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William H. Povall III, P.E.

Professional Engineer: NY

February 6, 2023

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 in preparation of the March 6th Planning Board meeting. The plan has been revised per Town consultant's comments as follows:

CPL review letter dated November 30, 2022:

General:

1. DCDBCH approval shall be sought upon receipt of preliminary approval.
2. The owner/applicant is currently working with the NYSDEC in seeking their approval for the proposed disturbance to the regulated freshwater wetlands WF-28.

PLANS:

3. Comment noted.
4. With this submission, we request the approval from the Highway Superintendent and the Fire Department for the proposed driveways.
5. A revised Conceptual Individual Driveway Plan has been attached to demonstrate that a separate driveway can be constructed for each lot.
6. Two pull off areas have been shown for each driveway on the Conceptual Individual Driveway Plan.
7. A Stormwater Pollution Prevention Plan has been prepared and is attached.

Attached in support of this application are the following:

- Ten (10) copies of the Subdivision Plan for Ketchamtown Land Development, LLC revised 02-06-23.
- Ten (10) copies of the Individual Driveway Plan revised 02-06-23.
- Ten (10) copies of revised Metes and Bounds Description for the Shared Driveway Easement dated 02-06-23
- Four (4) copies of the Stormwater Pollution Prevention Plan dated 01-23-23.

Please contact this office, should you have any questions or require any additional information. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. H. Povall III', with a long horizontal flourish extending to the right.

William H. Povall III, P.E.

c: Dylan Aguado