LAWRENCE J. PAGGI, PE, PC **Consulting Engineering**
43 Broad Street
Fishkill, New York 12524
Phone 845 897 2375
Fax 845 897 2239
Email admin@paggiengineers.com

October 15, 2026
October 19, 2026 Planning Board Meeting

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

Re: ***O'Donnell (2-lot) Subdivision***
660 Wheeler Hill Road
Tax Parcel No: 6057-04-563439

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 September 14, 2026.
- Preliminary Layout Application for Subdivision of Land, dated 9/14/2026.
- Final Subdivision Plat Approval Application, dated 9/14/2026.
- Owner Consent Form, dated 9/14/2026.
- Short Environmental Assessment Form, signed 9/14/2026.
- Property Deed, recorded 8/11/2025.
- Stormwater Pollution Prevention Plan (Basic SWPPP), dated 9/14/2026.
- Draft Notice of Intent (NOI) for Construction General Permit, dated 9/14/2026.
- Plan set entitled "660 Wheeler Hill Road" including:
    - Proposed Subdivision Plat (1 of 5), dated 9/11/2025.
    - Existing Conditions (2 of 5), dated 9/11/2026.
    - Proposed Conditions (3 of 5), dated 9/11/2026.
    - DCHD Details (4 of 5), dated 9/11/2026.
    - ESC Details (5 of 5), dated 9/11/2026.

The above outlined documents were prepared by Day and 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. The final subdivision plat shall be submitted according to the guidelines set forth in the Town of Wappinger Code Chapter 217, Subdivision of Land, Appendix A, "Requirements for Plans and Plats". The final subdivision plat shall be stamped and signed by a New York State licensed Land Surveyor.

2. The proposed onsite sewage disposal systems will require review and approval by the Dutchess County Department of Health (DCDOH). The Applicant shall demonstrate DCDOH approval prior to the Chairman signing the plat.

3. The project proposes approximately 4.0-acres of disturbance associated with construction of single-family homes, and therefore constitutes a Construction Activity that requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) that only addresses Erosion and Sediment Controls (i.e. a Basic SWPPP). The Applicant has submitted a Basic SWPPP and has acknowledged the requirement for obtaining SPDES Permit coverage prior to commencement of any land disturbance activities. Our office is currently reviewing the SWPPP and will provide comments in a future memo.

4. The proposed driveway on Lot 1 will require a driveway permit to be issued by the Town Highway Department.

    a. Please add a note on the plans indicating that prior to construction of the proposed driveway for Lot 1, the Owner shall first obtain a permit from the Town Highway Superintendent and pay the fee for such permit.
    b. A construction detail demonstrating conformance with Town Driveway Standards for the proposed driveway shall be added to the plans.
    c. Please indicate available sight distances at the proposed driveway location.

5. The plans indicate proposed connection of Lot 1 to municipal water. We are working to confirm that the property is indeed within the United Wappinger Water District. It is noted that the plans show an existing water service connection to the existing house, and the new water service is proposed to be connected to what is shown as an existing curb valve at the property line. We are also reviewing the proposed water service connection details with the Town's water operator (CAMO) and will provide comment separately if revisions are necessary. Please add the following notes to the plans (see Chapter 234 of the Town Code for reference):

    a. Before water shall be turned on for the supply of any building or premises, application therefor shall be made, in writing, to the town, which application shall be signed by the owner and be upon a form supplied by the Building Department and filed with the Building Department. The application must be approved by the Building Inspector before any connection is made with the street main or the service main. Inspection of the connection to the main shall be made by the Engineer to the Town and/or the Town Water operator (§ 234-39.A).

    b. No street, sidewalk or other public ground shall be opened for the purpose of laying any water pipe or service pipe or doing any work whatever about any water main or pipe or service pipe or fixture, or for the purpose of making any connection with any water pipe or doing any work in connection therewith, unless a permit therefor shall be obtained from the Town Superintendent of Highways (§ 234-40.A.).

c. No person, except Town contract personnel or acting with permission of the Building Inspector or Water Operator under a duly authorized permit, shall open or close any valve on the street mains or services or any cocks in any curb box or tamper or interfere with same in any way whatever (§ 234-42.O.).

d. Service taps shall be made under the direction and supervision of the Building Inspector and/or the Engineer to the Town using materials, methods and specialized persons or firms such pipes and materials which have been installed (§ 234-41.B.).

e. Every water service shall be supplied through a meter. All meters shall be provided by and at the expense of the owner of the premises requiring the meter and shall be of the size and type acceptable to the Building Department. Meters shall be set at the expense of the property owner in such location, position and manner as to be readily accessible for reading, repair or replacement, kept free from obstruction and fully protected from freezing and damage at the property owner's expense. Remote-reading heads shall be installed at locations on the outside surfaces of building, in accordance with Town specifications. Cables or wires connecting remote-reading heads with the meters shall be protected from damage by the property owner (§ 234-42.B.).

6. A large portion of the existing driveway landing appears to be called out to be removed and restored to lawn. Existing pavement areas that are proposed to be restored to lawn should be called out on the plan, and notes specifying decompaction and appropriate restoration procedures should be provided.

7. The plans do not call out any proposed property monument locations. We recommend that at least one new monument be provided at the new adjoining property corner of Lots 1 and 2 near Wheeler Hill Road. A construction detail for any monuments shall also be provided.

8. The plans include a detail for stone check dams, however, they do not appear to be called out anywhere on the plan as being proposed. Please clarify.

Please do not hesitate to contact our office if you have any questions pertaining to this matter.

Sincerely,

CRPaggi

Christian R. Paggi, P.E.
Principal

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