolition Exterior Elevations, AD202, dated 10/26/2024.
- Roof Plan, A-104, dated 10/26/2024.
- Exterior Elevations, A-201, dated 10/26/2024.
- Exterior Elevations, A-202, dated 10/26/2024.
- Exterior Elevations, A-501, dated 10/26/2024.
- General Notes, E-001, dated 10/26/2024, last revised 3/3/2025.

Plans prepared by Richard B. Bovee, P.E., rbovee67@gmail.com.

- Demolition Plan, CD101, dated 10/8/2024.
- Site Plan, CS101, dated 10/8/2024
- Site Details, C-501, dated 10/8/2024.
- Site Details, C-502, dated 10/8/2024.

Plan prepared by Corenzo Wilkerson, P.E., 4500 Smith Ave., Apt #4, North Bergen, NY 07047.

- Landscape Plan, LP101, dated 10/26/2024.

Plans prepared by Woojin Jung, PE, 22 Old Park Lane Road, New Milford, CT 06776.

- Lighting Plan North, E-101, dated 10/26/2024, last revised 3/3/2025.
- Lighting Plan South, E-102, dated 10/26/2024, last revised 3/3/2025.
- Electrical Site Plan, ES101, dated 10/26/2024, last revised 3/3/2025.
- Electrical Site Plan, ES102, dated 10/26/2024.

Based upon our review of the information above we offer the following comments.

1. At the prior meeting, it was discussed that the Approved Site Plan of record would be reviewed/submitted to the Board for comparison of current and proposed conditions to what was originally approved. Specifically, there was discussion relative to approved landscaping, lighting and parking. It does not appear that the prior Site Plan has been provided with this submission.
2. It appears that the proposed lighting may not conform with Town Zoning Code section §240-23E. We defer further review of the Lighting Plan to the Town Planner.
3. It appears that a new monument sign is proposed. We defer review of the sign to the Town Planner.
4. It appears that improvements are proposed within the County Road ROW. A note shall be added to the plan indicating that a permit from the DCDPW shall be obtained prior to any work within the County ROW.

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.