

March 1, 2022

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:

- Resubmission letter from Berger Engineering and Surveying, dated February 7, 2022
- Copy of email from DCDPW dated January 19, 2022
- Myers Run Subdivision, 10-sheet plan set, prepared by Berger Engineering and Surveying, dated January 25, 2021, last revised February 7, 2022.
- Stormwater Pollution Prevention Plan (SWPPP) dated May 3, 2021, last revised February 16, 2022
- Supplemental letter from Berger Engineering and Surveying, dated February 16, 2022 which included a revised Grading Plan (Sheet 3 of 10) dated February 16, 2022

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

1. It is recommended that the water service lines for lots 11 and 12 be relocated from the County ROW to the back of the respective lots. A water utility easement through lots 2 and 3 for service to lots 11 and 12 could save time, material, and be easier to maintain. The County DPW (DCDPW) would likely prefer this option. The Applicant has stated that options will be discussed with DCDPW.
2. The proposed footprint for each dwelling appears to range from 3,000 – 3,600 square feet, while the septic systems appear to be designed for 3-4 bedroom



homes. Given the limited back yard area on many of the lots, the Applicant may wish to consider smaller house footprints on some of the lots.

3. The Applicant will need to file a request for a 5-acre waiver prior to final subdivision approval or revised the phasing plan accordingly.
4. The sewage disposal and water supply for each lot will be subject to the review and approval of the Dutchess County Department of Behavioral and Community Health.
5. Provide County Highway Department written approval for tapping the existing water main.
6. The proposed road design has been accepted by the Highway Superintendent and is subject to a performance bond prior to the Chairman signing the map. Though open swales have been deemed acceptable, driveway culverts with proper cover and slopes should be shown to avoid abrupt changes in grades at the driveway entrances.
7. Applicant must provide site grading easement prior to final approval.
8. There is proposed grading and a stormwater management practice shown within 100-feet of a federal wetland, which will be subject to wetland permits from the Town. The planning Board should review the proposed method of demarcation of the wetland buffer.
9. 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 needs to ensure that the site is stabilized.
10. The Planning Board should discuss the adequacy of the proposed trees (type and quantity) that are now shown along the proposed street.
11. A Stormwater Drainage District will be required for this project to be approved by the Town Board prior to final approval.
12. The fire department should review the plans for any concerns.
13. The proposed stormwater bioretention pond is required to have an access road for Town maintenance. Make necessary revisions to the grading plan so that maintenance vehicles can access the eastern-most area of the practice.
14. The total amount of encroachment into the wetland in square feet and acres should be indicated on the plans.
15. The water system details should be provided to the Town's water system operator for review and comment.



SWPPP Comments

16. The drainage area maps are missing from Appendix I. Please add the maps to the SWPPP.
17. Provide the calculation for the Channel Protect Volume. It is unclear from the HydroCad reports what the total volume of the post 1-year storm is considered for mitigation.
18. Provide clarification on the calculation for the Water Quality and Runoff Reduction Volume. The contributing area within the watershed is much larger than the 1.61 acres used in the Water Quality and Runoff Reduction calculation.
19. Provide the rationale for the 0.50 inch/hr infiltration rate used for the bioretention sizing. If infiltration tests were completed, please provide the results in the SWPPP.
20. Provide the completed NOI.
21. Provide the contractor and subcontractor certifications in the SWPPP.
22. Provide a stabilized construction entrance at the intersection of the proposed road and Myers Corner Road.

If you have any questions, please contact me at (845) 686-2305, or via e-mail at [jbodendorf@cplteam.com](mailto:jbodendorf@cplteam.com).

Very truly yours,  
CPL

Jon D. Bodendorf, P.E.  
Senior Municipal Engineer

JDB/wts

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)  
James Horan, 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)





Mr. Bruce Flower, Chairman  
Town of Wappinger Planning Board  
March 1, 2022  
Page 4 of 4

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)