

TOWN OF WAPPINGER

PLANNING BOARD

PROJECT NAME: Myers Run, LLC Subdivision

MEETING DATE: September 19, 2022

ACCOUNT NUMBER: 21-5212

DATE PREPARED: September 12, 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
 7 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*****

MARCUS J. MOLINARO
COUNTY EXECUTIVE



LIVIA SANTIAGO-ROSADO, MD, FACEP
COMMISSIONER

ANTHONY J. RUGGIERO, MPA
ASSISTANT COMMISSIONER

COUNTY OF DUTCHESS

DEPARTMENT OF BEHAVIORAL & COMMUNITY HEALTH

September 9, 2022

Joseph P. Berger, P.E., L.S.
Berger Engineering & Surveying
100 Fulton Ave.
Poughkeepsie, NY 12603

Re: Myers Run Subdivision
Tax Map No: 135689-6258-04-976478 & 032492
Town of Wappinger

Dear Mr. Berger:

The plans last received on September 1, 2022, for the above-referenced project have been determined to meet the appropriate and applied design standards for sewage disposal and water supply facilities.

Please be advised that this project cannot receive official Dutchess County Department of Health Approval until this office has received the following:

1. Documentation the Town of Wappinger indicating the intention to own and maintain the proposed water main.
2. Documentation from Dutchess County DPW indicating acceptance of the project.
3. Documentation indicating a blanket easement has been granted by the Town for allowance of grading across property lines.

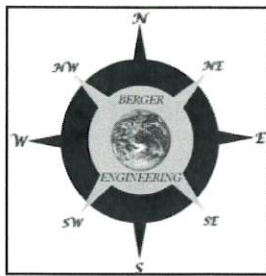
Upon this department's receipt of such documentation, plans may be submitted for approval. A minimum of one mylar and two copies with all seals and signatures are required.

If you have any questions regarding this correspondence, do not hesitate to call me at (845) 486-3458.

Yours very truly,

Daniel J. Keeler, P.E.
Senior Public Health Engineer
Environmental Health Services

cc: File (111253)
Town of Wappinger Building Department
Michael Lund, Applicant



BERGER ENGINEERING AND SURVEYING

100 Fulton Avenue
Poughkeepsie, New York 12603
Engineering Services: (845) 471-7383
GIS Services: (845) 392-7180
www.BergerEngr.com

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 these 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 every 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