

TOWN OF WAPPINGER

PLANNING BOARD

PROJECT NAME: Myers Run, LLC Subdivision

MEETING DATE: March 1, 2021

ACCOUNT NUMBER: 21-5212

DATE PREPARED: January 29, 2021

 SITE PLAN SPECIAL USE PERMIT X SUBDIVISION

THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATIONS. PLEASE SUBMIT ANY COMMENTS TO THE TOWN OF WAPPINGER PLANNING BOARD, 20 MIDDLEBUSH ROAD, WAPPINGERS FALLS, NY 12590 WITHIN FIFTEEN (15) DAYS.

- 1 TOWN FILE
- 7 TOWN OF WAPPINGER PLANNING BOARD
- 1 ENGINEER TO THE TOWN
- 1 PLANNER TO THE TOWN
- 1 ATTORNEY TO THE TOWN
- HIGHWAY SUPERINTENDENT
- 1 FIRE PREVENTION BUREAU
- RECREATION
- 1 ARMY CORP. OF ENGINEERS
- DUTCHESS COUNTY DEPT. OF PLANNING
- 1 DUTCHESS COUNTY DEPT. OF PUBLIC WORKS
- NEW YORK STATE DEPT. OF TRANSPORTATION
- 1 DUTCHESS COUNTY DEPT. OF HEALTH
- 1 DUTCHESS COUNTY SOIL & WATER
- 1 NYS DEPT OF D.E.C
- TOWN OF FISHKILL
- TOWN OF EAST FISHKILL
- TOWN OF LAGRANGE
- VILLAGE OF WAPPINGER PLANNING BOARD
- BUILDING INSPECTOR
- 1 ZONING ADMINISTRATOR-BARBARA ROBERTI
- TOWN CLERK
- CAMO POLUTION
- STORM WATER MANAGEMENT (WALTER ARTUS)
- CENTRAL HUDSON

***** PLEASE NOTE ANY VIOLATIONS UPON YOUR REVIEW*****



January 25, 2021

Mr. Bruce Flower, Chairman
and Planning Board Members
Town of Wappinger
20 Middlebush Road
Wappingers Falls, NY 12590



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

Mr Flower and Board Members:

Proposed is a 12-lot single family subdivision on two existing undeveloped lots on south side of Myers Corners Road. The combined area of the existing lots is 30.9 acres. A new town road is proposed. A new water main extension from the water main along Myers Corners is proposed. Each lot will have its own Onsite Wastewater Treatment System (septic tank and absorption field).

There is an Army Corps wetland and 100-year floodplain along the eastern boundary. No disturbance is proposed within the wetland. There will be disturbance within the Town's 100 foot adjacent area. Minor disturbance may be required within the 100-year floodplain for stormwater facilities.

Waivers requested from the Subdivision Plat and checklist requirements:

1. Subdivision Plat to be on 30" x 42" sheet.
Justification: More than one 24"x36" sheet would be required e to meet not less than 1"=100ft. A single 30" x42" sheet can accommodate a subdivision plat with a scale of 1" = 50'
2. Showing wells and septics on adjoining properties.
Justification: Distance to adjoining parcels from proposed disturbed areas
3. Showing trees.
Justification: The entire site is wooded.

Materials Submitted:

- Project application with Checklist & Ag District Statement (19 copies, dated 01/25/2021)
- EAF Long Form Part 1 (19 copies, dated 01/25/2021)
- Project Narrative (19 copies, dated)
- Plan set – 9 sheets (19 copies, dated 01/25/2021)
 - Application fee – to be submitted under separate cover by applicant
 - Escrow fee – to be submitted under separate cover by applicant
 - Deed – to be submitted under separate cover by applicant
 - Corporation Documentation – to be submitted under separate cover by applicant

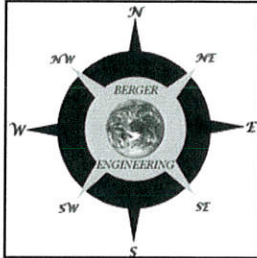
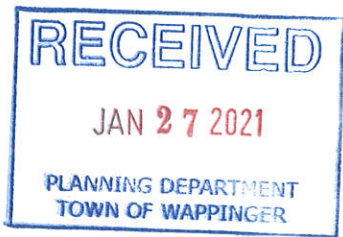
We look forward to discussing this project with you.

If you have any questions, please contact us.

Sincerely,

Joseph P Berger, P.E., L.S.

cc: Myers Run LLC



BERGER ENGINEERING AND SURVEYING

100 Fulton Avenue
Poughkeepsie, New York 12603
Engineering Services: (845) 471-7383
GIS Services: (845) 392-7180
www.BergerEngr.com

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

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
- No Streams on site
- 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.

