



## **BERGER ENGINEERING AND SURVEYING**

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### **MYERS RUN**

Tax Parcel 135689-6258-04-976478 & 032492  
Myers Corners Road (CR 93)  
Town of Wappinger, Dutchess County, New York

### **NARRATIVE**

January 25, 2021

Revised 05/03/21

#### Project Description:

The project is the proposed subdivision of two existing adjoining undeveloped lots into 12 single-family residential lots with a new town road.

- Zoning District – R-40
- United Wappinger Water District – Municipal water is available along Myers Corners Road. An extension of the main into the site along the new town road is proposed.
- No municipal sanitary at the site. Individual Onsite Wastewater Treatment Systems will be used for wastewater. Each system will have a septic tank and absorption field for subsurface disposal
- Wappinger Falls Central School District
- New Hackensack Fire
- Grinnell Public Library
- Ambulance Town Wide
- Army Corps of Engineers Federal Wetland has been delineated
- Wappinger Creek Branch 2B along east property line
- A Zone A Floodplain runs along the eastern boundary. The majority of the site is out of floodplain. No Floodways on Site.
- In Agricultural District DUTC022
- The site is not located over a Principal Aquifer

#### Access:

A proposed town road on Myers Corners Road (Dutchess County Route 93)

Lots will have driveways off of the new town road. Two lots will share a common driveway.

#### Stormwater:

The area of disturbance will be over 5 acres. Therefore, a SWPPP with Erosion and Sediment Control and Post Construction Stormwater practices will be required. The stormwater practices will include runoff reduction.

#### Historic Preservation:

There are no listed historic structures or features on or adjacent to the site. The site is not within the archeology sensitive buffer as shown on the NYS OPRHP CRIS website.

Environmental Resources:

The site is in a NYSDEC Environmental Resources Mapper zone for possible rare plants and animals: Indiana Bat. The tree cutting will be limited to the allowed tree clearing months.

No disturbance is proposed within the ACOE wetlands. Disturbance is proposed within the Town's 100-ft adjacent area. A town permit for the disturbance is being sought.

A stream disturbance permit from NYSDEC will be sought for disturbance needed to connect the site storm water bio- retention pond to drain upstream of the culvert under Myers Corners Road.