

TOWN OF WAPPINGER

PLANNING BOARD

PROJECT NAME: Bertero Subdivision

MEETING DATE: May 2, 2022

ACCOUNT NUMBER: 19-5202

DATE PREPARED: April 22, 2022

 SITE PLAN **SPECIAL USE PERMIT** X **SUBDIVISION**

THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATIONS. PLEASE SUBMIT ANY COMMENTS TO THE TOWN OF WAPPINGER PLANNING BOARD, 20 MIDDLEBUSH ROAD, WAPPINGERS FALLS, NY 12590 WITHIN FIFTEEN (15) DAYS.

 1 **TOWN FILE**
 1 TOWN OF WAPPINGER PLANNING BOARD
 1 ENGINEER TO THE TOWN
 1 PLANNER TO THE TOWN
 1 ATTORNEY TO THE TOWN
 HIGHWAY SUPERINTENDENT
 FIRE PREVENTION BUREAU
 RECREATION
 ARMY CORP. OF ENGINEERS
 DUTCHESS COUNTY DEPT. OF PLANNING
 DUTCHESS COUNTY DEPT. OF PUBLIC WORKS
 NEW YORK STATE DEPT. OF TRANSPORTATION
 DUTCHESS COUNTY DEPT. OF HEALTH
 DUTCHESS COUNTY SOIL & WATER
 NYS DEPT OF D.E.C
 TOWN OF FISHKILL
 TOWN OF EAST FISHKILL
 TOWN OF LAGRANGE
 VILLAGE OF WAPPINGER PLANNING BOARD
 BUILDING INSPECTOR
 1 ZONING ADMINISTRATOR-BARBARA ROBERTI
 TOWN CLERK
 CAMO POLUTION
 STORM WATER MANAGEMENT (WALTER ARTUS)
 CENTRAL HUDSON

***** PLEASE NOTE ANY VIOLATIONS UPON YOUR REVIEW*****



M. GILLESPIE & ASSOCIATES

CONSULTING ENGINEERING, P.L.L.C.

CIVIL, SANITARY, ENVIRONMENTAL, ARCHITECTURAL AND SITE

847 ROUTE 376 - WAPPINGERS FALLS, NY 12590 - P. (845) 227-6227 F. (845) 226-1430 - MGAENGRS.COM

April 18, 2022

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



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

SENT VIA HAND DELIVERY – 2 pages + attachments

Dear Chairman and Board members -

Please see enclosed within this submission the following:

- Eighteen (18) copy of residential subdivision entitled "Betero" last revised April 15, 2022

This office is in receipt of a comment letter from the office of CPL dated November 1, 2019. The plans have been revised accordingly and I offer the following formal responses –

Comments:

1. Future submissions should show erosion control measures for areas of new disturbance.
Response: Erosion control measures have been added to the plan accordingly.
2. The existing driveway encroaches on a neighboring property, and there is a travel-way labeled on an adjoining lot that appears to connect to the existing driveway near the existing house on Lot 2. This should be reviewed and addressed.
Response: The existing shared driveway is preexisting nonconforming. A theoretical alternative second driveway has been added to Lot 2.
3. Parcel Access shows DEC and Federal Wetlands on Lot 2. The wetland limits should be located and validated by DEC and buffers indicated on the map.
Response: Wetlands have been flagged and will be validated by DEC, and the buffers are indicated on the map.
4. The Highway Superintendent should be contacted to review sight distance at the existing driveway, to ensure the sight distance is adequate to support the additional lot.

Response: One August 5, 2021 as meeting was had with the Highway Superintendent, Michael Sheehan. He determined that the sight lines looking toward Baxtertown Rd were sufficient, however the sight lines on the 9D side would need improvement. He agreed to have the Highway Department cut back the existing brush and shrubs to meet the requirements.