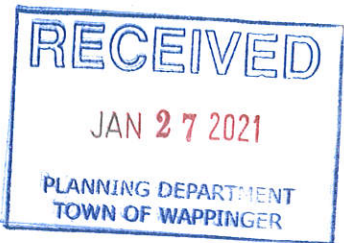
Historic Preservation:

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.



TOWN OF WAPPINGER



ZONING ADMINISTRATOR

Barbara Roberti
Ext. 128

PLANNING BOARD SECRETARY

Bea Ogunti
Ext. 122

PLANNING DEPARTMENT
20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
(845) 297-6256 ext. 122
Fax (845) 297-0579
www.townofwappinger.us

TOWN SUPERVISOR

Richard Thurston

TOWN BOARD

William H. Beale
Angela Bettina
Robert Johnston
Michael Kuzmiec

PRELIMINARY LAYOUT APPLICATION FOR SUBDIVISION OF LAND

Application # 21-5212
Application Fee: \$ 4,500.00

DATE: January 27, 2021
ESCROW FEES \$7,500.00

Note: This application shall conform in all respects to the Land Subdivision Regulations of the Planning Board of the TOWN OF WAPPINGER.

1. Proposed Name of Subdivision: MYERS RUN

2. Location of Property: MYERS CORNERS ROAD

Tax Section: 135689-6258-04-976478 & 032492
Block _____ Lot (2) _____

3. Name and Address of Applicant: MYERS RUN LLC

46 VASSAR ROAD, POUGHKEEPSIE, NY 12603

Phone No. 914-474-9335 Email: mlund@mikelundenterprises.com

Corporation, give name of agent: MICHAEL LUND

46 VASSAR ROAD, POUGHKEEPSIE, NY 12603 Phone No. 914-474-9335

4. Name and Address of Record Owner: MYERS RUN LLC

46 VASSAR ROAD, POUGHKEEPSIE, NY 12603

Phone No. 914-474-9335 Email: mlund@mikelundenterprises.com

5. A statement of liens, mortgages, or other encumbrances are attached hereto -
(If none, so state) SEE ATTACHED CERTIFICATE AND REPORT OF TITLE

5. A statement of any easements relating to the property is attached hereto -
(If none, so state) _____

6. Deed or deeds recorded in County Clerk's Office: 1598 112
Date: _____ Liber: 1803 Page: 584

7. I own or have an interest in abutting property as stated on the attached sheet.
(If none, so state) NONE ENGINEER: BERGER ENGINEERING & SURVEYING PLLC

8. Name, address, and license number of Engineer or Land Surveyor: 100 FULTON AVENUE, POUGHKEEPSIE, NY 12603
SURVEYOR: JOHN J POST JR LLS (LIC#050643) 845-471-7383 (JOSEPH P BERGER LIC#069634)
Phone No. _____

PO BOX 827, STONE RIDGE, NY 12484 845-706-7528
According to the Dutchess County Soil Survey, the following soil types are found on the property:

9. According to the Dutchess County Soil Survey, the following soil types are found on the property:
CANANDAIGUA SILT LOAM (Ca), DUTCHESS-CARDIGAN COMPLEX (DwB & DwC) & UDORTHENTS (Ue)

This Property is in the R-40 Zone.

Preliminary Layout covers 30.9 acres.

Approximate number of lots 12.

Does owner propose to submit Final Subdivision Plat to cover entire Preliminary Layout, or file same in sections?

YES

Does the Preliminary Layout cover the entire holding of the applicant? YES

Does the applicant propose to dedicate to the public all streets, highways, and parks shown on the Preliminary Layout?

YES

Give number of acres which applicant proposes to dedicate to public use for parks and/or playground purposes.

NONE

Does owner intend to request any waivers of the requirements of the Land Subdivision Regulations of this Board upon the submission of the Final Plat for approval? YES - PLAT SIZE OF 30"X42" INSTEAD OF 24"X36"

If any waivers of any requirements are to be requested, list them and give reasons why such requirements should be waived.

1. Subdivision Plat on 30" x 42" sheet to provide entire subdivision on one sheet with scale to meet not less than 1"=100ft.

2. Showing wells and septic on adjoining properties. Justification Distance to adjoining lots

3. Showing trees. Justification: The site is wooded.

McKees Run LLC
Print name (Corporation, LLC, Individual, etc.)

