

**TOWN OF WAPPINGER**

**PLANNING BOARD**

**PROJECT NAME:** Sabia Lot Line Re-alignment

**MEETING DATE:** July 19, 2021

**ACCOUNT NUMBER:** 21-5214

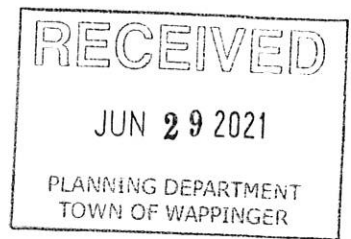
**DATE PREPARED:** June 30, 2021

     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 PLANNING BOARD  
  1   PLANNER TO THE TOWN  
  1   ATTORNEY TO THE PLANNING BOARD  
     HIGHWAY SUPERINTENDENT  
     FIRE PREVENTION BUREAU  
     RECREATION  
     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  
  1   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\*\*\*\*\*



DESCRIPTION OF PROJECT

Project Location: 24 Diddell Rd.

Owner: James Sabia

Tax Map Numbers: 6359-03-225176 & 6359-03-266097

Project Description:

Mr. Sabia's current residence at 24 Diddell Rd. on a 5.64 AC parcel and identified as TM #6359-03-225176.

The immediate adjacent parcel to Mr. Sabia's residence is a 61.75 AC parcel identified as TM #6359-03-266097 which surrounds the 5.64 AC parcel on three sides.

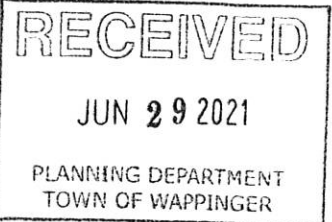
Mr. Sabia is looking to add on to his existing single-family dwelling with a sizeable addition which would have an impact on his westerly boundary and setback.

For that reason, Mr. Sabia is looking to do a simple lot line realignment by taking from the larger vacant parcel and adding onto his residential parcel.

The lot his home exists on will increase from 5.64 AC to 9.62, approx. 3.98 added. The large lot reduced accordingly.

There will be no other modifications to the driveway, well or septic nor any other portion of the property with the exception of where the proposed addition is going.

There are wetlands on the property to the rear and a small pond and street on the east side of the property that in no way affects the lot line realignment or proposed house.



SABIA LOT LINE RE-ALIGNMENT

24 DIDDELL RD.  
WAPPINGERS FALLS, NY  
DUTCHESS COUNTY  
NEW YORK

TAX MAP NUMBERS: 6359-03-225176  
AND 6359-03-266097

PREPARED BY:  
ALFRED A. CAPPELLI, JR.  
ARCHITECT  
1136 ROUTE 9  
WAPPINGERS FALLS, NY 12590  
PHONE: 845-632-6500  
FAX: 845-632-6499

JUNE 1, 2021

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# 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

RECEIVED

JUN 29 2021

PLANNING DEPARTMENT  
TOWN OF WAPPINGER

TOWN SUPERVISOR  
Richard Thurston

TOWN BOARD  
William H. Beale  
Angela Bettina  
Robert Johnston  
Michael Kuzmiec

