



CHARLES P. MAY  
AND ASSOCIATES P.C.

Community Planning  
Landscape Architecture  
Project Management  
Environmental Studies  
Environmental Engineering  
Traffic Analysis

1073 Main Street, Suite 203  
Fishkill, NY 12524  
Voice  
845-896-2747

367 Windsor Highway, Suite 168  
New Windsor, NY 12553  
Voice  
845-567-3030

Email  
charlespmayassoc@aol.com  
Website  
charlespmayassociates.com

Zoning  
Land Use  
Site Planning  
CADD Services  
Grading and  
Drainage Plans  
Site Details  
Utility Plan  
Graphics  
Permits  
Approvals

October 25, 2023

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

RE: Licari Subdivision Review  
39 Middlebush Road  
Town of Wappinger Falls  
Dutchess County, New York  
Parcel 135689-6157-01-458871

Dear Mr. Flower:

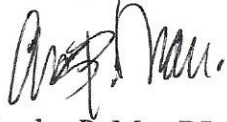
In regard to your letter dated September 28, 2023, our response is in the identical order of your comments:

1. Please reference email from Bill Trifilo dated 10/16/2023 at 12:25pm which was forwarded by Kiel Lawrence to Beatrice Ogunti on 10/16/23 at 1:03pm in regards to the sanitary line. The sanitary line has been deemed to be approved.
2. In discussions with DCHP Engineer Daniel Keeler, the department requests that all legal acceptance of the sanitary sewer line be enacted prior to submission to the department for technical review.
3. Existing and proposed deeds will be provided once the project has been accepted as final approval and the applicant has closed on the property.
4. Proposed subdivision line has been labeled on Sheets DP-1 & SL-1
5. The limits of disturbance are shown on Sheet EC-1 as being 14,418 sf. See note 2 under Soil Erosion & Sediment Control Notes. This area is also reflected in the LEAF.
6. Restoration is to be top soil and reseeded as referred on Detail 1/DP-1.
7. The existing gas line will be extended to provide gas to the proposed home as shown on Sheet SU-1.
8. Silt fence has been provided along the eastern property line as indicated on Sheet EC-1. Also grading and soil & erosion control measures have been taken to ensure water runoff will only run towards the rain garden and not to the property on the east.

9. Detail 5/EC-1 added on Sheet EC-1. Concrete washout area also shown on Sheet EC-1
10. Please reference email from Bill Trifilo dated 10/16/2023 at 12:25pm which was forwarded by Kiel Lawrence to Beatrice Ogunti on 10/16/23 at 1:03pm which says that the sight lines for this project are unchanged from the previous driveways and deemed to be adequate.
11. Please refer to Sheet SS-1 Sanitary Sewer Profile at Cameli Drive & Middlebush Road. The existing drainage structures have been shown.

Sincerely,

CHARLES P. MAY & ASSOCIATES P.C



Charles P. May RLA  
President/CEO

