

**From:** [James P. Horan](#)  
**To:** [Jon Bodendorf](#); [Robert Cain](#); [Brenden Lloyd](#)  
**Cc:** [rthurston@townofwappingerny.gov](mailto:rthurston@townofwappingerny.gov); [Tim Moot](#)  
**Subject:** RE: Alpine Commons Water and Sewer Follow Up  
**Date:** Friday, November 12, 2021 5:14:25 PM  
**Attachments:** [image001.png](#)

---

The need for a will serve letter is up to the DC Health Department.

I stated that since the property is already in the United Wappinger Sewer District, the Will Serve letter would come from the Town of Wappinger and not Tri-Muni.

**James P. Horan, Esq.**  
**Wallace & Wallace LLP**  
Poughkeepsie Journal Building  
85 Civic Center Plaza, Suite LL3  
Poughkeepsie, NY 12601  
Telephone: (845) 473-0900, Ext. 4  
Fax: (845) 473-5548  
Email: [jhoran@wallacelaw.net](mailto:jhoran@wallacelaw.net)

**Notice: Beware of fraudulent e-mails. Please be advised that I will never send unsolicited wire instructions via e-mail communication. All wire instructions must be verified via phone.**

This e-mail message and any attachments are confidential and may be privileged. If you are not the intended recipient, please notify Wallace and Wallace L.L.P. immediately --- by replying to this message or by sending an e-mail to [mail@wallacelaw.net](mailto:mail@wallacelaw.net) --- and destroy all copies of this message and any attachments. Thank you.

IRS Circular 230 Disclosure: To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

---

**From:** Jon Bodendorf <[JBodendorf@CPLteam.com](mailto:JBodendorf@CPLteam.com)>  
**Sent:** Friday, November 12, 2021 4:07 PM  
**To:** Robert Cain <[rcain@dakotapartners.net](mailto:rcain@dakotapartners.net)>; Brenden Lloyd <[blloyd@dakotapartners.net](mailto:blloyd@dakotapartners.net)>; James P. Horan <[jhoran@wallacelaw.net](mailto:jhoran@wallacelaw.net)>  
**Cc:** [rthurston@townofwappingerny.gov](mailto:rthurston@townofwappingerny.gov); Tim Moot <[TMoot@CPLteam.com](mailto:TMoot@CPLteam.com)>  
**Subject:** RE: Alpine Commons Water and Sewer Follow Up

See attached for water. I believe Jim Horan mentioned previously that because the property is already in the sewer district a will serve letter is not required.



**Jon Bodendorf, P.E.**

Direct: 845.686.2305

ARCHITECTURE. ENGINEERING. PLANNING.

[CPLteam.com](http://CPLteam.com)

CPL has moved! Our new location is:  
26 IBM Road  
Poughkeepsie NY 12601

---

**From:** Robert Cain <[rcain@dakotapartners.net](mailto:rcain@dakotapartners.net)>  
**Sent:** Friday, November 12, 2021 9:53 AM  
**To:** Jon Bodendorf <[JBodendorf@CPLteam.com](mailto:JBodendorf@CPLteam.com)>; Brenden Lloyd <[blloyd@dakotapartners.net](mailto:blloyd@dakotapartners.net)>;  
[JHoran@wallacelaw.net](mailto:JHoran@wallacelaw.net)  
**Cc:** [rthurston@townofwappingerny.gov](mailto:rthurston@townofwappingerny.gov)  
**Subject:** RE: Alpine Commons Water and Sewer Follow Up

*CAUTION: This email originated from outside of the organization. Only open attachments and click links if you recognize the sender and are expecting this type of content. -CPL Helpdesk*

Hi Jon – Just seeing that we didn't follow up with you regarding the conditional will serve letters. Can you please send those over today? Thanks,

**ROBERT B. CAIN**

Senior Development Director



235 Bear Hill Rd, Ste 400, Waltham, MA 02451

**O:** 781.899.4002 | **M:** 585.944.3259

[rcain@dakotapartners.net](mailto:rcain@dakotapartners.net)

[www.dakotapartners.net](http://www.dakotapartners.net)



---

**From:** Jon Bodendorf <[JBodendorf@CPLteam.com](mailto:JBodendorf@CPLteam.com)>  
**Sent:** Friday, October 29, 2021 4:14 PM  
**To:** Robert Cain <[rcain@dakotapartners.net](mailto:rcain@dakotapartners.net)>; Brenden Lloyd <[blloyd@dakotapartners.net](mailto:blloyd@dakotapartners.net)>;  
[JHoran@wallacelaw.net](mailto:JHoran@wallacelaw.net)  
**Cc:** [rthurston@townofwappingerny.gov](mailto:rthurston@townofwappingerny.gov)  
**Subject:** RE: Alpine Commons Water and Sewer Follow Up

I have a draft ready – just waiting for it to be “blessed”. You should have it early next week.



