

July 16, 2020

Mr. Bruce Flower
Chairman (Via Email)
Town of Wappinger
Planning Board
20 Middlebush Road
Wappingers Falls, NY 12590

**Re: Wappingers Farm Estates 18-5194
11 lot subdivision
6459-03-110235
Robinson Lane
CPL #60178**

Dear Chairman Flower and Planning Board Members:

This office received copies of the following documents:

- 25 sheet plan set prepared by M.A. Day Engineering, PC titled "Wappingers Farm Estates, latest revision dated June 24, 2020
- Engineer's letter dated July 7, 2020

We recommend in future resubmittals that a response to comments letter be provided. Many of our September 13, 2019 comments have been addressed, however based on the revised plans we offer the following comments:

General

1. The plan set has been re-arranged to separate the drawings that will be filed in the DC Clerk's office. These drawings have been placed at the end of the set. Based on our past experiences, this might be an issue for the Clerk's office. Please check with the DC Clerk's office to avoid any issues at filing after the plat is signed.
2. Metes and bounds will be included on the Subdivision Plat. These should be provided prior to consideration of final approval.
3. Please repeat the Special Notes on Dwg. HYD.4 on Dwg. CS 102.
4. Regarding sight distance, the calculations and distances are shown on Dwg. SD 101 and SD 102. Both these sheets should reference the 85th Percentile Speed study that determined the sight distance calculations should be based on 40MPH. In the chart on the plans, delete the 35 MPH category. At a field meeting on October 16, 2019 with Mark Day, and subsequent discussion at a Planning Board meeting, it was agreed that the



applicant would remove all trees, and perform minor grading, within the ROW that affect sight distances prior to signing the plat. We note this work has been completed. The sight distance plans should also be revised to delete the trees that have already been removed.

5. The applicant's engineer has indicated the applicant will sell lots. There are stormwater practices on various lots that need to be maintained by the lot owner to meet the SWPPP requirements. In addition, there are trees that need to be planted on each lot to meet the SWPPP requirements. A note has been added to ensure the trees are planted before a CO is issued for lots requiring new trees. As a result, the applicant's attorney should coordinate with the Planning Board Attorney on including wording in deeds that will address the stormwater maintenance responsibilities including tree plantings.
6. Per e-mail dated April 3, 2020 the DCDBCH appear ready to approve the plans, however, this should be a condition of final approval.

If you have any questions, please contact me at (845) 454-3411 extension 29.

Very truly yours,

CPL

Peter Setaro, PE
Principal

cc: Barbara Roberti, Zoning Administrator (by e-mail copy)
Susan Dao, Building Inspector (by e-mail)
Mike Sheehan, Highway Superintendent
Lisa Cobb, Esq., Attorney to the Planning Board (by e-mail copy)
David Stolman, AICP, Planning Board Planning Consultant (by e-mail copy)
Ralph Marinaccio, Planning Board Member (by e-mail copy)
Robert Valdati, Planning Board Member (by e-mail copy)
Robert Ceru, Planning Board Member (by e-mail copy)
Paul Freno, Planning Board Member (by e-mail copy)
Markos Peratikos, Planning Board Member (by e-mail copy)
Nicholas Maselli, Planning Board Member (by e-mail copy)
Bea Ogunti, Planning Board Sec. (by e-mail copy)
Derek J. Day, applicant's engineer (by e-mail copy)