

September 2, 2025

Village of Wappingers Falls Planning Board
Mr. Tom Morris, Chairman
2582 South Avenue
Wappingers Falls, New York 12590

Re: Buckingham Properties, Channingville Road & Nelson Avenue, 6th Review
Tax ID#: 134601-6158-13-071325
JRFA Job #06120201

Dear Chairman Morris and Members of the Board:

Our office has received and reviewed the following documents submitted for the above referenced project, prepared by Insite Engineering, Surveying & Landscape Architecture, P.C.:

- “Overall Plan”, Sheet OP-1, revised August 14, 2025.
- “Existing Conditions Plan”, Sheet EX-1, revised August 14, 2025.
- “Layout Plan”, Sheet SP-1.1, revised August 14, 2025.
- “Landscape Plan”, Sheet SP-1.2, revised August 14, 2025.
- “Grading & Drainage Plan”, Sheet SP-2, revised August 14, 2025.
- “Utilities Plan”, Sheet SP-3, revised August 14, 2025.
- “Erosion & Sediment Control Plan”, Sheet SP-4, revised August 14, 2025.
- “Phasing Plan”, Sheet SP-5, revised August 14, 2025.
- “Lighting Plan”, Sheet LP-1, revised August 14, 2025.
- “Entrance Driveway Profile”, Sheet PR-1, revised August 14, 2025.
- “Drainage Profiles”, Sheet PR-2, dated August 14, 2025.
- “Water and Sewer Profiles”, Sheet PR-3, dated August 14, 2025.
- “Vehicle Maneuvering Plan”, Sheet VM-1, revised August 14, 2025.
- “Details”, Sheet D-1, revised August 14, 2025.
- “Details”, Sheet D-2, revised August 14, 2025.
- “Details”, Sheet D-3, revised August 14, 2025.
- “Details”, Sheet D-4, revised August 14, 2025.
- “Details”, Sheet D-5, revised August 14, 2025.
- “Details”, Sheet D-6, dated August 14, 2025.
- “Stormwater Basin Section Views & Infiltration System”, Sheet D-7, dated August 14, 2025.
- Architectural plans, dated August 14, 2025, prepared by Charles P. May & Associates, P.C.

Project Description

The subject property is a 13.42 acre parcel in the Residential Mixed Use (RMU) district. It is located on Channingville Road & the south end of Nelson Avenue. The applicant is proposing a multi-family residential development with 188 units.

Required Approvals

- Site Plan Approval is required from the Planning Board.
- Village DPW Superintendent approval is required for the roadway entrance on Nelson Avenue.
- NYS Department of Health approval is required for the sewer and potable water extension.
- Village of Wappingers Falls Fire Department approval is required for the site accessibility.
- Village of Wappingers Falls Water Board approval is required for the potable water connection.
- Village of Wappingers Falls Board approval is required for the sewer connection.
- Tri-Municipal Sewer Commission approval is required for the sewer connection.
- Amended site plan approval for the Oak Tree Gardens property maybe required from the Planning Board.
- Mailbox location and details approval from the Wappingers Falls Postmaster.

Based on our review of the submitted documents, we offer the following comments, which may warrant discussion with the applicant and/or action by the Board:

Engineer Review

Potable Water

1. Details of the proposed fire suppression system and water storage tanks should be provided. Applicant states that details can be provided with the building permit drawings.
2. Utilities plans should include the stationing shown on the profiles of the proposed water and sewer lines.
3. A detailed design of the proposed potable water control building and booster pump system should be provided, including sizing and specifications.
4. Sizing calculation for the 120,000-gallon fire suppression water tank storage, piping, sprinklers, and backflow preventer should be provided. Note on plan Sheet SP-3 states that the fire protection engineer shall design and size the system. A 30,000-gallon potable water tank is proposed based on average daily flow.
5. The Town of Poughkeepsie potable water main is located to the south of the project site on Channingville Road. The potential to utilize this potable water source was evaluated by the applicant and discussed with the Village Water Board. Applicant proposes to connect to the Village water system after the Village completes proposed water treatment plant improvements.

Sewer

6. The applicant is proposing to direct the sewage from the site toward Jordan Street (Town of Poughkeepsie) in lieu of discharging it through the village sewer main. This is the preferred method of sewage disposal for the village. Coordination with the Tri-Municipal Sewer Commission is required.
7. If the project sewage is changed to be directly through the Village sewer main to the pump station on Alexander Way, a complete engineering review, cleaning, and videoing of the Village sewer main from

the project site to the Village pump station will be required due to the age of the existing clay sewer pipe main. The applicant is aware of these requirements.

Traffic/Parking

8. Proposed conduits, facilities and locations of future electric vehicle charging stations are shown on the plans. Plans note chargers shall be Level 2 chargers. Applicant states selection of charger type will be made at time of construction.
9. 220 Volt electric outlets should be provided in each townhouse garage to allow for charging of electronic vehicles. Note added on sheet SP-1.1.

Site

10. Visual impact pictures from the bleachery area have been provided, the planning board should decide if they are adequate. Any structures that are visible from the bleachery area should be visually similar in architectural design and construction. Applicant states visual impact previously provided to Board.
11. Plans should detail vegetative cover, including existing wooded areas, significant specimen trees and similar features. The planning board should determine if a tree plan is required.
12. Electric and gas and telephone/cable/fiber lines should be coordinated with each utility provider. Provide details, profiles, and types of materials for all proposed fixtures and piping.
13. Plans should show the details of the proposed development mailbox structure.
14. The proposed concrete sidewalk on the access driveway should be extended to the cemetery entrance located on Nelson Avenue to facilitate pedestrian access to the village. Maintenance requirements of the proposed concrete sidewalk should be determined by the planning board.
15. Cut and fill calculations for the site should be provided. Cut calculation should be broken down to rock cut and soil cut quantities. A boring plan for the site should be developed. Grading plans should include sections showing existing and proposed grades and finished slopes at sections of major regrading. Applicant states that these requirements be made part of conditional approval.
16. A blasting plan should be provided for the project. Notes added to sheet SP-5.
17. Sprinkler layout plans should be provided for the buildings. The applicant wants to provide them as part of the building permit process.
18. Fire Department approval should be obtained for driveway access and turn-around requirements of fire fighting vehicles.
19. The preliminary stormwater pollution prevention plan was reviewed.
20. Provide an estimated project construction schedule. A detailed construction sequence should be provided as well. Outline sequence provided.

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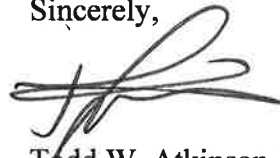
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This information is based on my review of the documents submitted. Additional review comments may be provided throughout the process as the application is evaluated. Written responses to these comments **MUST BE PROVIDED** with any future submittals.

Should you have any questions or comments, please feel free to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Todd W. Atkinson', with a stylized flourish at the end.

Todd W. Atkinson, P.E.
Village Engineer

TWA/jac

cc:

Inez Maldonado (via email)
Lisa M. Cobb, Esq. (via email)
Michelle Greig (via email)
Max Dao (via email)
Applicant
File