

October 6, 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, 2nd Conditions Review
Tax ID#: 134601-6158-13-071325
JRFA Job #06120201

Dear Chairman Morris and Members of the Board:

Our office proposes the following conditions be made to the site plan approval for the Buckingham Properties project:

Conditions the Applicant Acknowledges are Required to be Approved Prior to the Planning Board Chairman Signing the Site Plan

- 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.
- Stormwater Pollution Prevention Plan approval is required for site stormwater management.
- All comments provided in the JRFA comment letter dated September 2, 2025, that are not included in this comment letter.

Conditions the Applicant has provided Clarification For

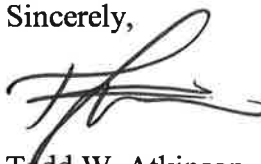
- Mailbox location and details approval from the Wappingers Falls Postmaster. The Postmaster has provided an email acknowledging and approving the mailbox location and details.
- An analysis of the proposed recreation fee mitigation items for validation of value (e.g. sidewalk, club house, exercise equipment, playground equipment, etc) should be provided. Our office has reviewed the proposed Engineers' Opinion of Probable Costs for the proposed recreation mitigation fee. After reviewing Insite Engineering Engineer's Opinion of Probable Cost dated September 18, 2025, our office has no issue with the cost proposed for the passive recreation trail, concrete sidewalk, playground, playground and play surface, workout equipment and gazebo for a total of \$189,450. Based on the floor plan of the club house, the recreation area denoted as the upstairs fitness center measures 584 sf at a probable cost of \$250/sf (cost of the equipment is included separately) for a total of \$146,000. Our office's Engineer's Opinion of Probable Costs is \$335,450. The recreation fee costs per Village Code are \$1,000 for the first new dwelling unit and \$4,500 for each dwelling unit after for a total cost of \$842,500 (187 units at \$4,500 plus \$1,000). Our recommended recreation fee required for the project is \$507,050.

Conditions the Applicant Acknowledges are Required to be Approved Subsequent to the Planning Board Chairman Signing the Site Plan, Prior to the Issuance of a Building Permit

- Detailed design of the proposed potable water control building and booster pump system should be provided, including sizing and specifications. Sound attenuation measures for the proposed Booster Pumps and Back-up Generator have been provided demonstrating that the potable water control building, booster pump system and back-up generator will all meet the Village Noise code.
- 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.
- Detailed design of the proposed fire suppression system and water storage tanks should be provided.
- Detailed design of the sewage line from the site toward Jordan Street (Town of Poughkeepsie).
- 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.
- Sprinkler layout plans should be provided for the buildings. The applicant wants to provide them as part of the building permit process.

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

Sincerely,



Todd W. Atkinson, P.E.
Village Engineer

TWA/jac

cc:

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