



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

March 1, 2023

Re: Torregrossa Subdivision Review
Tax Parcel # 6257-02-986805
CPL #14926.13

Dear Chairman Flower and Planning Board Members:

This office received copies of the following documents:

- Cover Letter, dated 2/9/23 prepared by Day Stakosa Engineering P.C.
- 7 sheet subdivision plan set titled, "Torregrossa Subdivision" prepared by Day Stokosa Engineering P.C., dated 2/9/23
- Drainage and Common Driveway Easement descriptions dated 1/15/2009 prepared by Robert V. Oswald Land Surveying

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

1. Nothing additional was provided. Please contact the DCDPW for review of the currently proposed subdivision application and provide updated correspondence.
2. The DCDBCH must be contacted for review and approval of the proposed subdivision and sanitary septic systems following preliminary approval.
3. The Town Water System Operator must be contacted for review of the proposed water service and fire hydrant connections.
4. A revised SEAF was not submitted. Please provide an explanation for item 9 and item 17 in the SEAF dated 11/30/22.
5. Please provide existing and proposed deeds with metes and bounds written descriptions for all lots for review by the Town Attorney and Town Engineer.
6. Please provide proposed easement agreements. Note that the descriptions for drainage and common driveway were reviewed and we have no engineering comments related to the descriptions.
7. The proposed limit of disturbance exceeds 1 acre and will trigger the requirement for coverage under a NYS DEC SPDES General Permit for Stormwater Discharges from Construction Activity. A revised SWPPP with pre and post drainage areas and runoffs was not submitted. Please provide the revised SWPPP and please see the following comments relative to the SWPPP:
 - a. Based on the steepness of the slopes on the lots and proposed grading there are some concerns relating to stormwater runoff and potential for offsite impacts.



Please provide a drainage analysis including pre and post development conditions with watershed maps.

- b. It appears that the with the swale and grading stormwater from lot 2 will be directed to the dry pond, but it appears that stormwater from lot 3 will be directed to the south east. A note stating that the driveway will be cross sloped to direct water to the pond, but the revised grading appears to show a crown. Please show revised grading and or drainage to direct lot 3 drainage to the pond especially on the east side of the house and septic system.
 - c. A note is added that the roof drains for lot 3 will be directed to the west side of driveway, but it is still shown on the East. Please show the drain discharge crossing under the road with an elevation that will allow it to drain into the pond.
 - d. Please provide HydroCAD modeling for the proposed dry pond. Any soil testing must be witnessed by this office, please contact us for coordination.
 - e. The OCS should be located at the toe of slope in order to be more accessible for maintenance.
 - f. Please clarify the size of the existing downstream stormwater piping that the proposed dry pond will discharge to, and show that it has the capacity to handle the discharge from the pond along with other drainage that it will receive.
 - g. Please clarify how the stone swale from the Lot 1 driveway will direct flow into the proposed catch basin.
8. Please revise the Town Planning Board Signature block to indicate the Town of Wappinger.
 9. Note 15 on the cover sheet was not revised. Reference to sewer may need to be removed. Please review and revise as necessary.
 10. The common driveway still appears to narrow down under the required 18' in width prior to separating for lots 2 and 3, please revise as necessary. It should probably be 18' to the North edge of the lot 3 driveway.
 11. Stationing on plan for lot 3 driveway was added. Please show stationing for common drive up to lot 2.
 12. The landing for lot 2 was revised to 2% and now is acceptable but the grade to the low point increases to over 10%. This could be lessened by raising the low point at station 4+41. It is noted that the vertical curves are very short. It is suggested that these be lengthened. The curve as shown at the 4+41 may cause a larger vehicle to bottom out.
 13. Please label the dimensions of the emergency pull off.
 14. Turning movements for a B Auto vehicle are shown into the lot 2 and 3 driveways but movements for larger Fire Fighting Apparatus to a point 75 feet from each home should be shown. Contact the New Hackensack Fire Company for their largest vehicle turning template requirements.
 15. Note 11 under Construction Sequence was not revised and appears to be from a different project, please revise as necessary.



16. Note 24 under Construction Sequence was not revised and should be to indicate DCDPW instead of the Highway Department.
17. 10' of separation between the water service and footing drain for Lot 3 is not provided. Please revise this.
18. Please clarify why installation of a fire hydrant is proposed. The Town Water System Operator and New Hackensack Fire Company should be contacted for review of the proposed location.
19. The hydrant detail was not revised and should be to indicate a tapping sleeve and valve in compliance with Town requirements, please coordinate with the Town Water System Operator.
20. Meter pit requirements are not shown. They should be shown and the applicant should coordinate with the Town Water System Operator for Lots 2 and 3 based on the length of the services.
21. The following details were not provided and should be:
 - a. Cross section of the dry pond.
 - b. OCS for the dry pond.
 - c. Underdrain for the dry pond.
 - d. Catch basin.
 - e. Drainage trench.
 - f. Water service trench detail
 - g. Water service connection to main and curb valve and box details.
22. Steep slopes (3:1) are not shown with hatching and call out for erosion control matting in these areas. Please show the hatching and call out. Revise the Seeding notes to indicate the use of ECM on steep slopes.
23. The reference to the Town of LaGrange under Additional Site Specific Construction Notes was not removed. Please remove it.
24. Note 15 under Landscaping Specifications should be revised as necessary to reflect the plan set information.
25. The silt fencing on Lot 2 around the SDS reserve area was not revised and we ask again that it be revised to remove the sharp angle that runs perpendicular to the contour and provide more of a gradual angle to keep the silt fence more parallel to the contour.

Should you have any questions or require additional information, please do not hesitate to contact me at (845) 686-2305, or email at jbodendorf@cplteam.com.



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Very truly yours,
CPL

Jon Bodendorf, P.E.
Senior Municipal Engineer

JDB/rb

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)
Robert Ceru, Planning Board Member (by e-mail copy)
Paul Freno, Planning Board Member (by e-mail copy)
Lynne Versaci, 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)