

June 3rd, 2021

Mr. Bruce Flower
Chairman (Via email)
Town of Wappinger
Planning Board
20 Middlebush Road
Wappingers Falls, NY 12590

Re: Myers Run LLC
Tax Parcel #6258-04-976478 & 032492
CPL # 14926-000030
TOW# 21-5212

Dear Chairman Flower and Planning Board Members:

This office received copies of the following documents prepared by Berger Engineering and Surveying:

- Project Narrative from Berger Engineering and Surveying, dated January 25th, 2021, last revised May 3rd, 2021.
- Resubmission letter from Berger Engineering and Surveying, dated May 3rd, 2021
- Preliminary Layout Application for Subdivision of Land form, dated January 27th, 2021
- US Fish & Wildlife Service list of Threatened and Endangered Species, dated January 26th, 2021
- Full Environmental Assessment Form, date prepared unknown, date received May 3rd, 2021, prepared by Michael Lund, Myers Run LLC.
- Stormwater Pollution Prevention Plan, dated May 3rd, 2021, prepared by Berger Engineering and Surveying,
- Myers Run Subdivision, 9-sheet plan set, prepared by Berger Engineering and Surveying., dated January 25th, 2021, last revised May 3rd, 2021.

Based on our review we offer the following preliminary engineering related comments:

1. We have the following comments on the revised EAF:
 - a. The EAF needs the applicant's signature.
 - b. There is a mathematical error in section E.1.b. (The total areas should be equal for the current coverage versus after the project completion.)



- c. Under Government Approvals, The Town Board should be listed for Road Acceptance and Bond, and Drainage District approval. The NYSDEC should also include Stormwater SPDES coverage.
2. The Fish and Wildlife Service has indicated that both the Indiana Bat and Bog Turtles may occur at the project site, so the plans will need to include notes limiting tree cutting season. Additional precautions to avoid impacts to Bog Turtles may be required, as well but will be addressed by the Town Planner.
3. We did not have time to completely review the SWPPP, separate comments will be provided at a later date. However, we have a few comments based on a cursory review:
 - a. A concrete wash out area should be included in the Erosion and Sediment Control Plan.
 - b. A detailed sequence for construction should be developed, describing how the construction will be completed, while disturbing no more than 5-acres at one time. Any temporary erosion and sediment control measures should be shown to cover each phase of construction.
4. For wastewater disposal, the subdivision plans propose individual sanitary disposal systems for each lot, which will be subject to the review and approval of the Dutchess County Department of Behavioral and Community Health.
5. A proposed watermain extension, with water services to each proposed lot is shown. The two existing parcels are within the Town's United Wappinger Water District, so the subdivision is eligible to be connected to Town water. The water distribution system extension and services to the lots is subject to the approval of the Dutchess County Department of Behavioral and Community Health and Town water Operator. Details for hydrants and parcel meters were included, but the tapping of the water main is subject to the County DPW Highway work permit.
6. Several lots show proposed water services very close to property lines. Construction of these services isn't possible without crossing lot lines. Please review for adequate separation. Lots may be constructed at different times.
7. The application proposes to construct and dedicate to the Town approximately 550-linear feet of new town road with a cul-de-sac. The applicant added notes to the plans to indicate the details associated with the road construction and dedication. The road design is subject to the approval of the Highway Superintendent, and will be subject to a performance bond unless the applicant intends to construct the road to Town standards prior to the Chairman signing the map.



8. The Highway Superintendent should be consulted early regarding the proposed roadway cross section using open swales. If this road section is acceptable, then driveway culverts are required. We recommend a meeting with our office to address this item and other concerns.
9. The proposed road and the common driveway for Lots 11 and 12 access the County Highway, and is subject to the approval and permitting from the Dutchess County Department of Public Works.
10. The grading for Lots 11 and 12 driveway overlap, therefore this grading should be done at the time of road construction before lots are sold. Perhaps there is another legal arrangement that can be discussed with the Planning Board Attorney.
11. There is grading and the stormwater management practice shown within 100-feet of a Federal wetland, which will be subject to wetland permits from the Town. The 100-foot Town wetland buffer is now shown on the plans and the proposed buffer disturbance areas have been indicated. Many of the houses are very close to the buffer which doesn't provide for developed backyards unless permitted through the wetlands process. We recommend some limit of encroachment be considered for these lots and noted on the plan subject to review by the Board.
12. The road plans now include details for a typical road cross section and stormwater collection system.
13. A 30-foot-wide snow easement should be shown at the end of the proposed road, complying with Chapter 214, Schedule A, Figure 15. (The easement configuration shown does not match this detail.)
14. There is a significant cut shown for the proposed road, a cut and fill analysis has been provided. However, the analysis is difficult to understand. We need to know what the net cut is for the project. It appears to be 19,000 CY, and if that is correct then we need to discuss. At 30CY a truckload that equals 633 truckloads. This number we don't believe includes the mass grading for the lots where grading overlaps property lines. Blanket easements cannot be considered as suggested by the applicant as lots will be constructed at different times. We discussed mass grading being done before the map is signed. We need to discuss the amount of excavation for this project and if taken to a site in the Town of Wappinger a separate grading permit is required for the disposal site.
15. The mass grading will need to be incorporated into the Erosion and Sediment Control plan and a restoration bond required in the event the developer starts the work and defaults before it is completed. The Town would need to ensure that the site is stabilized.



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16. The Planning Board may wish to have street trees included along the new road. If they do, then the trees should be shown on the plans.
17. A Stormwater Drainage District will be required for this project to be approved by the Town Board.
18. The fire department should review the plans for any concerns.
19. Many of the houses don't have adequate back-up areas at the garage and are very close to lot lines. This should be reviewed.

If you have any questions, please contact me at (845) 686-2302, or e-mail at psetaro@cplteam.com.

Very truly yours,
CPL

Peter Setaro, P.E.
Principal

PDS/thh

cc: Barbara Roberti, Zoning Administrator (by e-mail copy)
Susan Dao, Building Inspector (by e-mail)
Michael Sheehan, Highway Superintendent (by e-mail)
Michael Tremper- CAMO pollution Control (by e-mail copy)
Paul Ackermann, Esq., Attorney to the Planning Board (by e-mail copy)
Malcolm Simpson, Planning Board Planning Consultant (by e-mail copy)
Ralph Marinaccio, Planning Board Member (by e-mail copy)
Robert Ceru, Planning Board Member (by e-mail copy)
Paul Freno, Planning Board Member (by e-mail copy)
Marcos Peratikos, Planning Board Member (by e-mail copy)
Nicholas Maselli, Planning Board Member (by e-mail copy)
Lynne Versaci, Planning Board Member (by e-mail copy)
Bea Ogunti, Planning Board Sec. (by e-mail copy)
Joe Berger, PE (by e-mail copy)