

March 1, 2023

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 February 6, 2023, prepared by Povall Engineering, PLLC
- Individual Driveway Plan dated 2/6/23 prepared by Povall Engineering, PLLC
- Shared Driveway Easement Description dated 2/6/23
- Stormwater Pollution Prevention Plan dated 1/23/23 prepared by Povall Engineering, PLLC
- 7-Sheet Plan Set, revision dated 2/6/23, 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. Pull offs for the driveways are now shown on the Individual Driveway Plan and should also be indicated on the Subdivision Plan.
6. A note should be added that the first 25' of the common drive will be paved and the driveway for lot 2 paved in its entirety as the slope exceeds 6%.
7. The Lot 2 driveway profile shows CB-3, but it is not shown on the plan. Please clarify.

SWPPP

8. The post development Culvert analysis indicates the same run off as the pre-development analysis. The culvert analysis shows 0% impervious area. Although 0.72 acres of impervious



Mr. Bruce Flower, Chairman
Town of Wappinger Planning Board
March 1, 2023
Page 2 of 2

- area may not increase the runoff significantly, a post development hydrograph should be prepared to make sure that the culvert has the capacity to pass the post development runoff.
9. An analysis indicating that the 18" culvert has adequate capacity should be provided.

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', written in a cursive style.

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)