

September 30, 2022

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

Re: Aguado Subdivision (aka Ketchamtown Land Development, LLC)  
Tax Parcel #6157-03-070275  
CPL # 14926.09

Dear Chairman Flower and Planning Board Members:

This office received copies of the following documents:

- Cover Letter dated September 12, 2022, prepared by Povall Engineering, PLLC
- Application for Subdivision of Land dated 9/12/22
- Owner Consent Form dated 9/12/22
- Short Environmental Assessment Form dated 9/12/22
- 6-Sheet Plan Set dated 9/12/22, prepared by Povall Engineering, PLLC

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

#### GENERAL

1. DCDBCH approval will be required for the water supply and wastewater disposal systems on each lot.
2. NYSDEC approval will be required for the proposed disturbance to regulated freshwater wetland WF-28.

#### EAF

3. The EAF lists the total site disturbance as 2.70 acres, the Erosion and Sediment Control plan lists the total disturbance as 2.07 acres, and the Grading and Utility plan lists it as 3.18 acres. Please clarify and revise as necessary.

#### PLANS

4. Show limits of vegetation and areas of required tree removal.
5. In addition to the required NYSDEC wetland disturbance permit, a Town wetland disturbance permit will also be required.
6. The 100' wetland buffer should be demarked with boulders per Town Code requirements.
7. Show the locations for the proposed concrete washout areas.
8. Approval from the Highway Superintendent and Fire Department will be required for the proposed driveways.
9. The plans must demonstrate that a separate driveway can be constructed for each lot.



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10. Because of the length of the proposed driveways (>1,000 feet), pull off areas with dimensions of 52'x12' must be shown at 500' intervals.
11. The 0% grade shown at the driveway turnarounds could lead to ponding. It is therefore recommended that the grades in these areas be adjusted to provide positive drainage away from the proposed homes.
12. Please include necessary conservation/tree-felling notes for the Indiana Bat, as the SEAF stated the species may be present in the project area.
13. Provide a habitat study for the bald eagle, as the SEAF indicates that the area may have suitable habitat.
14. The base flood elevation (BFE) for the floodplain area should be indicated on the plans, and appropriate calculations should be provided to ensure that the proposed fill within the floodplain will have no negative impacts on the BFE and also to show that the driveway will provide for continuous safe passage under flood conditions.
15. Though the total disturbance does not warrant the preparation of a full SWPPP, a pre/post drainage analysis is requested to demonstrate no negative impacts to existing drainage patterns to ensure that the proposed drainage features are sized correctly.

If you have any questions, please contact me at (845) 686-2305, or e-mail at [jbodendorf@cplteam.com](mailto:jbodendorf@cplteam.com).

Very truly yours,  
CPL

Jon Bodendorf, P.E.  
Senior Municipal Engineer

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)  
Reinaldo Anjos, Planning Board Member (by e-mail copy)  
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Povall Engineering, PLLC (by e-mail copy)