



MEMORANDUM

TO: Town of Wappinger Planning Board
FROM: John V. Andrews, Jr., P.E.
PROJECT: Joseph W & Carlin D Flynn Subdivision
Tax Parcel No. 5856-04-930485
Town of Wappinger
SUBJECT: Review Comments-Revised Submittal
JOB NO.: 26-803-04
DATE: August 26, 2026

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

1. Town of Wappinger Planning Board List-Flynn Subdivision dated August 12, 2026.
2. Letter to Town of Wappinger Planning Board with attachments-Flynn Subdivision from Engineering & Surveying Properties dated August 5, 2026.
3. Drawing Sheet RS-1- Realty Subdivision Plan- Flynn Subdivision prepared by Engineering & Surveying Properties dated April 15, 2026, last revised August 5, 2026, scale 1"=40'.
4. Drawing Sheet C-101-Subdivision Plan- Flynn Subdivision prepared by Engineering & Surveying Properties dated April 23, 2026, last revised August 5, 2026, scale 1"=40'.
5. Drawing Sheet C-102-Grading & Utilities Plan- Flynn Subdivision prepared by Engineering & Surveying Properties dated April 23, 2026, last revised August 5, 2026, scale 1"=40'.
6. Drawing Sheet C-201-Profiles- Flynn Subdivision prepared by Engineering & Surveying Properties dated April 23, 2026, last revised August 5, 2026, scale 1"=20'.
7. Drawing Sheet C-103-Erosion & Sediment Control Plan- Flynn Subdivision prepared by Engineering & Surveying Properties dated April 23, 2026, last revised August 5, 2026, scale 1"=40'.
8. Drawing Sheet C-301-Details- Flynn Subdivision prepared by Engineering & Surveying Properties dated April 23, 2026, last revised August 5, 2026, scale 1"=40'.
9. Drawing Sheet C-302-Details- Flynn Subdivision prepared by Engineering & Surveying Properties dated April 23, 2026, last revised August 5, 2026, scale As Noted.

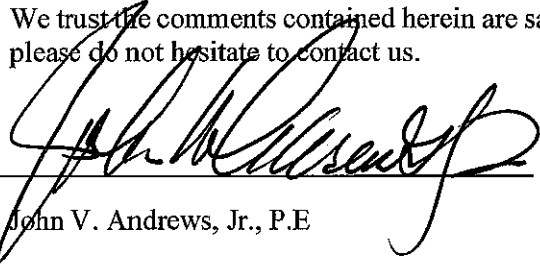
The project, as we understand it, involves the subdivision of a 7.497-acre parcel with an existing single-family residence into two (2) lots, one with the existing residential unit the other with a new single-family residence with an individual well, onsite wastewater disposal system (OWTS). The new Lot will utilize a portion of the existing lot driveway. The existing developed lot driveway will be relocated with a new driveway connection to River Road. (Resubdivision of Lot 2 on Filed Map 4304 A). The site is in the R40 Zoning District.

The following comments are offered for your consideration. The comments are numbered to correspond to the comments contained in our review memorandum dated May 28, 2026. New comments are indicated in **BOLD**.

1. The plan set appears to be missing a Sheet 1, a Subdivision Plat. The submittal does not comply with the Town Code requirements for a Preliminary and/or Final plat. A Bulk Regulations table, owners consent note and the required Planning Board endorsement block are all missing. **Sheet RS-1 , Realty Subdivision Plan added. A note should be added to this sheet indicating that the driveway will be relocated so no easement is required.**
2. Approval from the Dutchess County Department of Health for the water supply and wastewater facilities serving the new lot is required. The Planning Board should be provided with full and complete copies of any correspondence to or from that Department. **Response acknowledged. Comment continues.**
3. The project involves an anticipated disturbance of 0.96 acres. The disturbance involved is less than one (1) acre and therefore does not require coverage under GP-0-25-001. We are unclear as to how this is handled in the Town of Wappinger. In other Towns, we treat any disturbance that exceeds 0.95 acres as 1 acre and require a Stormwater Pollution Prevention Plan (SWPPP). According to Appendix B, Required SWPPP Components by Project Type, Table 1, of that permit, the proposed disturbance involves one (1) or more acres of land but less than five (5) acres involving a single-family residential subdivision with 25% or less impervious cover at full build out. and is therefore considered a construction activity that requires the preparation of a SWPPP that only includes erosion and sediment controls. We defer to the pleasure of the Planning Board in this regard. We take no exception to the plan set serving as the SWPPP so long as all required elements are present and adequate notes are added to cover those elements should the Planning Board determine a SWPPP to be required. **SWPPP is required. The notes need to be expanded to cover the Items contained in Permit Section Part III.B.1.c. A draft eNOI and an MS4 Acceptance Form with Parts I and II completed should be provided.**
4. The erosion control plan should be expanded to include the legend. A concrete washout area should be identified and a detail provided. The top-soil stockpile should be clearly labelled. **Legend provided. Concrete washout shown. Stockpile labelled. Considered resolved.**
5. The driveway profiles need to identify the grade adjacent to River Road. The point at which the new Lot 1 matches back to the existing driveway should be clearly labelled on the profile. A note shall be placed on the plan set indicating that the driveways shall be paved for their entire length. **Section 214.66.A states "The developer shall so lay out and construct all driveways, both within and outside the limits of the right-of-way, that the grade within 25 feet of the edge of road shall be no less than 2% + or greater than 4% + (absolute). " The driveway serving Lot 2 does not comply with this standard. The grade for Lot 1 is unlabeled and should also comply. The requested note has been added.**
6. The Short Environmental Assessment Form (SEAF) Question 12 is marked YES in both instances. Additional documentation or explanation is required. This becomes more significant if a SWPPP is required. **Response noted. Considered resolved.**
7. **There is a note on the plan indicating that clearing is required to achieve sight distance. The note should be expanded to establish limits (length and depth) of the required clearing.**

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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 Barbera Roberti, Zoning Administrator
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