



March 7, 2022 revised August 5 2022

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:

In response to comments from Hardesty & Hanover dated March 2, 2022:

1. Subdivision
 - a. Lots 11 and 12 driveways
Response: See Subdivision Grading Plan, sheet 3
 - b. Necessary easements
Response: To be submitted to Town Attorney under separate cover.
2. SEQRA
 - a. Determination of Significance
Response: Negative Declaration granted March 7, 2022
 - b. Threatened and Endangered Species
Response: No response required

In response to comments from CPL dated March 1, 2022:

1. Water Service Lots 11 & 12
Response: The water services from the existing main directly across the road or from the new main will be discussed with the DCDPW.
2. House square footage
Response: There is not a maximum square footage of a house in the town code nor in the DCDBCH standards.
3. 5-acre disturbance
Response: A request for a 5-acre waiver will be submitted with final grading following DCDBCH approval of OWTS.
4. DCDBCH approval required
Response: Acknowledged
5. DCDPW written approval of wet tap
Response: To be reviewed by DCDPW.
6. Proposed town road

- Response:** The Town Rural Road standard design has been accepted by the Highway Superintendent.
7. Site grading easements
Response: Grading easements will be submitted with other legal documents under separate cover.
 8. Wetland buffer disturbance demarcation
Response: Proposed wetland Markers are shown on plans, sheet 4.
 9. Mass grading
Response: Noted, A mass grading plan will be coordinated with the Town engineer for approval and grading easements will be developed by the projects attorneys and coordinated with Town attorneys.
 10. Street Trees
Response: Street trees – Red Maples and Pin Oaks are proposed.
 11. Stormwater Drainage District
Response: Noted, a stormwater drainage district is being prepared by the project Attorneys and coordinated with the Town Attorneys.
 12. Fire Department
Response: Plans have been submitted to the Fire Department. A fire hydrant has been added on the water line at the new road access to the site as requested in March 8, 2022 review.
 13. Bioretention access
Response: An access drive with grass pavers has been added.
 14. The total amount of encroachment into the wetlands.
Response: The total amount of proposed encroachment into the wetlands is 500 sf (0.01 ac) and the disturbance to the town wetland buffer is 8710 sf (0.2 ac).
 15. Water system details
Response: The water system details are on Sheet 7

SWPPP Comments –

16. Drainage maps
Response: Included in enclosed SWPPP
17. Channel Protection Volume
Response: Specific calculation for Channel Protection Volume is not required when the RRv is equal to or greater than the WQv. See SWPPP Report Section IV
“New York State Stormwater Management Design Manual Chapter 4: Unified Stormwater Sizing Criteria, Section 4.4 Stream Channel Protection Volume Requirements (Cp_v)
 The Cp_v requirement does not apply in certain conditions, including the following:
 - Reduction of the entire Cp_v volume is achieved at a site through green infrastructure or infiltration systems.”
18. Water Quality Volume
Response: The stormwater system has been designed in the preferred NYSDEC and green techniques manner by locating the treatment practices as close to the source as possible rather an end-of-pipe system. The bioretention and rain gardens are spaced along the drives and house to treat the runoff from the contributing area. As shown in the detail on the Erosion Control Detail sheet 8, the contributing areas above the drives are to be diverted before the drive and directed past the green infrastructure. The stormwater facilities are also located per the required separations to the sanitary treatment facilities. See the “Typical Separation Storm Facilities to Sanitary Facilities and Well” detail on the Storm Details sheet.
 The NYSDEC has now determined, disturbance that is returned to pervious cover does not require consideration for water quality treatment, runoff reduction nor peak control. This determination was set when solar panel projects were established.
19. Infiltration rate
Response: A rate of 0.5”/hr can also be written as 2 hours per inch. The percolation test rates are the site were >1”/hr and on Lot 10 > 3”/hr. Therefore, the consideration of an infiltration rate of 0.5”/hr is conservative.
20. NOI
Response: The NOI will be submitted electronically and directly through the NYSDEC website as required by the NYSDEC when the project ready for construction. A copy of the NOI “Deemed Complete” by the NYSDEC will be submitted to the town.

Note the NOI is a NYSDEC Application and that the NYSDEC does not require MS4s to review the application.

21. Contractor and subcontractor certifications.

Response: A copy of the blank Contractor and Subcontractor Certification Statement has been added to end of the SWPPP. A signed copy will be included in the Construction Log Book to be kept on site when construction begins. The statement cannot be completed until contractors are selected and NYSDEC has provided a Permit ID.

22. Stabilized construction entrance.

Response: A construction access added to Erosion and Sediment Control plans.

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 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 septic on adjoining properties.

Justification: Distance to adjoining parcels from proposed disturbed areas

3. Showing trees.

Justification: The entire site is wooded.

Included in this submission are:

- 12 copies of response letter dated 08-05-22
- 12 copies of the plan set, rev 07/20/22 and 08/05/22
- 3 copies of the SWPPP report, revised 08-05-22

We look forward to discussing this project with you.

If you have any questions, please contact us.

Sincerely,

Michele Zerfas

Michele Zerfas, P.E.

cc: Myers Run LLC