

May 1, 2020

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

**Re: Tarpon Towers II, LLC Subdivision**  
**110 Chelsea Road**  
**CPL Project No: 14926.010**

Dear Chairman Flower and Planning Board Members:

This office received the following documents:

- Letter submission dated March 9, 2020 from Neil Alexander, Cuddy and Feder (includes Tectonic Engineering responses to CPL January 21, 2020 comments)
- 20 sheet drawing set for Tarpon Towers- Castle Point prepared by Tectonic Engineering latest revision dated February 27, 2020
- Tarpon Towers – NY 1136 Castle Point- Stormwater calculations dated February 19, 2020 prepared by Tectonic Engineering

Based on our review, we offer the following comments:

1. The Tectonic response letter indicates the Town could contact the County DPW regarding any concerns on the driveway and new use for the property. Typically, it is the applicant's responsibility to contact any regulatory agency that may have an approval for the project.
2. The Planning Board Attorney will need to review the access and the proposed easements as there are questions about frontage. How is the existing Johnson driveway access being addressed, as it appears the access is located on the applicant's property?
3. On dwg C-1, shouldn't the silt fence extend the entire length of the temporary construction access driveway on the downhill side instead of in sections?
4. We haven't completed a review of the stormwater calculations. We will issue a separate memo early next week perhaps before the meeting if possible.



5. Please check the scales on Dwg C-2. The plans appear to be 20 scale which is different than the labeled scale.
6. On dwg C-8, please provide an engineered cross section detail of the CMU block weir wall showing any rebar and footing design. We need to ensure that the wall will be frost protected.

As further details are developed, this office may have additional comments. If you have any questions or require any additional information, please contact me at (845) 454- 3411 extension 29.

Very truly yours,  
CPL

Peter Setaro, PE  
Principal

PDS/sg

cc: Barbara Roberti, Zoning Administrator (by e-mail copy)  
Susan Dao, Building Inspector (by e-mail)  
Lisa Cobb, Esq., Attorney to the Planning Board (by e-mail copy)  
David Stolman, AICP, Planning Board Planning Consultant (by e-mail copy) Carlo  
Pesce, Planning Board Member (by e-mail copy)  
Ralph Marinaccio, Planning Board Member (by e-mail copy)  
Robert Valdati, Planning Board Member (by e-mail copy)  
Robert Ceru, Planning Board Member (by e-mail copy)  
Paul Freno, Planning Board Member (by e-mail copy)  
Markos Peratikos, Planning Board Member (by e-mail copy)  
Bea Ogunti, Planning Board Sec. (by e-mail copy)  
Neil Alexander Esq, Cuddy and Feder (by e-mail copy)