



MEMORANDUM

TO: Town of Wappinger Planning Board
FROM: John V. Andrews, Jr., P.E.
PROJECT: Suben LLC Subdivision
Tax Parcel No. 6158-04-632426
Town of Wappinger
SUBJECT: Review Comments-Wetland Function Evaluation Report
JOB NO.: 24-803-01
DATE: June 12, 2024

Pursuant to your request, we have reviewed the following documents submitted in support of the above-described project:

1. Wetland Functional Evaluation Report for Suben LLC Subdivision, dated June 28, 2024 prepared by Hudson Land Design Professional Engineering, P.C.

In addition to the proposed Subdivision, the project involves regulated activities within a Town Wetland buffer including the installation of the well and water service line for Lot 2 and the establishment of a defined ditch line to direct runoff into the wetland area. A Town Wetland Disturbance Permit is required. The Applicant has apparently applied for the necessary permit. We were not provided with the complete application. We did, however, receive the wetland analysis report portion of the application.

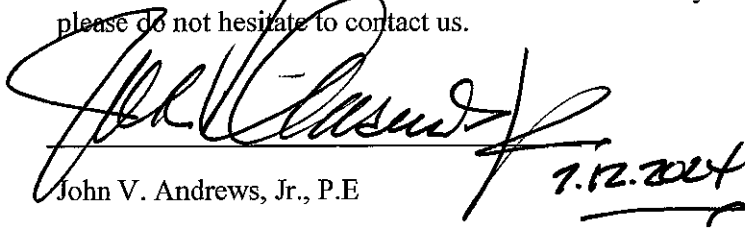
The following comments are offered for your consideration:

1. We take no exception to the form and content of the Report. The report generally complies with and satisfies the requirements as set forth in Town Code § 137.7 B.(5).
2. The proposed activities impact the 100-foot buffer area only. There is no work proposed within the wetland itself. There are no proposed direct impacts to the wetland as delineated.
3. The proposed activities incorporate reasonable erosion and sediment control measures to protect the wetland. The proposal further incorporates measures to restore the disturbed buffer upon completion of the proposed work. The establishment of a well within the wetland buffer is not likely to have any impact on the wetland going forward. The proposed drainage improvements may have a positive impact on the wetlands by improving hydraulics and maintaining runoff to the wetland area.
4. The report contains sufficient information and justifications in order for the Planning Board to make the necessary finding set forth in Town Code § 137-9.A. The Applicant provides an adequate demonstration in the report that activities proposed are in accordance with the appropriate standards identified in § 137-9.A.
5. We are unfamiliar with the Town custom and practice in matters such as this. We defer to the Town Planner with respect to permit issuance and/or approval. We recommend, provided the Planner is

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satisfied, that the Planning Board issue the necessary permit for the regulated wetland buffer activities and move toward Subdivision approval for the project.

We trust the comments contained herein are satisfactory for your purposes. Should you have any questions, please do not hesitate to contact us.



John V. Andrews, Jr., P.E

- cc: Kyle Barnett, Esq., Planning Board Attorney
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