

October 31, 2025

Meeting Date: November 3, 2025

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

Re: ***O'Donnell Lot Line Realignment***
660 Wheeler Hill Road
Tax Parcel No: 6057-04-563439 & 6057-04-579467

Dear Chairman Flower and Members of the Board:

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

- Cover letter, dated 10/6/2025.
- Layout Application for Lot Line Realignment or Lot Consolidation and Owner Consent Form, signed 10/6/2025.
- Short Environmental Assessment Form, dated 10/6/2025.
- Plan entitled, "Proposed Plat Plan", (1 of 1), dated 9/2/2025.

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

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

1. Please provide proof of ownership (property deed, etc.) in future submissions.
2. The location of the existing onsite sewage disposal system on the existing building lot (Parcel A) should be added to the Plat.
3. The Dutchess County Department of Behavioral Health (DCDBCH) may require design, review and approval of a new onsite sewage disposal system and well on Parcel B to verify that the proposed lot line realignment will not result in the creation of a lot that cannot accommodate onsite water and sewage facilities. We recommend that the Applicant obtain confirmation from the DCDBCH whether their review and approval is required prior to the Planning Board making any determinations.
4. The current property boundaries extend to the centerline of Wheeler Hill Road. The application includes the proposed conveyance of ROW area to the Town. An irrevocable offer of dedication should be submitted to the Town, including associated appendices and

metes/bounds, for review by our office and the Planning Board Attorney. We also recommend that this be referred to the Town Highway Superintendent for review.

5. The concrete monument detail on Sheet 1 note 5 references acceptance of a Town Highway. Please revise this note to indicate that the developer's land surveyor shall certify that the monuments have been installed and that their locations are accurate prior to the Chairman Signing the Plat. We recommend that reference to this requirement also be included in the resolution as a condition of approval.

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.