**Jon Bodendorf, P.E.**

Direct: 845.686.2305

ARCHITECTURE. ENGINEERING. PLANNING.

[CPLteam.com](http://CPLteam.com)

CPL has moved! Our new location is:  
26 IBM Road

Poughkeepsie NY 12601

---

**From:** Robert Cain <[rcain@dakotapartners.net](mailto:rcain@dakotapartners.net)>

**Sent:** Friday, October 29, 2021 3:52 PM

**To:** Brenden Lloyd <[blloyd@dakotapartners.net](mailto:blloyd@dakotapartners.net)>; [JHoran@wallacelaw.net](mailto:JHoran@wallacelaw.net); Jon Bodendorf <[JBodendorf@CPLteam.com](mailto:JBodendorf@CPLteam.com)>

**Cc:** [rthurston@townofwappingerny.gov](mailto:rthurston@townofwappingerny.gov)

**Subject:** RE: Alpine Commons Water and Sewer Follow Up

*CAUTION: This email originated from outside of the organization. Only open attachments and click links if you recognize the sender and are expecting this type of content. -CPL Helpdesk*

Team – checking in on the status of the conditional will serve letters for both water and sewer. My notes indicate that Jim said CPL can handle this for the town based on our 10/19 call. Can you please send them at your earliest convenience? Thanks,

**ROBERT B. CAIN**

Development Director



235 Bear Hill Rd, Ste 400, Waltham, MA 02451

**O:** 781.899.4002 | **M:** 585.944.3259

[rcain@dakotapartners.net](mailto:rcain@dakotapartners.net)

[www.dakotapartners.net](http://www.dakotapartners.net)



---

**From:** Brenden Lloyd <[blloyd@dakotapartners.net](mailto:blloyd@dakotapartners.net)>

**Sent:** Friday, October 15, 2021 4:28 PM

**To:** [JHoran@wallacelaw.net](mailto:JHoran@wallacelaw.net)

**Cc:** Robert Cain <[rcain@dakotapartners.net](mailto:rcain@dakotapartners.net)>; [rthurston@townofwappingerny.gov](mailto:rthurston@townofwappingerny.gov)

**Subject:** RE: Alpine Commons Water and Sewer Follow Up

Hey Jim,

Following up on the previous request from Rob regarding where we stand in terms of obtaining the necessary 'will-serve' letters for water and sewer, as well as a cost estimate of associated fees. Please let me know if you need additional information from Dakota.

Best,

**Brenden Lloyd**

Project Coordinator



235 Bear Hill Rd, Ste 400, Waltham, MA 02451

O: 781-899-4002 | C: 516-993-7656

[blloyd@dakotapartners.net](mailto:blloyd@dakotapartners.net)

[www.dakotapartners.net](http://www.dakotapartners.net)

---

**From:** Robert Cain <[rcain@dakotapartners.net](mailto:rcain@dakotapartners.net)>

**Sent:** Friday, October 15, 2021 3:24 PM

**To:** Brenden Lloyd <[blloyd@dakotapartners.net](mailto:blloyd@dakotapartners.net)>

**Subject:** FW: Alpine Commons Water and Sewer Follow Up

**ROBERT B. CAIN**

Development Director



235 Bear Hill Rd, Ste 400, Waltham, MA 02451

O: 781.899.4002 | M: 585.944.3259

[rcain@dakotapartners.net](mailto:rcain@dakotapartners.net)

[www.dakotapartners.net](http://www.dakotapartners.net)



---

**From:** Robert Cain

**Sent:** Tuesday, September 28, 2021 11:34 AM

**To:** [JHoran@wallacelaw.net](mailto:JHoran@wallacelaw.net)

**Cc:** Richard Thurston <[rthurston@townofwappingerny.gov](mailto:rthurston@townofwappingerny.gov)>; Walter, William <[WWalter@benesch.com](mailto:WWalter@benesch.com)>; Neil Jeffrey Alexander Esq. <[nalexander@cuddyfeder.com](mailto:nalexander@cuddyfeder.com)>; Barbara Roberti <[BRoberti@townofwappingerny.gov](mailto:BRoberti@townofwappingerny.gov)>

**Subject:** Alpine Commons Water and Sewer Follow Up

Hi Jim – I hope all is well since our last call on 9/15. When you have a moment, can you help us with the following?

- Conditional will serve letter for water service
- Will serve letter update from Tri-Muni regarding sewer service
- Any cost estimating data you have for water and sewer service – believe we talked about water district member fees based on bedroom count that you have on your end that Neil does not on his end?

If I have not directly my request appropriately based on my understanding of our last call, let me know who we can connect with to close the loop on some of these open ended items.

Sincerely,

**ROBERT B. CAIN**

Development Director



235 Bear Hill Rd, Ste 400, Waltham, MA 02451

**O:** 781.899.4002 | **M:** 585.944.3259

[rcain@dakotapartners.net](mailto:rcain@dakotapartners.net)

[www.dakotapartners.net](http://www.dakotapartners.net)

