

January 31<sup>st</sup>, 2022

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

Re: Cooper Road Lot Line Realignment  
Tax Parcels #6156-02-869803 and #6156-02-852826  
CPL # 14926-00056

Dear Chairman Flower and Planning Board Members:

This office received copies of the following documents:

- Project Narrative Letter, dated January 21<sup>st</sup>, 2022, prepared by Amy Bombardieri of Day Stokosa Engineering P.C.
- Preliminary Layout Application for Subdivision of Land, dated January 21<sup>st</sup>, 2022, prepared by John Goetz of Mid-Hudson Development Corp.
- Final Subdivision Plat Approval Application, dated January 21<sup>st</sup>, 2022, prepared by John Goetz of Mid-Hudson Development Corp.
- Short Environmental Assessment Form, dated January 21<sup>st</sup>, 2022, prepared by John Goetz of Mid-Hudson Development Corp.
- 2 Sheet Plan Set, dated January 11<sup>th</sup>, 2022, prepared by Brian Stokosa, P.E., of Day Stokosa Engineering P.C.

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

1. Town Code § 240-100 Section E stipulates that "driveways shall be so designed so as to provide Fire Department apparatus access to within 75 feet or less of the structure that may be called upon to protect". Provide a truck turning plan for a 40 foot long fire-fighting apparatus for Lot #3 to confirm Fire Department access.
2. As per Town Code § 240-100 Section B, applicant should provide justification for exceeding a driveway slope of 12%.
3. Additional grading details are necessary as the grades at the driveway entrance of both Lots 1 and 3 appear to exceed the maximum slope stipulated in Town Code § 240-100 Section B, Paragraph 1. Provide more detail and revise the proposed slope and grading at both driveway entrances as necessary to conform to Town Code.
4. A proposed grading easement is depicted on both Lots 1 and 3 to achieve necessary driveway grading. It is recommended that this grading be performed prior to the issuance of any building permits with an appropriate bond in place to cover the work. It is also recommended that the easement be temporary, and that the language be reviewed and approved by the Town Attorney.



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5. The applicant should consider a shared driveway for Lots 1, 2, and 3 for the purposes of safety and to meet maximum slope requirements instead of individual driveways for each lot.

If you have any questions, please contact me at (845) 686-2305, or e-mail at [jbodendorf@cplteam.com](mailto:jbodendorf@cplteam.com).

Very truly yours,  
CPL

Jon Bodendorf, P.E.  
Principal

JDB/wts

cc: Barbara Roberti, Zoning Administrator (by e-mail copy)  
Susan Dao, Building Inspector (by e-mail)  
James Horan, Esq., Attorney to the Planning Board (by e-mail copy)  
Malcolm Simpson, Planning Board Planning Consultant (by e-mail copy)  
Nicholas Maselli, Planning Board Member (by e-mail copy)  
Ralph Marinaccio, Planning Board Member (by e-mail copy)  
Lynne Versaci, 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)  
Brian Stokosa, P.E. (by e-mail copy)