



May 13, 2022

Town of Wappinger Planning Department
Attn: Planning Board Chairman and Board members
20 Middlebush Road
Wappingers Falls, NY 12590

Re: **Residential Subdivision for
Bertero
Tax Parcel #6056-02-835650 – 6.21 acres
100 Stonykill Road
T/ Wappinger**

SENT VIA HAND DELIVERY – 4 pages + attachments

Dear Chairman and Board members -

Please see enclosed within this submission the following:

- Eighteen (18) copy of residential subdivision entitled “Bertero” last revised May 12, 2022

This office is in receipt of a comment letter from the office of Hardesty & Hanover and a comment letter form from CPL dated April 28th, 2022. The plans have been revised accordingly and I offer the following formal responses –

CPL Comments:

1. Is the existing well on Lot #2 to be abandoned? If so, please provide the necessary details and notation for well abandonment.
Response: The existing well on Lot #2 will not be abandoned.
2. Please show electrical utilities service for Lot #1.
Response: The underground electrical utilities for lot #1 has been added to the plans.
3. The subdivisions plat appears to depict minor grading for the shared driveway. Please show all grading for Lots #1 and #2 as applicable, with clear delineation between existing and proposed contours. Include necessary erosion and sediment control measures for additional grading.
Response: Grading has been added to the plan along with erosion and sediment control measures.
4. Please clarify the total limits of disturbance. By our office’s estimation, it appears there is approximately 0.92 acres of disturbance without accounting for the apparent proposed grading for the shared driveway.
Response: Including the revisions the total anticipated amount of disturbance is 1.39 acres.

5. Provided Dutchess County Department of Behavioral and Community Health approval for the proposed wells and SDS areas.
Response: DC DOBCH approval will be provided when available.
6. Provide elevations, inverts, size, slopes, and length for all SDS piping. Provided construction details for wells and SDS areas.
Response: Elevations, inverts, size, slopes, and lengths for all SDS piping has been added to the plans and construction details are located on sheet 2 of 3.
7. Show location of septic cleanouts.
Response: Septic cleanout locations has been added to the plans.
8. Show stabilized construction entrance and concrete washout area location. Provided the necessary construction detail for the concrete washout area.
Response: Stabilized construction entrance and concrete washout areas has been added to the plans along with the construction details.
9. Clearly annotate silt fence location and include silt fence symbol in the legend: The line for silt fence is easily confused with the line delineating Zoning Districts.
Response: The silt fencing has been labeled on the plans and the symbol has been added to the ledge table.
10. Zoning Setback lines do not appear to be shown correctly. Please revised as needed.
Response: The zoning setbacks have been revised.
11. Include the proposed shared driveway in the limits of disturbance for both Lot #1 and #2.
Response: The limits of disturbance has been revised.
12. Include meted and bounds for the shared driveway easement.
Response: The metes and bounds for the shared driveway has been added to the plans.
13. Please show the wetlands on the adjacent lot (Parcel #6056-02-815628) as proposed shared driveway may encroach upon the 100' wetland buffer.
Response: The wetland on the adjacent lot has been added to the plans,
14. Include necessary conservation notes for Indiana Bats as it appears tree felling is proposed for the construction of Lot#1's SDS area.
Response: Indiana bats conservation notation has been added to the plans.
15. The applicant should be advised that the removal of the existing garage on Lot #2 will be subject to a demolition permit.
Response: It has been noted that the existing garage will require a demolition permit.
16. Please clarify if the Fire Prevention Bureau's comments from 10-8-2012 have been addressed: "Need adequate turn-around at existing dwelling for fire apparatus".
Response: The driveway landing for the existing dwelling has been made larger for adequate turn-around.
17. It is recommended that the shared portion of the driveway be located wholly within the "flag pole" portion of Lot #2.
Response: The shared portion of the driveway has been revised to be located on Lot #2.

18. Plans must demonstrate that each lot could have its own individual driveway. Please revise accordingly.

Response: Theoretical driveways for lot 1 and 2 has been added to the plans.

19. Provided sight distance measurements for the shared driveway as well as the theoretical driveway for Lot #1. Show limits of clearing to be performed to improve existing sight distance.

Response: The sight distances have been added to sheet 1.

20. Provide a note on the plan clarifying who will be responsible for clearing the road right-of way to improve sight distance. If the Highway Department has previously agreed to do the work provide a written statement from the Highway Superintendent.

Response: A note has been added to the site-specific notes and a letter from the highway superintendent will be provided.

Hardesty & Hanover Comments:

1. Shared Driveway. The existing driveway proposed to be a shared driveway will require maintenance and access easement. We defer to the Town Attorney and Town Engineer regarding this matter.

Response: The shared driveway has been revised, and it is understood that maintenance and access easement will be required.

2. Area of Disturbance. A note on the plans identifies the area of disturbance on lot 2 as being approximately 0.75 acres. It is not clear if this measurement included the area of disturbance shown on Lot 2. The applicant should confirm this.

Response: The area of disturbance has been revised and corrected.

3. Sight Distance. We understand that there was a meeting on August 5, 2021, between the applicant and the Town Superintendent of Highway to address the proposed sight distance. We defer to the Town Engineer as the Town Superintendent of Highways with respect to sight distance measurement at the proposed driveways.

Response: The sight distances have been added to sheet 1.

4. Bulk Table. The Bulk table shows 12% when 10% is the maximum allowed., This should be corrected.

Response: The bulk table has been revised.

5. Building Footprint. The conceptual building shown on lot 1 infringes into the side yard setback shown and should be reviewed to demonstrate lot 1 to be a viable lot for the construction of a home.

Response: The location of the proposed residence for lot 1 has been revised.

We would respectfully request that a review commence at your earliest convenience. If you have any additional questions or concerns, please do not hesitate to call. Thank You.

Very truly yours,

A handwritten signature in black ink, appearing to read 'MEG', with a long horizontal flourish extending to the right.

Michael E. Gillespie, P.E.

M. Gillespie & Associates, Consulting Engineering, PLLC

cc: Client
file

cg:MEG