

November 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 November 7, 2022, prepared by Povall Engineering, PLLC
- Individual Driveway Plan dated 11/7/22 prepared by Povall Engineering, PLLC
- Shared Driveway Easement Description dated 11/7/22
- Threatened and Endangered Species Habitat Suitability Assessment Report dated 10/10/22 prepared by Ecological Solutions, LLC
- Short Environmental Assessment Form, revision dated 11/7/22
- NYSDEC Joint Application Form dated 10/16/22
- 6-Sheet Plan Set, revision dated 11/7/22, 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.

PLANS

3. In addition to the required NYSDEC wetland disturbance permit, a Town wetland disturbance permit will also be required.
4. Approval from the Highway Superintendent and Fire Department will be required for the proposed driveways.
5. The plans must demonstrate that a separate driveway can be constructed for each lot.
6. 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 for both driveways on the Individual Driveway Plan.
7. 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.



Mr. Bruce Flower, Chairman
Town of Wappinger Planning Board
November 30, 2022
Page 2 of 2

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

Very truly yours,
CPL

A handwritten signature in black ink, appearing to read 'Jon Bodendorf'.

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)
Lynne Versaci, Planning Board Member (by e-mail copy)
Robert Ceru, Planning Board Member (by e-mail copy)
Paul Freno, Planning Board Member (by e-mail copy)
Markos Peratikos, Planning Board Member (by e-mail copy)
Bea Ogunti, Planning Board Sec. (by e-mail copy)
Povall Engineering, PLLC (by e-mail copy)