LOT LINE RE-ALIGNMENT

## PRELIMINARY LAYOUT APPLICATION FOR SUBDIVISION OF LAND

Application # 21-5214

Application Fee: \$ 500.00

DATE: June 1, 2021, Rev June 29, 2021

ESCROW FEES 1,500.00

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: JAMES SABIA

2. Location of Property: 24 DIDDLELL ROAD

Tax Section: 6359 Block 03 Lot (2) 225176 & 226097

3. Name and Address of Applicant: JAMES SABIA

24 DIDDLELL ROAD WAPPINGERS FALLS

Phone No. 206 8641 Email: \_\_\_\_\_

Corporation, give name of agent: \_\_\_\_\_

Phone No. \_\_\_\_\_

4. Name and Address of Record Owner: JAMES SABIA

24 DIDDLELL ROAD WAPPINGERS FALLS

Phone No. 206-8641 Email: \_\_\_\_\_

5. A statement of liens, mortgages, or other encumbrances are attached hereto -

(If none, so state) NONE

5. A statement of any easements relating to the property is attached hereto -

(If none, so state) NONE

6. Deed or deeds recorded in County Clerk's Office:

Date: \_\_\_\_\_ Liber: \_\_\_\_\_ Page: \_\_\_\_\_

7. I own or have an interest in abutting property as stated on the attached sheet.

(If none, so state) \_\_\_\_\_

8. Name, address, and license number of Engineer or Land Surveyor: Robert Oswald LLC

179 Wash Rd, Lagrangeville Phone No. 226-6436

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:

This Property is in the R40/80 Zone.

Preliminary Layout covers 9.64 ~~6.75~~ acres.

Approximate number of lots 2.

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

FINAL

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?

N/A

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

N/A

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? NO

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

N/A

JAMES SABIA

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

JUNE 28, 2021  
Date

James Sabia  
Applicant / Owner or representative's signature

James Sabia owner  
Type Name and Title \*\*\*\*\*

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



## Town of Wappinger

20 Middlebush Road  
Wappingers Falls, NY 12590

Planning Department  
Office: 845.297.1373 ~ Fax: 845.297-0579  
www.broberti@townofwappinger.us

### Owner Consent Form

*To be filed when the applicant is not the building or property owner*

Project # \_\_\_\_\_ Date: June 29, 2021  
Grid # 6359-03-225176 & 266097 Zoning District: R-40/80

Location of project: 24 Diddell Road

Name of Applicant: James Sahia  
Print name ( Corporation, LLC, Individual, etc.)

Description of project: Lot Line Re-Alignment

I, James Sahia, owner of the above  
land/site/building hereby give permission for the Town of Wappinger to approve or deny the above  
application in accordance with local and state codes and ordinances.

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

Date: June 28, 2021

Owner's Telephone No. 206-8641

James Sahia  
Owner or representative's signature

James Sahia owner  
Print Name and Title \*\*\*

24 DIDDLE RD  
Owner's Address

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

If this is a subdivision application, please provide a copy of the deed.

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

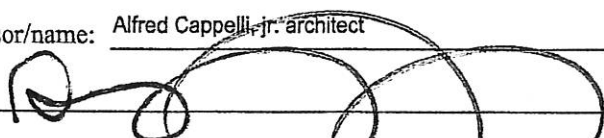
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

