

February 1, 2021

Planning Board Chairman Bruce Flower
Town of Wappinger, Town Hall
20 Middlebush Road
Wappinger Falls, NY 12590

*Re: Obercreek Lot Line Revisions
Creek Road, New Hamburg Road and Marlerville Road
Town of Wappinger, Dutchess County, New York
Chazen Project # 70608.01*

Dear Chairman Flower:

The Applicant appeared before your Board at its meeting on September 21, 2020, at which time the project received a Negative Declaration and referral to the Town Zoning Board of Appeals. The Applicant appeared before the Zoning Board of Appeals at its meeting on December 8, 2020, at which time it received each of the requested variances. DOH-witnessed soil testing will be conducted as weather permits in the early spring, and plans for the subsurface sewage disposal systems and wells will be submitted for DOH approval as soon as possible. In the meantime, the Applicant is seeking conditional preliminary subdivision approval from the Town Planning Board, pending said DOH approvals. This office received a limited number of review comments from the Planning Board's engineering consultant following submission of the plans for the September 2020 Planning Board meeting. Below is a point-by-point response to each of the comments received. Numbering corresponds to the numbering of the comments in the consultant's comment letter. Please note, the EAF and preliminary subdivision application for this project were submitted previously in March 2019.

Clark Patterson Lee comments dated September 17, 2020:

2. *A basic erosion control plan has been provided. Please place a note on the map indicating that a detail erosion control plan will be required for each new house construction lot at the time of building permit application.*

Response: The requested note has been added to the Grading, Erosion and Sediment Control Plan.

3. *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*

Response: Comment noted. Submission to DCDOH will take place in the early spring once weather permits DOH-witnessed soil testing and supplemental percolation tests to take place. No driveways will be installed prior to receiving relevant driveway permits.

The Applicant is seeking conditional preliminary subdivision approval at this time, pending Dutchess County Department of Health review & approval of the subsurface sewage disposal systems and wells. Please place

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this item on the agenda for the March 1, 2021 Planning Board meeting. If you need anything further or have any questions regarding the application, please don't hesitate to contact me at (845) 486-1574.

Sincerely,



Kyle Ahearn, P.E.
Project Manager

Encl: Preliminary Subdivision Plat and Plan set, last revised 2/1/21 (18 copies)
ZBA Decision Letter, dated 12/8/20 (18 copies)
Basic Stormwater Pollution Prevention Plan, dated 2/1/21 (3 copies)

Cc: Alexander Reese (Applicant)
Richard Cantor, Esq. (Attorney)