



FOUR CORNERS
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Innovative Planning
for Traditional Towns

To: Thomas E. Morris Jr. Chair
Village of Wappingers Falls Planning Board

From: Michèle R. Greig, AICP

Date: October 3, 2025

Subject: Buckingham Properties

For the referenced project, we have reviewed the following materials:

Site Plan entitled “Buckingham Property Management” prepared by Insite Engineering, Surveying and Landscape Architecture, P.C.:

- Sheets OP-1, EX-1, SP-1.1, SP-1.2, SP-2 to SP-4, PR-1, and D-1 to D-5 dated December 15, 2022 and last revised September 18, 2025
- Sheet SP-5 dated February 17, 2024 and last revised September 18, 2025
- Sheet LP-1 dated February 1, 2023 and last revised September 18, 2025
- Sheets PR-2 and PR-3 dated June 12, 2025 and last revised September 18, 2025
- Sheet VM-1 dated August 22, 2023 and last revised September 18, 2025
- Sheet D-6 dated February 1, 2023 and last revised September 18, 2025
- Sheet D-7 dated August 14, 2025 and revised September 18, 2025

Correspondence from the applicant’s representative Insite Engineering dated September 18, 2025.

Kohler Technical Information Bulletin TIB-114 for Generator Set Sound Data Sheet.

Cut-Sheet and Price for Bobbie Modular Playground.

Engineer’s Opinion of Probable Cost for recreational facilities prepared by Insite Engineering dated September 18, 2025.

Email Correspondence between Insite Engineering and Postmaster Kayla Weise dated September 2, 2025.

Product Data Sheet for Quiet Batt Soundproofing Insulation.

Email Correspondence from Tigerflow regarding Typical Acoustic Performance of TEFC/EPACT Motors dated August 15, 2025.

We offer the following comments for the Planning Board's consideration.

1. **Access.**

- (a) A detail for a slightly elevated Belgian block median is shown on Sheet D-1. The reference on Sheet SP-1.1 to a "flush" Belgian block median should be revised to "slightly elevated Belgian block median."
- (b) The typo on Sheet SP-1.1 referring to "propose Belgian block median shall not be removed or paved over" should be corrected to refer to "proposed Belgian block median . . ."

2. **Lighting.**

- (a) The applicant shall clarify where on Sheet LP-1 Fixture E is identified as flush-mounted.
- (b) Average lighting levels on the balconies should be recalculated using the lowest lighting level rather than zero.
- (c) The proposed lighting fixtures for the clubhouse and the water pump booster building are the same ceiling-mounted fixtures proposed for the balconies. Average lighting levels for these building entrances should be added to the Statistics Table on Sheet LP-1. (Note: building entrances are permitted a maximum average lighting level of 1 footcandle.)
- (d) Each of the two site entrance walls will be illuminated with a full cut-off, decorative pendant fixture with a maximum color temperature of 2700K. The Planning Board should review the fixture design.

3. **Signage Details.**

- (a) Directional signs. The footnote to the Sign Data Table on Sheet SP-1.1 should be revised to refer to Signs 6a and 6b (the only proposed "directional signs"), and their locations should be shown on the plan.
- (b) Building signs. A material sample of the building signs will be provided.

4. **Mail Delivery.** The applicant has provided written confirmation from the Postmaster dated September 2, 2025, verifying approval of the mail delivery arrangement shown on the Site Plan.

5. **Refuse Enclosure.** The applicant will supply material and color samples for the vinyl gate.

6. **Recreational Amenities and Fee.** The Village Engineer has reviewed the cost estimate for recreational amenities submitted by the applicant and will provide comments to the Planning Board.

7. **Pull-Off Area.** The Planning Board should review the proposed landscaping of the pull-off area. A mix of evergreens is proposed along the southern property line. A Red Maple and a Dogwood are proposed between the pull-off area and the road. Low-growing variegated boxwoods (up to 3 feet in height) are proposed along the two sides of the pull-off area facing the street.
8. **Noise Levels.** The Village Engineer has reviewed the sound attenuation measures for the booster pumps and backup generator and will provide comments to the Planning Board.
9. **Oak Tree Gardens.** The Code Enforcement Officer has notified Oak Tree Gardens that, in order to retain their refuse enclosure and parking spaces located on the Buckingham property, they must obtain an easement from Buckingham Properties; if an easement is not granted, they will be required to submit an amended Site Plan application to relocate these features on their own parcel.

cc: Todd W. Atkinson, P.E., J. Robert Folchetti & Associates, LLC
Lisa Cobb, Esq., Lisa Cobb, Esq., The Law Offices of Lisa M. Cobb