



April 20, 2021

Paul Schwartz, Chairman
Town of Washington Planning Board
P.O. Box 667
Millbrook, NY 12545

Re: Derris & Kier – Special Permit for Second Dwelling
692-696 Bangall Road, Millbrook
Tax Map No. 6767-00-906050

Dear Chairman Schwartz and Members of the Planning Board:

Per our discussion at the April 6th meeting, the site plan has been updated with state and federal wetlands, and the proposed project has been referred to the Millbrook Fire Department. With regard to the wetland delineations, please be advised of the following:

- The site plan now illustrates the DEC Wetlands, and NWI Wetlands as depicted on the TOWN OF WASHINGTON Dutchess County, New York Wetlands Map, which was prepared by the Cornell Cooperative Extension Dutchess County (CCEDC), September 2010.
- The CCEDC was contacted regarding this map, and we were given the internet links to the GIS data. The state and federal wetlands boundaries should now match exactly to the Town's wetlands map.
- Please be advised that the hydric soils delineation remains the same, from the USDA's Soil Survey of Dutchess County, New York. Also, there are no FEMA Floodplains on or near the property, therefore, none are shown.
- The updated wetlands mapping does not affect any of the proposed development, and we are still outside any town- or state- regulated buffers/adjacent areas.

With regard to the fire department referral, we have not received communication back from any of the personnel contacted at the Millbrook Fire Department via phone and email. Our latest attempt

at a response included a set of plans and brief cover letter to the fire chief, sent via USPS Priority Mail on Friday April 16th. The Board will be updated immediately upon receipt of any feedback from the fire department.

We trust that we have adequately addressed all concerns discussed with the Board and its advisory committee regarding this application. Thank you in advance for your continued review and consideration; we look forward to presenting this project again at the scheduled Public Hearing on May 4th.

Yours truly,

BADEY & WATSON,

Surveying and Engineering, P.C.



by,

Jason R. Snyder, CPESC

Project Engineer

jrs

enclosures

cc: Jesse Derris & Jordana Kier – Owners/Applicants (email)
Kyle O'Donnell – Designer/Architect (email)
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