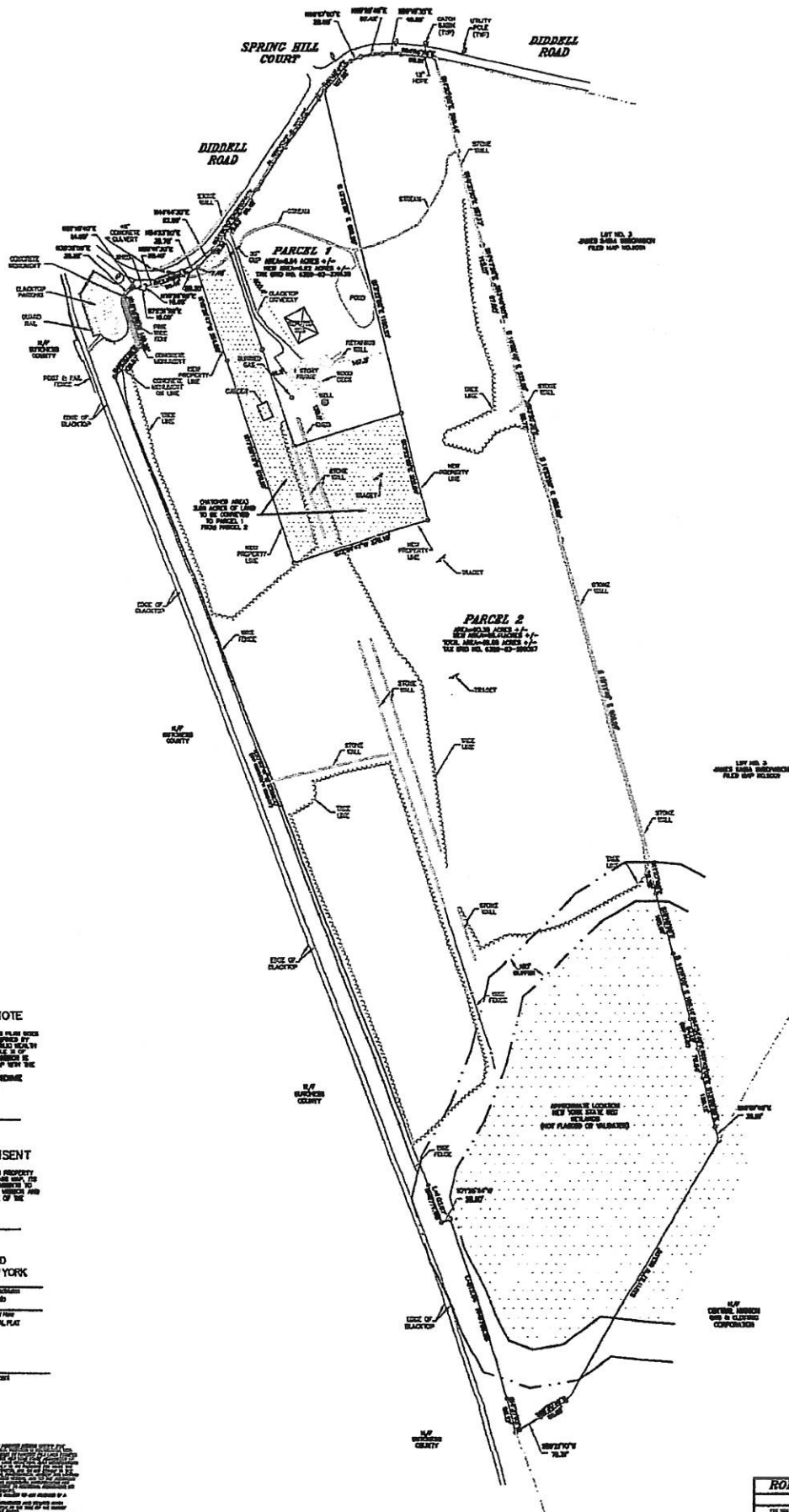
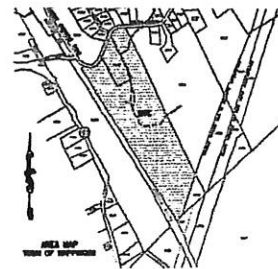
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>							
<b>Name of Action or Project:</b> James Sabia Lot Line Re-Alignment							
<b>Project Location (describe, and attach a location map):</b> 24 Diddell Road Town Of Wappinger, Dutchess County							
<b>Brief Description of Proposed Action:</b> Lot line consolidation between two adjoining lots owned by the applicant							
<b>Name of Applicant or Sponsor:</b> Alfred Cappelli, Jr., Architect		<b>Telephone:</b> 845 632-6500 <b>E-Mail:</b> acappe2102@aol.com					
<b>Address:</b> 1136 route 9							
<b>City/PO:</b> wappingers falls		<b>State:</b> new yorl	<b>Zip Code:</b> 12590				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Board T/O Wappinger			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input type="checkbox"/>						
3. a. Total acreage of the site of the proposed action? <span style="float: right;">5.64 acres</span> b. Total acreage to be physically disturbed? <span style="float: right;">0.0 acres</span> c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <span style="float: right;">68 acres</span>							
4. Check all land uses that occur on, are adjoining or near the proposed action: <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input type="checkbox"/> Urban</div> <div style="width: 50%;"><input type="checkbox"/> Rural (non-agriculture)</div> <div style="width: 50%;"><input type="checkbox"/> Industrial</div> <div style="width: 50%;"><input type="checkbox"/> Commercial</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Residential (suburban)</div> <div style="width: 50%;"><input type="checkbox"/> Forest</div> <div style="width: 50%;"><input type="checkbox"/> Agriculture</div> <div style="width: 50%;"><input type="checkbox"/> Aquatic</div> <div style="width: 50%;"><input type="checkbox"/> Other(Specify):</div> <div style="width: 50%;"><input type="checkbox"/> Parkland</div> </div>							

