



05/03/21

Mr. Bruce Flower, Chairman
and Planning Board Members
Town of Wappinger
20 Middlebush Road
Wappingers Falls, NY 12590

Re: Myers Run
Tax Parcel 135689-6258-04-976478 & 032492
Myers Corners Road (cr 93)
Town of Wappinger
Dutchess County, New York

Mr. Flower and Board Members:

Proposed is a 12-lot single family subdivision on two existing undeveloped lots on south side of Myers Corners Road. The combined area of the existing lots is 22.9 acres of which 14.7 acres will be used to construct the project. A new town road is proposed. A new water main extension from the water main along Myers Corners is proposed. Each lot will have its own Onsite Wastewater Treatment System (septic tank and absorption field).

There is an Army Corps wetland and 100-year floodplain along the eastern boundary. No disturbance is proposed within the wetland. There will be disturbance within the Town's 100 foot adjacent area. Minor disturbance may be required within the 100-year floodplain for stormwater facilities.

Waivers requested from the Subdivision Plat and checklist requirements:

1. Subdivision Plat to be on 30" x 42" sheet.
Justification: More than one 24"x36" sheet would be required e to meet not less than 1"=100ft. A single 30" x42" sheet can accommodate a subdivision plat with a scale of 1" = 50'
2. Showing wells and septs on adjoining properties.
Justification: Distance to adjoining parcels from proposed disturbed areas
3. Showing trees.
Justification: The entire site is wooded.

Materials Submitted:

- EAF Long Form Part 1 (19 copies, dated REVISED 05/03/21)
- Project Narrative (19 copies, dated 05/03/21)
- Plan set – 10 sheets (19 copies, dated last revised 05/03/21)
- Myers Run Habitat Suitability Assessment, dated 01/26/21 (19 copies)
- SWPPP dated 05/03/21 , 19 copies

The plans have been revised in response to reviews by Hardesty & Hanover dated 02/24/21 and CPL dated 02/23/21

See revisions below:

Hardesty & Hanover

1. Subdivision

- a. Min area calculation have been added to the bulk table and show all lots are in compliance.
 - b. 100 foot buffer to the town wetland has been shown
 - c. Driveway on lot 3 servicing lots 11 and 12 removed and lots 11 and 12 will be service off of Myers corners road. A field meeting with the County highway was held and the location review. Preliminary acceptance by the county was given subject to formal review
 - d. All lots have been checked and meet the minimum lots areas as well as all bulk regulation requirements. This information is provide din the bulk table on sheet 1
 - e. Easements and maintenance agreements as well as road dedication are being prepared by the applicant's attorney and will be submitted to the Town when completed.
 - f. Label errors have been corrected on sheet 2
2. Area of disturbance is shown on sheet 10 and area of wooded is shown on title sheet , sheet 1
3. SEQRA
- a. Note
 - b. Noted.
 - c. The applicant is asking for a substitution from boulders and proposes wetland monuments along the 100 foot buffer. The detail of the wetland monument is shown on sheet 4 for consideration.
 - d. Full SEQR revised and being resubmitted for review.

CPL

SUBDIVISION COMMENTS:

1. Long Form EAF attached for both consultants to review
2. Noted a fill SWPPP has been prepared and is included in this submission. The project will be built in 5 acre increments with the road being the first phase then when stabilized lots will be constructed I two at a time until completed.
3. Noted the plans will be submitted to the County for review and approval. Deep test have been completed and have been witnessed by the County.
4. Water will be provide by connection to the Town water line on Myers Corners road. A conversation with the Water Department has confirmed the site is within the Town Water District. A new water line will be run up the proposed road with lost connected to the new line.
5. The FEMA flood plain is added to the plans on sheets 2, 3 ,4 and 10
6. Note, the proposed road will be offered for dedication. Town notes and details have been added to sheets 8 and 9.
7. Note, the proposed road is subject to a County permit. We have met with the County Highway in the field top review the site location and received favorable response subject to detailed review
8. Plans have been modified to remove all house from the wetland buffer. Some grading is prosed with the buffer as well as storm water treatment practices.
9. Details for road sections and storm water collection have been added to this submission.
10. The proposed road will have road swales and no catch basins. A cross culvert under the road at the entrance is prosed and is shown with sized and inverts.
11. A snow easement has been added to the site at the end of the cul-de -sac
12. Concrete monuments as well as wetland monuments along the wetland buffer have been added to sheet 4 with details for both.
13. A cut and fill analysis is provided and the volumes of cut and fill listed on sheet 9.
14. The drawings have been modified to better distinguish between existing and proposed contours. A blanket grading easement will be provided during construction of the site The easement will be prepared and provide to the Town for review by the applicants attorney.
15. Noted, a storm water drainage district is required.
16. Noted, plans are being submitted to the Fire Department along with submission to the Town.

We look forward to discussing this project with you.
If you have any questions, please contact us.

Sincerely,

Joseph P Berger, P.E., L.S.

cc: Myers Run LLC