



09-12-22

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 August 29, 2022:

1. It is recommended that the water service lines for lots 11 and 12 be relocated from the County ROW to the back of the respective lots. A water utility easement through lots 2 and 3 for service to lots 11 and 12 could save time, material, and be easier to maintain. The County DPW (DCDPW) would likely prefer this option. The Applicant has stated that options will be discussed with DCDPW. Please provide correspondence when received.
The applicant wants to keep the water service line as shown as to not encumber lots 2 and 3 with theses easements. The Dutchess County Department of Behavioral and Community Health has accepted this proposal.
2. The Applicant will need to file a request for a 5-acre waiver prior to final subdivision approval or revise the phasing plan accordingly.
Sheet 11 shows three phase under 5 acres which can be accomplished with the proposed grading plans.

3. The sewage disposal and water supply for each lot will be subject to the review and approval of the Dutchess County Department of Behavioral and Community Health.

Dutchess County Department of Behavioral and Community Health has reviewed, correspondence is attached with their last review stating so. The Mylar will be stamped by the Dutchess County Department of Behavioral and Community Health once all other reviews have been completed.

4. Provide County Highway Department written approval for tapping the existing water main.

Correspondence from County Highway will be sent under separate cover from County Highway Dept.

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5. The proposed road design has been accepted by the Highway Superintendent and is subject to a performance bond prior to the Chairman signing the map. Though open swales have been deemed acceptable, driveway culverts with proper cover and slopes should be shown to avoid abrupt changes in grades at the driveway entrances.

Driveway culverts are not proposed as discussed with Highway Superintendent.

6. Applicant must provide site grading easement prior to final approval.

Easements have been prepared and submitted to Town for review.

7. There is proposed grading and a stormwater management practice shown within 100-feet of a federal wetland, which will be subject to wetland permits from the Town. As per Town Code Chapter 137-10, paragraph 7, the wetland buffer must be "physically demarcated in the field as deemed appropriate by the Planning Board with the use of a boulder located ever 40 feet along the wetland buffer boundary". Our office defers to the Planning Board for a decision on the method of wetland buffer demarcation.

The wetland buffer demarcation using boulders every 40 feet have been added to the plan and the proposed monuments removed.

8. The mass grading will need to be incorporated into the Erosion and Sediment Control plan and a restoration bond required in the event the developer starts the work and defaults before it is completed. The Town needs to ensure that the site is stabilized.

Mass grading is shown on the grading sheet 3 and erosion control sheet 11. Disturbance is separated into 3 phases that allows grading over the property lines while limiting disturbance all at once.

The cost to stabilize has been added into the bond, top soil seeding and mulch of entire disturbance area as well as additional grading cost added.

9. A Stormwater Drainage District will be required for this project to be approved by the Town Board prior to final approval.

The process of forming a Drainage district is under way.

10. The water system details should be provided to the Town's water system operator for review and comment. Provide correspondence when received.

Correspondence from Water system operator being submitted under separate cover accepting the proposal.

11. The proposed pool for Lot #6 will need a zoning variance as it does not meet the necessary setbacks.

Pools relocated to be within setback lines

12. It appears that the provided limits of disturbance do not capture the two proposed pools on Lots #5 and #6. Please clarify.

Pool relocation places them within existing limits of disturbance

13. Include all septic tank, lines, and distribution box locations as it appears there could be separation issues with the rain gardens on lots #1, #4, #6, #11, and #12.

All lines and d boxes shown and found acceptable to **Dutchess County Department of Behavioral and Community Health. Correspondence from Dutchess County Department of Behavioral and Community Health attached.**

14. Our office recommends the addition of stabilization matting for the proposed grading on the following lots: 2, 7, 9, 10, and 11 as it appears proposed slopes are in excess of 25%.

Provided on sheet 3 and in details sheet 8

15. Our office defers to the Planning Board for a decision as to whether a guard rail along Myers Corners Road adjacent to the proposed bioretention area is necessary.

I understand the Planning Board has stated they do not need a guide rail at this location.

16. Our office defers to the Planning Board Attorney as to whether or not the proposed bioretention area should be within an easement.

An easement is being prepared and is added to sheet 4.

SWPPP Comments

1. **A meeting is being held with the Town Engineer to resolve these questions.**
2. The Summary Worksheets and the NOI Question Worksheets are missing in Appendix 3. Please provide the Worksheets.
The sheets are included in this submission.

Included in this submission are:

- 12 copies of response letter dated 09-12-22
- 3 copies of the Summary Worksheets and the NOI Question Worksheets
- 3 copies of Bond

We look forward to discussing this project with you.

If you have any questions, please contact us.

Sincerely,

Joseph Berger

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

cc: Myers Run LLC