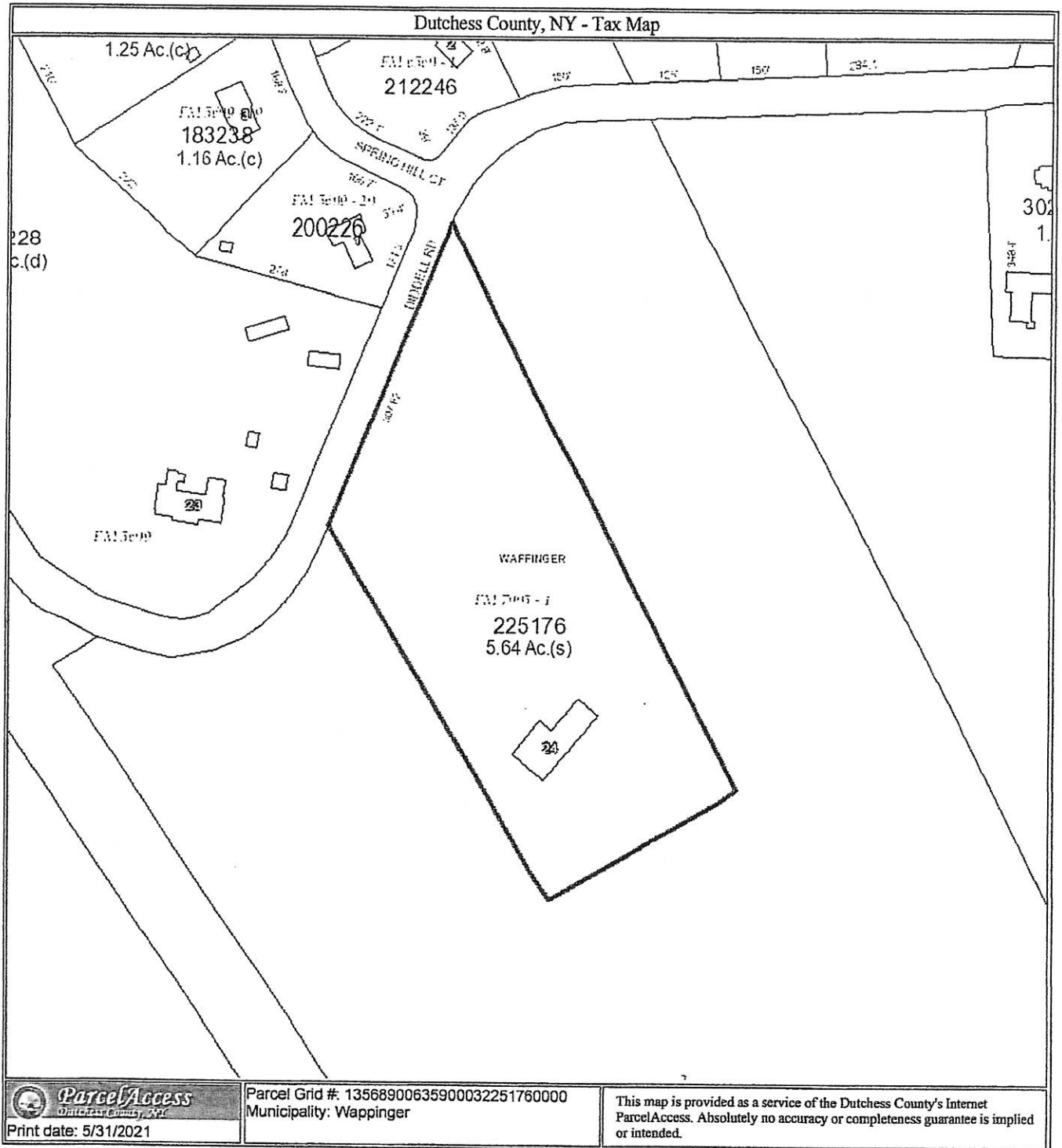


5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Alfred Cappelli, jr. architect</u> Date: <u>June 1, 2021</u>		
Signature:  Title: <u>Project Architect</u>		



**ROBERT V. OSWALD**  
LAND SURVEYING  
THE TOLSON ROAD, LAKELANDVILLE, NEW YORK 12848  
518-338-1111 518-338-1112 518-338-1113







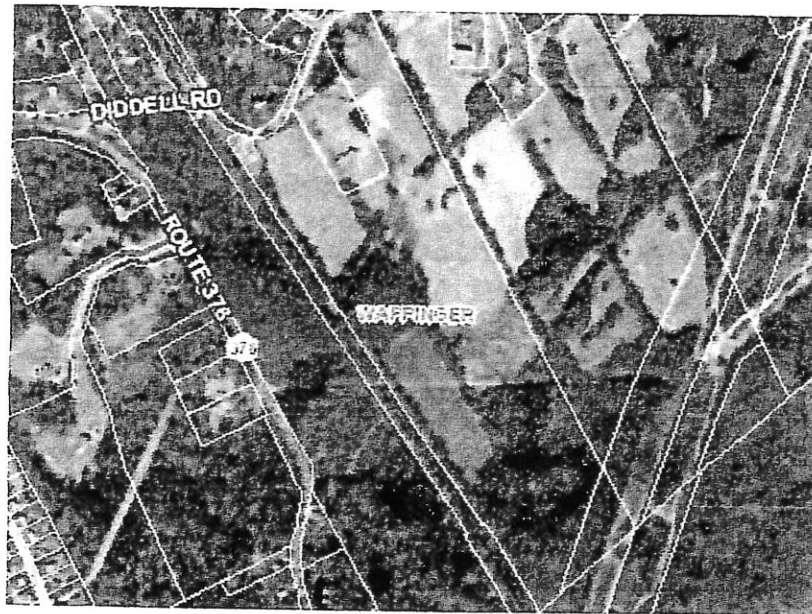
## Tentative Roll

Parcel Grid Identification #:  
135689-6359-03-225176-0000  
Municipality: Wappinger

Parcel Location  
24 Diddell Rd

Owner Name on March 1  
Sabia, James A (P)

Primary (P) Owner Mail Address  
24 Diddell Rd  
Wappingers Falls NY 125900000



## Parcel Details

Size (acres): 5.64 Ac (S) Land Use Class: (210) Residential: One Family Year-Round Residence  
File Map: 7005 Agri. Dist.: (0)  
File Lot #: 1 School District: (135601) Wappinger Falls Central School District  
Split Town

## Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$142500	\$541800	\$541800	\$541800	\$541800	\$0
Tax Code:	Roll Section:	Uniform %:	Full Market Value:		
H: Homestead	1	100	\$ 541800		
Tent. Roll:	Final. Roll:	Valuation:			
5/1/2021	7/1/2021	7/1/2020			

## Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$0	0	1622	0462	( )	0

## Site Information:

Site Number: 1	Sewer Type:	Desirability:	Zoning Code:	Used As:
Water Supply:	(2) Private	(2) Typical	R40/80	( )
(2) Private				

