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William H. Povall III, P.E.

Professional Engineer: NY

November 7, 2022

Chairman Flower and Board Members
Town of Wappinger Planning Board
20 Middlebush Road
Wappingers Falls, NY 12590

RE: Subdivision Plan for Ketchamtown Land Development, LLC
Ketchamtown Road, Town of Wappinger, Dutchess County
Tax Grid No. 135689-6157-03-070275

Dear Chairman Flower and Board Members:

On behalf of the Owner/applicant, Ketchamtown Land Development, LLC (Dylan Aguado), we are submitting a revised subdivision plan for the above referenced project. The plan has been revised per Town consultant's comments as follows:

Hardisty & Hanover review letter dated September 29, 2022:

1. Shared Driveway:

- a. The applicant's attorney will work with the Town Attorney on the preparation of a Maintenance and Access Easement for the Shared Driveway.
- b. A Potential Individual Driveway plan has been prepared and is attached.

2. Wetlands:

- a. The applicant's attorney will work with the Town Attorney on the preparation of a Maintenance and Access Easement for the Shared Driveway.
- b. Proposed boulders have been added to the plan. General Note No. 6 has been added on Sheet SD-1 indicating that "Boulders shall be placed along the outside edge of any wetland buffer in areas where clearing for development of the lots is within 25' of any wetland buffer. Boulders should not be less than 3' in any dimension and spaced no more than 20' on center."
- c. A wetland disturbance permit application has been submitted to the NYSDEC for constructing the access driveway. A copy of that application has been attached. The disturbances to the Federal Jurisdictional Wetlands will fall under the Nationwide Permit No. 29 for residential developments as disturbance to the wetlands will not exceed 0.1 acres. The Town of Wappinger wetlands boundary is in common with the NYSDEC wetland boundary as shown. We are respectfully requesting the Planning Board grant approval of the proposed wetland disturbances.

3. Environmental:

- a. Indiana Bat Mitigation Measure Notes have been shown on Sheet SD-1. As per the attached Threatened and Endangered Species Habitat Suitability Assessment Report dated October 10, 2022, the bald eagle is located more than a mile west of the site on the Hudson River. There was no nesting or breeding activity observed on the project site. Therefore, no mitigation measures for the bald eagle have been shown on the plan.
- b. As per the attached Threatened and Endangered Species Habitat Suitability Assessment Report dated October 10, 2022, the bald eagle is located more than a mile west of the site on the Hudson River. There was no nesting or breeding activity observed on the project site.
- c. Any correspondence with the NYSDEC will be provided to the town.

4. Sight Distance: Comment noted.

5. SEQRA: No response necessary.

CPL review letter dated September 30, 2022:

General:

1. DCDBCH approval shall be sought upon receipt of preliminary approval.
2. See response to Hardisty & Hanover comment, item Wetlands 2.c. above.

EAF:

3. The correct proposed area of site disturbance is 3.20 ac. This information has been corrected on the Erosion & Sediment Control Plan as well as the EAF.

PLANS:

4. The entire parcel is vegetated. A proposed tree line along the limits of disturbance has been shown on the plan.
5. Comment noted.
6. See response to Hardisty & Hanover comment, item Wetlands 2.b. above
7. Proposed concrete washout area locations have been added to Sheet EC-1.
8. With this submission, we request the approval from the Highway Superintendent and Fire Department for the proposed driveways.
9. A Conceptual Individual Driveway Plan has been attached to demonstrate that a separate driveway can be constructed for each lot.
10. The shared driveway is 18' wide to provide for two-way traffic, allowing vehicles to pass safely. Each individual driveway is less than 500' in length. Therefore, a driveway pull-off/turnaround is not proposed.

11. The grade on the profile is 0% because where the profile reaches the driveway landing in front of the garage, it traverses the cross slope of the grade sloping away from the garage (therefore being 0% on the profile at this location). The actual grade is 2.5% and no ponding will occur.
12. Indiana Bat Mitigation Measure Notes have been added on Sheet SD-1.
13. The Threatened and Endangered Species Habitat Suitability Assessment Report dated October 10, 2022 has been attached.
14. The base flood elevation was determined to be at elevation 144.00 and has been noted on the plan. A Floodplain Calculation table has been added to the plan on Sheet GU-1.
15. We are currently working on the pre/post drainage analysis to demonstrate no negative impacts to the existing drainage patterns to ensure that the proposed drainage features are sized correctly. This will be provided in a future submittal.

Fire Prevention review letter dated September 19, 2022:

The shared driveway is 18' wide to provide for two-way traffic, allowing vehicles to pass safely. Each individual driveway is less than 500' in length. Therefore, a driveway pull-off/turnaround is not proposed.

The driveway landings are proposed at the home garages to allow vehicles to make turn-around maneuvers.

Attached in support of this application are the following:

- Eighteen (18) copies of the Subdivision Plan for Ketchamtown Land Development, LLC revised 11-07-22
- Eighteen (18) copies of the Individual Driveway Plan dated 11-07-22.
- Eighteen (18) copies of the Short EAF revised 11-07-22.
- Eighteen (18) copies of the Metes and Bounds Description for the Shared Driveway Easement
- Eighteen (18) copies of the NYSDEC Joint Application Form
- Eighteen (18) copies of the Threatened and Endangered Species Habitat Suitability Assessment Report dated 10-10-22.

We respectfully request to be placed on the next available Planning Board agenda. Please contact this office, should you have any questions or require any additional information. Thank you.

Sincerely,



William H. Povall III, P.E.

c: Dylan Aguado