

# LAWRENCE J. PAGGI, PE, PC

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November 26, 2025

## ***December 1, 2025 Planning Board Meeting***

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

Re: ***Tassone Court Addition of Commercial Use***  
3-17 Tassone Court  
Tax Map: 6156-02-777882

Dear Chairman Flower and Members of the Board:

We have received the following information prepared for the above-mentioned project:

- Cover Letter, Adoption Request – Change of Commercial Use Site Plan, dated 4/11/2025.
- Engineer's response letter dated 4/11/2025, to Engineering (CPL) and Planning (Hardesty & Hanover) comments dated 3/15/2023.
- Application for Site Plan Approval, dated 5/19/2021, Owners Consent Form, dated 4/13/2021 and Narrative of Proposed Business for Zoning Approval.
- Short Environmental Assessment Form (EAF) dated March 31, 2021.
- Plan Set (2 Sheets), including the following:
  - Mixed Used Site Plan for 3-17 Tassone Court (Sheet 1 of 2), dated 3/31/2021, last revised 5/19/2021.
  - Photometric/Grading Plan Mixed Used Site Plan for 3-17 Tassone Court (Sheet 2 of 2), dated 12/7/2022.

All of the above materials were prepared by prepared by Burns Engineering Services, P.C., 58 Teller Avenue, Beacon, NY 12508. Based upon our review of the information above we offer the following comments.

### **CPL 3/15/2023 Comments:**

1. The Building Use and Parking Inventory table should indicate that one ADA compliant parking space is required.  
**4/11/2025 Applicant Response:** *The table has been updated.*  
**November 26, 2025 Paggi Comment:** Comment addressed.
2. Although the number of parking spaces shown may be sufficient, our office has the following concerns with the general arrangement of the parking shown.

- a. For the 6-spaces shown in the vicinity of building 3, the locations of these spaces appear to be such that they could impede entering or exiting traffic while someone is maneuvering into or out of the spaces shown.  
*4/11/2025 Applicant Response: The site has very low traffic volumes with most parking being of longer durations with low turnover (residential). The isles have been dimensioned to show adequate lane width for 2 way traffic.*  
**November 26, 2025 Paggi Comment: Comment addressed.**
- b. In addition to the concerns with the parking spaces shown by building 3, a few of the 4-spaces shown near building 1 appear to have a lack of space for backing up.  
*4/11/2025 Applicant Response: The spaces have been rotated to allow for better maneuverability.*  
**November 26, 2025 Paggi Comment: Comment partially addressed. Please consider shifting the spaces south (plan right) to provide additional space for backing up within the bounds of the existing pavement. Note that only 24 feet is required for backing up (§240-96.B.(5)).**
- c. The plan indicates an area for land banked parking five spaces are called out; however, seven spaces are depicted and two of the seven spaces do not appear to have sufficient area to maneuver between building 1 and the existing stone & masonry walls.  
*4/11/2025 Applicant Response: The walls will need to be removed if the parking is built.*  
**November 26, 2025 Paggi Comment: Comment remains pertinent. Please note that landbank parking spaces are typically provided in areas which are available for use should the provided parking be insufficient at any given time, without the need for site work. The Planning Board should discuss whether the arrangement proposed by the Applicant is acceptable.**
- d. **New Paggi Comment:** Please revise the “Building Use and Parking Inventory” Table on the Site Plan to show that the maximum required number of parking spaces for Building 3 is 14 spaces.
3. A letter from the Dutchess County Department of Behavioral and Community Health indicating that their office has no issues with the existing water supply and wastewater disposal systems serving the proposed new use should be provided as part of the record.  
*4/11/2025 Applicant Response: The DCDBCH does not issue letters for sites that have no record of the sewage disposal systems. I have visited the site on numerous occasions and have never encountered any signs of a sewage disposal system failure on the site.*  
**November 26, 2025 Paggi Comment: Comment remains pertinent. It is unclear given the submitted materials whether any new uses are proposed with this application. If the application is intended to legalize uses that have existed for some time, and if there are no prior records at the Town or Health Department relative to prior approved uses, then additional documentation of the existing water/sewer systems may not be required. However, confirmation from the Health Department should be obtained regarding availability of records and whether there have been any complaints or reported failures of the existing sewer system.**

4. The grading plan does not appear to indicate any proposed grading. Please clarify.

*4/11/2025 Applicant Response: There is no proposed site improvements.*

**November 26, 2025 Paggi Comment: Comment may still be pertinent if grading is determined to be required to accommodate the proposed landbank parking stalls mentioned in Comment 2.c above.**

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

Sincerely,

Christian R. Paggi, P.E.  
Principal

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