

February 23, 2021

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

Re: Obercreek Lot Line Re-alignment (19-5200)
Creek Road, New Hamburg Road & Marlorville Road
Tax Parcels #6057-05-772763, 847758, 849804, 914890, 948875, 959870 & 987852
CPL # 14926-00005

Dear Chairman Flower and Planning Board Members:

This office received copies of the following documents prepared or provided by The Chazen Companies:

- Engineer's cover letter dated February 1, 2021
 - Basic Stormwater Pollution Prevention Plan for Obercreek Lot line Revisions, issued February 2020, prepared by the Chazen Companies
 - Title Sheet, latest revision 2/1/21, prepared by the Chazen Companies
 - Map of Existing Conditions, prepared for Obercreek L.P., latest revision 2/1/21, prepared by the Chazen Companies
 - Lot Line Removal/Subdivision Plan, latest revision 2/1/21, prepared by the Chazen Companies
 - Preliminary Plat, latest revision 2/1/21, prepared by the Chazen Companies
 - Grading Erosion and Sediment Control Plan, latest revision 2/1/21, prepared by the Chazen Companies
 - Utility Plan, latest revision 2/1/21, prepared by the Chazen Companies
 - Site and Erosion and Sediment Control Details, latest revision 2/1/21, prepared by the Chazen Companies
1. The application is requesting approval to take 7-existing residential lots and reconfigure them into 7-residential lots for the purpose of increasing the desirability and marketability of the lots. As part of this they intend to update the sewage disposal systems and wells and eliminate the sharing of systems across lot lines. The re-



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configuration would also provide separate lots for each dwelling. Many variances were required for certain lots and apparently been approved.

2. A note has been included on the map indicating that a detailed erosion control plan will be required for each new house construction lot at the time of building permit application.
3. The Zoning Table on the Title sheet should be revised to indicate the variances granted with ZBA approval date.
4. Other Agency Approvals:
 - Dutchess County Department of Behavioral and Community Health for sewage disposal and water supply
 - Town of Wappinger Highway Department for new driveway permits

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

Very truly yours,
CPL

Peter Setaro, PE
Principal

PDS/thh

- cc: Barbara Roberti, Zoning Administrator (by e-mail copy)
Susan Dao, Building Inspector (by e-mail)
Paul Ackerman Esq., Planning Board Attorney (by e-mail copy)
David Stolman, AICP, Planning Board Planning Consultant (by e-mail copy)
Paul Freno, Planning Board Member (by e-mail copy)
Ralph Marinaccio, Planning Board Member (by e-mail copy)
Nicholas Maselli, Planning Board Member (by e-mail copy)
Robert Ceru, Planning Board Member (by e-mail copy)
Markos Peratikos, Planning Board Member (by e-mail copy)



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Bea Ogunti, Planning Board Sec. (by e-mail copy)
Kyle Ahearn, P.E., applicant's engineer (by e-mail copy)