

May 25<sup>th</sup>, 2021

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

**Re: Lawrence Farms Conversion of Office Building into Apartments**  
**Tax Parcel 6156-02-710924**  
**CPL # 149260-000034**  
**TOW# 21-3438**

Dear Chairman Flower and Planning Board Members:

This office received copies of the following documents prepared by S&P Architects, P.C.:

- Project Narrative, dated 3/22/2021, by Paul S. Pilon, R.A.
- Application for Site Plan Approval, dated 3/23/2021. By K&J Partners, LLC
- Short EAF, dated 3/22/2021; Owner Consent Form, dated 3/22/2021
- Site Plan, dated 3/22/2021, revised 5/19/2021, prepared by Paul S. Pilon, R.A. and Sabrina B. Pilon, R.A.
- Floor Plan and Elevation, dated 3/22/2021, prepared by Paul S. Pilon, R.A. and Sabrina B. Pilon, R.A.
- Planning Board response letter, dated 5/19/2021, prepared by Paul S. Pilon, R.A.
- Sewage and Water Usage Letter, dated 5/17/2021, prepared by Christian Paggi, P.E.

Based on our review we offer the following engineering related comments:

**Comments:**

1. The applicant has acknowledged they must provide documentation, upon receipt, from the Dutchess County Department of Behavioral & Community Health confirming that the existing water supply and wastewater facilities will support the change in use.

If you have any questions, please contact me at (845) 686-2302, or e-mail at psetaro@cplteam.com.

Very truly yours,  
CPL



Peter Setaro, P.E.  
Principal



Mr. Bruce Flower, Chairman  
Town of Wappinger Planning Board  
May 25<sup>th</sup>, 2021  
Page 2 of 2

PDS/wts

cc: Barbara Roberti, Zoning Administrator (by e-mail copy)  
Susan Dao, Building Inspector (by e-mail)  
Paul Ackermann, Esq., Attorney to the Planning Board (by e-mail copy)  
Malcolm Simpson, Planning Board Planning Consultant (by e-mail copy)  
Ralph Marinaccio, 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)  
Marcos Peratikos, Planning Board Member (by e-mail copy)  
Nicholas Maselli, Planning Board Member (by e-mail copy)  
Bea Ogunti, Planning Board Sec. (by e-mail copy)  
Paul S. Pilon, R.A. (by e-mail copy)