

April 17, 2023

Mr. Bruce Flower
Town of Wappinger Planning Board Chair, and
Members of the Planning Board
20 Middlebush Road
Wappingers Falls, New York 12590

**Re: Torregrossa Subdivision
3 Lot Subdivision Plan
271 All Angels Hill Rd
Town of Wappinger
Tax Map No. 135689-6257-02-986805**

Dear Planning Board Chair and Board Members:

Please find the following enclosed:

- Twelve (12) copies of the Torregrossa Subdivision Plan Set.
- Twelve (12) copies of the response letter.
- Three (3) copies of the SWPPP for the Torregrossa Subdivision.

This office is in receipt of a memorandum from Malcolm M. Simpson dated March 1, 2023 we offer the following responses:

REVIEW COMMENTS

1. Shared Driveway.

- a. The proposed shared driveway will require a maintenance and an access easement. We defer to the Town Attorney and Town Engineer regarding this matter.

Response: Comment acknowledged. The required easements will be provided to the Town Attorney and Engineer once they have been completed.

- b. A separate callout should be added showing a conceptual plan for separate driveways. As per §240-20.A, "It shall be demonstrated that each single-family residential lot is capable of independent access over its own frontage." If the proposed dry pond conflicts with the ability to demonstrate independent access,

a variance may be required.

Response: The plan has been revised to remove the dry detention pond and replaced with Cultec chamber system to mitigate increases in stormwater. This alternative design allows for a lessened common driveway access. Refer to sheet #2 for a depiction of lot #2 driveway access to the County Road.

2. Sight Distance. We defer to the Town Superintendent of Highways and the Town Engineer in regards to the proposed sight distance plans.

Response: The driveway is located on a DCDPW highway. This office met with Bill Trifilo on March 10, 2023. The driveway location and sight distance are acceptable.

3. Dry Pond. The Applicant is proposing a dry pond as part of their stormwater drainage easement. We defer to the Town Engineer in regards to the adequacy and design of the proposed dry pond and we defer to the Town Attorney in regards to the legal description of the easement.

Response: Comment acknowledged.

4. Environmental.

- a. The EAF identifies the potential habitat of the Indiana Bat and the Blanding's Turtle. Notes will need to be added to the plan identifying the NYSDEC mitigation measures.

Response: NYSDEC mitigation notes have been added to the plan.

- b. The Applicant should contact the NYSDEC to inquire if any additional mitigation measures will be required for the potential impact to the Blanding's Turtle.

Response: We are working with the NYSDEC to determine the appropriate mitigation measures.

- c. All correspondence with the NYSDEC should be forwarded to the Town for the record.

Response: All correspondence with the NYSDEC will be forwarded to the Town for their records.

5. SEQRA. The Proposed Action is an Unlisted Action with respect to SEQRA. The Planning Board circulated their intent to serve as Lead Agency on January 24, 2023. As 30 days have passed with no objection received from the involved agencies, the Planning Board has assumed the role of Lead Agency. The next steps in the SEQRA process would be for the Planning Board to consider a determination of significance.

Response: Comment acknowledged.

This office is in receipt of a memorandum from Jon Bodendorf, CPL dated March 1, 2023, we offer the following responses:

1. Nothing additional was provided. Please contact the DCDPW for review of the currently proposed subdivision application and provide updated correspondence.
Response: Comment acknowledged. Updated correspondence will be provided once received.
2. The DCDBCH must be contacted for review and approval of the proposed subdivision and sanitary septic systems following preliminary approval.
Response: Comment acknowledged. The subdivision will be submitted to the DCDBCH for review and approval.
3. The Town Water System Operator must be contacted for review of the proposed water service and fire hydrant connections.
Response: Comment acknowledged. The Town Water System Operator will be contacted for review of the proposed water service and fire hydrant.
4. A revised SEAF was not submitted. Please provide an explanation for item 9 and item 17 in the SEAF dated 11/30/22.
Response: Item # 9-The proposed project will meet, not exceed state energy code requirements therefore the description of design features and technologies was left intentionally blank. Item #17 Stormwater discharge will be directed to on-site stormwater management facility/structures.
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.
Response: All existing and proposed deed and metes and bound descriptions will be provided once received.
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.
Response: Comment acknowledged. Proposed easement descriptions will be provided as we move closer toward final approval.
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:
Response: A revised SWPPP has been provided for your review.
 - 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.

Response: An updated SWPPP has been provided with appropriate mapping.

- 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.

Response: The drainage plan has been updated to provide clarity on the design approach.

- 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.

Response: Roof and footing drains are clearly notes on the plan.

- d. Please provide HydroCAD modeling for the proposed dry pond. Any soil testing must be witnessed by this office, please contact us for coordination.

Response: HydroCAD analysis has been provided for the pre and post conditions.

- e. The OCS should be located at the toe of slope in order to be more accessible for maintenance.

Response: The OCS has been removed as the drainage design has changed.

- 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.

Response: Down stream piping is 15” CMP. Post development analysis reveals a lower peak flow than in a predevelopment conditions.

- g. Please clarify how the stone swale from the Lot 1 driveway will direct flow into the proposed catch basin.

Response: The drainage plan has been updated.

- 8. Please revise the Town Planning Board Signature block to indicate the Town of Wappinger.

Response: The Town Planning Board signature block has been revised.

- 9. Note 15 on the cover sheet was not revised. Reference to sewer may need to be removed. Please review and revise as necessary.

Response: Note 15 has been revised to remove the word “sewer”.

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.

Response: The width of the driveway has been revised to a continuous 18’.

11. Stationing on plan for lot 3 driveway was added. Please show stationing for common drive up to lot 2.

Response: All stationing has been shown.

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.

Response: The driveway profile has been updated.

13. Please label the dimensions of the emergency pull off.

Response: Pull-off dimensions have been provided.

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.

Response: Fire truck turning movements have been shown.

15. Note 11 under Construction Sequence was not revised and appears to be from a different project, please revise as necessary.

Response: Note 11 under Construction Sequence has been removed.

16. Note 24 under Construction Sequence was not revised and should be to indicate DCDPW instead of the Highway Department.

Response: Highway references have been removed.

17. 10’ of separation between the water service and footing drain for Lot 3 is not provided. Please revise this.

18. **Response: 10’ of separation has been provided.**

19. 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.

Response: The hydrant has been removed. We did not see any previous correspondence requiring the hydrant. We will confirm with the Water Department.

20. 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.

Response: The hydrant has been removed.

21. 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.

Response: A meter box has been provided with detail on sheet #4.

22. 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.

Response: Sheet #4 and #5 have been updated with connection details.

23. 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.

Response: Refer to sheet #7 for steep slope protection.

24. The reference to the Town of LaGrange under Additional Site Specific Construction Notes was not removed. Please remove it.

Response: The reference to LaGrange has been revised to Wappinger.

25. Note 15 under Landscaping Specifications should be revised as necessary to reflect the plan set information.

Response: Note 15 under Landscaping Specifications has been removed.

26. 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.

Response: The ESC plan has been updated.

Trusting this is sufficient, however, if you have any additional questions or concerns, please do not hesitate to call this office. Thank you.

Very truly yours,



Brian J. Stokosa, P.E.

c: file