

3 Van Wyck Lane
Wappingers Falls, New York 12590
Phone: 845-223-3202

June 7, 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.

With this submission we are seeking to be on the next available agenda for consideration of concluding the SEQRA process and authorizing the drafting of any resolution possible. All future regulatory correspondence is expected to be forthcoming under separate cover prior to the meeting; specifically from the NYS DEC regarding turtle habitat as we have satisfied all of the additional information they have requested thus far.

This office is in receipt of a memorandum from Malcolm M. Simpson dated May 11, 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. Any required easements will be provided to the Town Attorney and Engineer once they have been

completed. The plan, per the last Planning Board meeting discussion, has been revised to reflect individual driveways.

- b. A separate callout should be added showing a conceptual plan for separate driveways. As per §240-20.A. The design appears appropriate, but we defer to the Town Engineer as to the feasibility of the design with regards to grading and the placement of the storm water facilities.

Response: Comment acknowledged. The call out has been removed as per the last discussion at the Planning Board meeting.

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

Response: Comment acknowledged.

- 3. Environmental.

- a. The comment response memo indicates that the Applicant is working with the NYSDEC to determine the appropriate mitigation measures and that these correspondences will be forwarded to the Town. However, we have no additional details on this matter at this time. The Applicant should address this issue with the Board.

Response: We are working with the NYSDEC to determine the appropriate mitigation measures if any. Sarah Pawliczak has been in contact with this office after she had requested pictures of the site and we expect her final response to be forthcoming prior to the meeting.

- b. The comment response memo states that the Indiana Bat mitigation notes have been added to the plans, however, we have been unable to locate them. The applicant should address this.

Response: NYSDEC mitigation notes have been added to the plan on the left side of sheet 2.

- 4. 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 May 11, 2023, we offer the following responses:

1. 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 upon a SEQRA determination and if possible a preliminary approval from the Town.

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 in conjunction with the required DC DBCH review and approval.

4. 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.

5. Please provide proposed easement agreements when ready.

Response: Comment acknowledged. Proposed easement descriptions will be provided as we move closer toward final approval.

6. SWPPP comments.

- a. Soil testing for the proposed dry pond must be witnessed by this office, please contact us for coordination.

Response: Comment acknowledged. We will coordinate as may be required after initial DC DBCH review relative to septic locations in the event something requires a revised location or tests.

7. Contact the New Hackensack Fire Company to confirm their largest vehicle turning template requirements and other items have been confirmed.

Response: The truck movement template provided is larger than and more restrictive than their newest and largest truck, the Pierce 107' ladder truck 52-45.

8. Please clarify whether or not a fire hydrant is required. The Town Water System

Operator and New Hackensack Fire Company should be contacted for review of the plans.

Response: There is an existing hydrant 40 feet from the property and added to the plan, a new hydrant is typically not required for the scope of this subdivision that is comprised of standard service connections only.

9. The hydrant detail was not revised and should be to indicate a tapping sleeve and valve in compliance with Town requirements if requested by the Town Water System Operator.

Response: The detail has been removed as a hydrant is not proposed. Given the close proximity of the existing.

10. Meter pit requirements are now shown-the applicant should coordinate with the Town Water System Operator for Lots 2 and 3 based on the length of the services.

Response:

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 Watts

cc: file