1/25/21
Date

[Signature]
Applicant / Owner or representative's signature

Michael Lowmeyer
Type Name and Title *****

***If this is a Corporation or LLC please provide documentation of authority to sign.

AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: MYERS RUN LLC
Mailing address: 46 VASSAR ROAD
POUGHKEEPSIE, NY 12603

B. Description of the proposed project: 12 LOT SINGLE FAMILY SUBDIVISION

C. Project site address: MYERS CORNERS ROAD Town: WAPPINGER

D. Project site tax map number: 135689-6258-04-976478 & 032492

E: The project is located on property:
 within an Agricultural District containing a farm operation, or
 with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: 30.9


G. Is any portion of the project site currently being farmed?
 Yes. If yes, how many acres _____ or square feet _____ ?
 No.

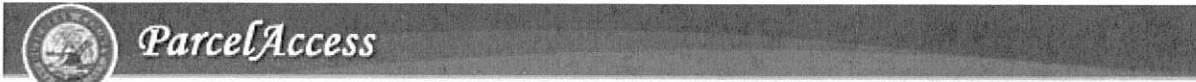
H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.
MANUEL & JANET CULCAY, 32 GOLD ROAD, WAPPINGERS FALLS, NY 12590

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

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**FARM NOTE**  
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Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.
~~~~~

 Michael Leo Curren 1/25/21  
Name and Title of Person Completing Form Date



**Final Roll**

Parcel Grid Identification #:  
135689-6258-04-927446-0000  
Municipality: Wappinger

Parcel Location  
32 Gold Rd

Owner Name on March 1  
Culcay , Manuel (P)  
Culcay , Janet (A)

Primary (P) Owner Mail Address  
32 Gold Rd  
Wappingers Falls NY 125900000



Parcel Details

Size (acres): 10.6 Ac (d) Land Use Class: (250) Residential: Estate  
 File Map: Agri. Dist.: (1) 22  
 File Lot #: School District: (135601) Wappinger Falls Central School District  
 Split Town

Assessment Information (Current)

|          |          |                 |               |                 |                  |
|----------|----------|-----------------|---------------|-----------------|------------------|
| Land:    | Total:   | County Taxable: | Town Taxable: | School Taxable: | Village Taxable: |
| \$134200 | \$856300 | \$856300        | \$856300      | \$856300        | \$0              |

|                    |               |            |                    |
|--------------------|---------------|------------|--------------------|
| Tax Code:          | Roll Section: | Uniform %: | Full Market Value: |
| S: Homestead Split | 1             | 99         | \$ 864900          |

|             |              |            |
|-------------|--------------|------------|
| Tent. Roll: | Final. Roll: | Valuation: |
| 5/1/2020    | 7/1/2020     | 7/1/2019   |

Last Sale/Transfer

|              |                      |            |            |                 |              |
|--------------|----------------------|------------|------------|-----------------|--------------|
| Sales Price: | Sale Date:           | Deed Book: | Deed Page: | Sale Condition: | No. Parcels: |
| \$582500     | 5/6/2014 11:49:36 AM | 22014      | 3068       | (1)             | 2            |

Site Information:

|                 |             |               |              |          |
|-----------------|-------------|---------------|--------------|----------|
| Site Number: 1  | Sewer Type: | Desirability: | Zoning Code: | Used As: |
| Water Supply:   | (2) Private | (2) Typical   | R40          | ( )      |
| (3) Comm/public |             |               |              |          |

Residential Building Information:

|                |                 |                   |               |                  |                  |
|----------------|-----------------|-------------------|---------------|------------------|------------------|
| Site Number: 1 | Year Remod.:    | Building Style:   | No. Stories:  | Sfla:            | Overall Cond.:   |
| Year Built:    | 0               | (06) Contemporary | 1             | 4857             | (4) Good         |
| 1962           |                 |                   |               |                  |                  |
| No. Kitchens:  | No. Full Baths: | No. Half Baths:   | No. Bedrooms: | No. Fire Places: | Basement Type:   |
| 1              | 5               | 0                 | 6             | 2                | (3) Partial      |
| Central Air:   | Heat Type:      | Fuel Type:        | First Story:  | Second Story:    | Addl. Story:     |
| 1              | (3) Hot wtr/stm | (4) Oil           | (4) 4857      | (4) 0            | (4) 0            |
| Half Story:    | 3/4 Story:      | Fin. Over. Gar.:  | Fin. Attic:   | Unfin 1/2 Story: | Unfin 3/4 Story: |
| 0              | 0               | 0                 | 0             | 0                | 0                |
| Fin. Basement: | Fin Rec Room:   | No. Rooms:        | Grade:        | Grade Adj. Pct.: |                  |
| 2400           | 0               | 0                 | (B) Good      | 105              |                  |

Improvements: