

January 5, 2025

Meeting Date: January 5, 2026

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 12/1/2025.
- Property deed, recorded 8/11/2025.
- Plan entitled, "Proposed Plat Plan", (1 of 1), dated 9/2/2025, last revised 12/1/2025.

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. 10/31/2025 Paggi Comment: Please provide proof of ownership (property deed, etc.) in future submissions.
12/1/2025 Applicant Response: *The deed has been included into this submission.*
1/5/2026 Paggi Comment: Comment Satisfied.
2. 10/31/2025 Paggi Comment: The location of the existing onsite sewage disposal system on the existing building lot (Parcel A) should be added to the Plat.
12/1/2025 Applicant Response: *The OWTS layer has been turned on for plotting.*
1/5/2026 Paggi Comment: Comment Satisfied.
3. 10/31/2025 Paggi Comment: 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.

12/1/2025 Applicant Response: A copy of the plan has been sent to the DCHD for review for anticipation of endorsement of the permission to file block to be signed.

1/5/2026 Paggi Comment: Comment Remains Pertinent.

4. 10/31/2025 Paggi Comment: 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.

12/1/2025 Applicant Response: A taking was performed in 2012, the survey has been updated as required. No additional taking is required.

1/5/2026 Paggi Comment: Comment Satisfied.

5. 10/31/2025 Paggi Comment: 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.

12/1/2025 Applicant Response: Note #5 of the monument details have been changed.

1/5/2026 Paggi Comment: Comment Remains Pertinent. The concrete monument detail is no longer provided on the Plat.

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.