

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

Re: Kimmel Subdivision
Tax Parcels #6257-04-624259; 6257-04-608305; 6257-04-647304
CPL # 14926-00059
TOW # 18-5192

Dear Chairman Flower and Planning Board Members:

This office received copies of the following documents:

- Project Narrative Letter, dated May 16, 2022, prepared by Eric Rogge, P.E. of Hudson Land Design
- Preliminary Layout Application for Subdivision of Land, dated May 12, 2022, prepared by Timothy Kimmel
- Full Environmental Assessment Form, dated May 12, 2022, prepared by Timothy Kimmel
- Stormwater Pollution Prevention Plan, dated May 15, 2022, prepared by Michael Bodendorf, P.E. of Hudson Land Design
- Easement 3632, dated May 21, 1987
- Easement 3605, dated June 25, 1985
- Easement 3604, dated June 25, 1987
- 5-Sheet Plan Set, dated May 16, 2022, prepared by Michael Bodendorf, P.E. of Hudson Land Design

Based on our review we offer the following engineering related comments:

General:

1. Please provide the metes and bounds for the proposed shared driveway between Lots #2 and #3.
2. Please provide the metes and bounds for the proposed easement over Lot #3 for Lot #1's well.
3. Our office defers to the Planning Board and the Fire Prevention Bureau for a decision on the paving of Lot #4's driveway, as the applicant has stated that the New York Power Authority indicated they desire the sections of their existing utility easement that include the proposed driveway to remain unpaved.
4. The applicant should be advised that a Town of Wappinger Driveway Permit will be required for the shared driveway for Lots #2 and #3. Also, it must be demonstrated on the plans that a separate driveway for each lot could be constructed.
5. Please clarify if Lot #4 received prior driveway approval and address any comments received from the Town Highway Department.
6. Please include the necessary conservation notes for tree cutting with regards to the Indiana Bat.
7. Health Department approval will be required for all proposed on-site sewage disposal systems and water supply wells.
8. Approval from the Dutchess County Department of Public Works will be required for proposed driveways off the County Road.

June 20, 2022

Page 2 of 2

SWPPP

9. Correct the proposed disturbance discrepancy on page 2 of the SWPPP (2.3 Acres vs. 3.6 Acres).
10. Project area should be clearly indicated on appendices for floodplain and wetlands.
11. Provide information regarding impervious area proposed and the related percentage of the ultimate overall site area (i.e. confirm that you meet the conditions of Table 1 in Appendix B of GP-0-20-001).
12. Provide a copy of the NOI in Appendix A.
13. Provide mapping/information from NYS OPRHP (aka SHPO) for the project site and confirmation from OPRHP that the project will have no effect on archaeologically or historically sensitive areas or evidence the project is located outside a sensitive area.

If you have any questions, please contact me at (845) 686-2301, or e-mail at psetaro@cplteam.com.

Very truly yours,
CPL

Pete Setaro, P.E.
Senior Municipal Engineer

PDS/wts

cc: Barbara Roberti, Zoning Administrator (by e-mail copy)
Susan Dao, Building Inspector (by e-mail)
James Horan, Esq., Attorney to the Planning Board (by e-mail copy)
Malcolm Simpson, Planning Board Planning Consultant (by e-mail copy)
Nicholas Maselli, Planning Board Member (by e-mail copy)
Ralph Marinaccio, Planning Board Member (by e-mail copy)
Lynne Versaci, Planning Board Member (by e-mail copy)
Robert Ceru, Planning Board Member (by e-mail copy)
Paul Freno, Planning Board Member (by e-mail copy)
Markos Peratikos, Planning Board Member (by e-mail copy)
Bea Ogunti, Planning Board Sec. (by e-mail copy)
Eric Rogge, P.E., Hudson Land Design (by e-mail copy)