



June 5th, 2023

Town of Wappinger Planning Department
Attn: Planning Board Chairman and Board members
20 Middlebush Road
Wappingers Falls, NY 12590

Re: **Residential Subdivision for
Bertero
Tax Parcel #6056-02-835650 – 6.21 acres
100 Stonykill Road
T/ Wappinger**

SENT VIA HAND DELIVERY – 3 pages + attachments

Dear Chairman and Board members -

Please see enclosed within this submission the following:

- Eighteen (18) copy of residential subdivision entitled “Bertero” last revised May 12, 2022

This office is in receipt of a comment letter from the office of Hardesty & Hanover dated June 5th, 2022 and a comment letter form from CPL dated May 19th, 2022. The plans have been revised accordingly and I offer the following formal responses –

CPL Comments:

1. Provide Dutchess County Department of Behavioral and Community Health for the proposed wells and SDS areas once received.
Response: Dutchess County Department of Behavioral and Community Health approval will be provided once received. An application for approval has been submitted to the County.
2. Please provide lowest sewer-able elevation and first floor elevation for the proposed dwelling on lot #1.
Response: Lowest sewer-able elevation and first floor elevation have been provided in the callouts on S1.
3. One length of the shared driveway easement on the southwestern corner is missing the bearing and distance. Additionally, there is a typographical error with one of the lengths where inches is annotated instead of feet.
Response: Both of those errors have been revised.
4. The applicant should be advised that a Wetlands Disturbance Permit may be necessary for the shared driveway as it appears to be within the 100’ wetland buffer.

Response: Noted. A Wetlands Disturbance Permit will be provided.

5. The applicant should be advised that the removal of the existing garage on lot #2 will be subject to a demolition permit.

Response: Noted. Application for a Demolition Permit will be completed.

6. Please clarify if the Fire Prevention Bureau's comments from 10-8-2019 have been addressed: "Need adequate turn-around at existing dwelling for fire apparatus". Provide written approval when received.

Response: The new driveway for the existing house on Lot 2 will tie into the existing driveway which should provide adequate space for a fire apparatus to maneuver.

7. Show limits of clearing to be performed to improve existing sight distance.

Response: Limits of clearing have been added to the proposed grading to improve sight distance. Please note that the limits of clearing seem to encroach onto the neighboring parcel. The proposed grading is to remain in the 10' right of way when in front of the neighboring parcel. The limits of clearing were adjusted for printing purposes, too many line types were overlapping when printing which makes that part of the plan illegible.

Hardesty & Hanover Comments:

1. Shared Driveway. The existing driveway proposed to be a shared driveway will require maintenance and access easements. We defer to the Town Attorney and Town Engineer regarding this matter.

Response: Noted.

2. Area of Disturbance The applicant should confirm that the 1.39 acres of disturbance include the disturbance required to create suitable sightlines where the driveway meets the road.

Response: The silt fencing has been labeled on the plans and the symbol has been added to the ledge table.

3. Sight Distance We understand that there was a meeting on August 5, 2021, between the applicant and the Town Superintendent of Highways to address the proposed sight distances. We defer to the Town Engineer and the Town Superintendent of Highways with respect to sight distance measurements at the proposed driveways.

Response: Noted.

4. Wetlands One of the wetlands on the plat shows disturbance within the 100' buffer associated with the shared driveway. This will require a wetland disturbance permit from the Town and, depending on the jurisdiction of the wetland, could require permits from the NYSDEC. Additionally, a note should be added to the plans explaining that boulders will be placed every 40' along the wetland buffer boundary.

Response: A Wetland Disturbance Permit will be provided.

5. SEQRA The Proposed Action is an Unlisted Action with respect to SEQRA. The Planning Board should determine if they would like to pursue a coordinated or uncoordinated review, and if they choose to pursue a coordinated review, the Planning Board should discuss [sic]

Response: Noted.

We would respectfully request that a review commence at your earliest convenience. If you have any additional questions or concerns, please do not hesitate to call. Thank You.

Very truly yours,

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

Michael E. Gillespie, P.E.

M. Gillespie & Associates, Consulting Engineering, PLLC

cc: Client
file

cg:MEG