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

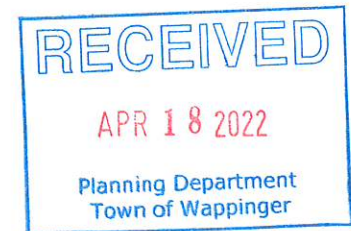
cc: Client
file

cg: MEG



April 18, 2022

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



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

SENT VIA HAND DELIVERY – 3 pages + attachments

Dear Chairman and Board members -

Please see enclosed within this submission the following:

- Eighteen (18) copy of residential subdivision entitled "Betero" last revised April 8, 2022

This office is in receipt of a comment letter from the office of Frederick P. Clark Associates dated October 31, 2019. The plans have been revised accordingly and I offer the following formal responses

Comments:

1. We question if the current layout of the of the proposed shared driveway results in the best location. We question if it has been considered to place most of the driveway within the strip of land that is part of Lot 2 and provide a turn-off into Lot 1. As currently proposed, the residents of Lot 2 would practically drive through the parking area on Lot 1 and continue on to their home. The relocation of the driveway would provide a wider distance between the driveway and the home on Lot 1 and would require simpler access easements.

Response: Theoretical proposed driveway has been added to Lot 2.

2. The submitted plans do not clearly distinguish between what is existing and what is proposed. This distinction should be made with the creation of an existing conditions plan. The plans should also be revised to show the proposed 0.75-acre area of disturbance with a limits of disturbance delineation.

Response: Labels added to distinguish between existing and proposed.

3. The EAF describes the Site as having regulated wetlands onsite but does not provide any information regarding the regulating agencies. Additionally, the areas labeled 'wet areas' are

signified in different ways and it is unclear if this is intentional and representative of a key difference between the 'wet areas' or not. According to Dutchess County Parcel Access, there are both Federally regulated, New York State-regulated, and Town-regulated wetlands on the Site of different areas than those shown on the plans. This discrepancy should be rectified and additional information regarding the regulating agencies should be provided. In addition, the required Town and State 100-foot wetland buffer should be labeled on the plans.

Response: The wetland delineation shown on the survey depicts NYS and Town-regulated areas, and the required 100-ft buffer.

4. Section 240-208 of the Zoning Law states that, "A lot may derive its street frontage and access by means of a strip of land connecting the street and the main portion of the lot, provided that no portion of said access and frontage strip of land shall be less than 50 feet wide." While this appears to be the case, the width of Lot 2's connecting land strip should be clearly shown.

Response: Dimension indicating the 50-ft wide strip of land has been added.

5. As discussed at the 9/4/19 Planning Board meeting and in accordance with Section 240-20.A(1) of the Zoning Law, a theoretical driveway for Lot 2 should be shown on the plans to demonstrate that the subdivision could support two separate driveways in the future, should the need arise.

Response: Theoretical 12-ft wide driveway added 25-ft off Lot 2 property line.

6. It appears that the existing driveway encroaches onto a neighboring property. We defer to the Town Attorney regarding any easements that may be required.

Response: Awaiting response from Town Attorney.

7. Maintenance and access easements should be required for the proposed shared driveway. We defer to the Town Attorney and Town Engineer regarding this matter.

Response: Awaiting response from Town Attorney and Town Engineer.

8. Is the existing garage proposed to remain as part of Lot 2? This should be clarified.

Response: Existing garage will be removed.

9. We defer to the Town Superintendent of Highways and the Town Engineer with respect to sight distance measurements at the two (proposed and theoretical) driveways.

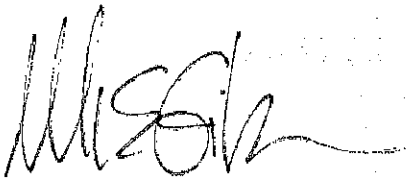
Response: One August 5, 2021 as meeting was had with the Highway Superintendent, Michael Sheehan. He determined that the sight lines looking toward Baxtertown Rd were sufficient, however the sight lines on the 9D side would need improvement. He agreed to have the Highway Department cut back the existing brush and shrubs to meet the requirements.

10. The bulk table and plan should be corrected to note the zoning districts as the R-40 and R- 80 districts. In addition, the "Zoning Block" should be revised to note the existing zoning as R- 40 and R-80.

Response: Note specifying Zoning District R-40 and R-80 has been added to the Parcel Information, as well as Bulk Regulations sections. Plan indicated Lot 1 as R-40, and Lot 2 as R-80.

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 dark ink, appearing to read 'MEG', with a stylized flourish extending from the end.

Michael E. Gillespie, P.E.

M. Gillespie & Associates, Consulting Engineering, PLLC

cc: Client
file

cg:MEG