## Residential Building Information:

Site Number: 1	Year Remod.:	Building Style:	No. Stories:	Sfla:	Overall Cond.:
Year Built:	2015	(01) Ranch	1	2376	(4) Good
1984					
No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:
1	2	1	3	1	(4) Full
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Addl. Story:
1	(3) Hot wtr/stm	(4) Oil	(4) 2376	(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.:	
0	0	8	(C) Average	100	

## Improvements:





# Parcel Access

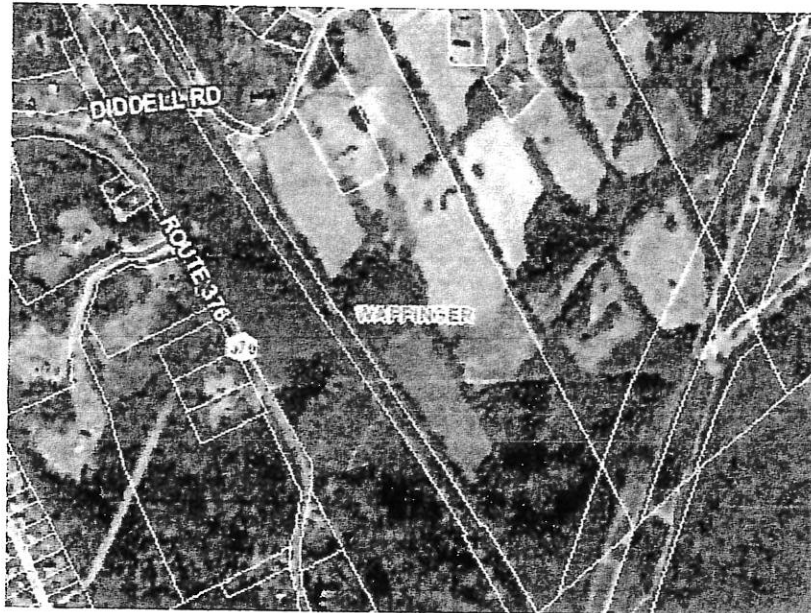
## Tentative Roll

Parcel Grid Identification #:  
135689-6359-03-266097-0000  
Municipality: Wappinger

Parcel Location  
Diddell Rd

Owner Name on March 1  
Sabia, James A (P)  
Sabia, James J (A)

Primary (P) Owner Mail Address  
24 Diddell Rd  
Wappingers Falls NY 125900000



## Parcel Details

Size (acres):	61.75 Ac (C)	Land Use Class:	(120) Agricultural: Field Crops
File Map:	7005	Agri. Dist.:	(1) 22
File Lot #:	2	School District:	(135601) Wappinger Falls Central School District
Split Town			

## Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$367800	\$367800	\$166450	\$166450	\$166450	\$0
Tax Code:	Roll Section:	Uniform %:	Full Market Value:		
H: Homestead	1	100	\$ 367800		
Tent. Roll:	Final. Roll:	Valuation:			
5/1/2021	7/1/2021	7/1/2020			

## Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$0	9/29/2010 1:37:41 PM	22010	6526	(A)	1

## Site Information:

Site Number: 1	Sewer Type:	Desirability:	Zoning Code:	Used As:
Water Supply:	(2) Private	(2) Typical	R40/80	( )
(2) Private				

## Special District Information:

Special District: 999AM	Primary Units:	Advalorem Value
Spec. Dist. Name:	0	367800
Ambulance Town Wide		
Special District: GRLTN	Primary Units:	Advalorem Value
Spec. Dist. Name:	0	367800
Grinnell Public Lib		
Special District: HF036	Primary Units:	Advalorem Value
Spec. Dist. Name:	0	367800
New Hackensack Fire		

## Exemption Information:

Exemption: 41730	Amount:
Name:	\$201350
AG Outside District	