

**TOWN OF WAPPINGER**

**PLANNING BOARD**

**PROJECT NAME:** Cooper Road Lot Line Re-alignment

**MEETING DATE:** February 7, 2022

**ACCOUNT NUMBER:** 22-5216

**DATE PREPARED:** January 24, 2022

     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.**

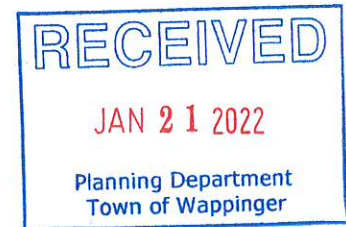
  1   TOWN FILE  
  7   TOWN OF WAPPINGER PLANNING BOARD  
  1   ENGINEER TO THE PLANNING BOARD  
  1   PLANNER TO THE TOWN  
  1   ATTORNEY TO THE PLANNING BOARD  
     HIGHWAY SUPERINTENDENT  
  1   FIRE PREVENTION BUREAU  
     RECREATION  
     ARMY CORP. OF ENGINEERS  
     DUTCHESS COUNTY DEPT. OF 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  
     TOWN OF FISHKILL  
  1   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\*\*\*\*\*

3 Van Wyck Lane  
Suite 2  
Wappingers Falls, New York 12590  
Phone: 845-223-3202  
January 15, 2022

Town of Wappinger Planning Board  
20 Middlebush Road  
Wappingers Falls, NY 12590

Re: Mid Hudson Development Corp.  
Parcel #135689-6156-02-869803 and 852826  
Filed map 9132, lots 1 and 3  
Lot line realignment  
Day|Stokosa Job No. 2021.441



Chairman Flowers and Planning Board members,

Lots 1 and 3 of filed map 9132 were granted Dutchess County Department of Health approval in September of 1988. Recently, a public water supply well was discovered on an adjacent property to the southwest. As a result, the sewage disposal system approved on lot 1 was voided as it did not meet separation to the water supply.

Realigning the lot lines of lot 1 and 3 allows the sewage disposal system on lot 1 to shift further from the water supply and meet all separation requirements. The proposed lot configurations meets all zoning requirements for the R-20 zoning district.

Please find enclosed with this submission:

- Eighteen (18) sets of the lot line realignment plan, dated January 11, 2022
- Eighteen (18) copies of the SEAF
- Eighteen (18) copies of the application materials
- Check in the amount of \$1,500 for the escrow fee
- Check in the amount of \$500 for the application fee

We look forward to discussing this project with the Board and the public at the March Planning Board meeting. If you have any questions or require any additional information, I can be reached at 845.590.1402.

Very truly yours,

Amy Bombardieri  
Day and Stokosa Engineering, P.C.

Cc: Client, file

# 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

JAN 21 2022

Planning Department  
Town of Wappinger

TOWN SUPERVISOR  
Richard Thurston

TOWN BOARD

William H. Beale  
Angela Bettina  
Robert Johnston  
Michael Kuzmiec

## PRELIMINARY LAYOUT APPLICATION FOR SUBDIVISION OF LAND

Application # 22-5216  
Application Fee: \$ 500.00

DATE: 1-21-22  
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: Cooper Road Lot Line Re-alignment  
2. Location of Property: Cooper Road

Tax Section: 6156 Block 02 Lot (2) 869803 & 852826

3. Name and Address of Applicant: Mid Hudson Development, 982 NY 82,  
Hopewell Junction, NY 12533

Phone No. 914.489.8518 Email: John Goetz <john@mhdncny.com>

Corporation, give name of agent: John Goetz

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

4. Name and Address of Record Owner: Same

Phone No. \_\_\_\_\_ Email: \_\_\_\_\_

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

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

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:

Date: 22021 Liber: \_\_\_\_\_ Page: 51289

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: \_\_\_\_\_

Brian Stokosa 083970 Phone No. 223.3203

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:  
Bernardston silt loam

This Property is in the \_\_\_\_\_ Zone.

Preliminary Layout covers \_\_\_\_\_ 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 Subdivision Plat

Does the Preliminary Layout cover the entire holding of the applicant? no

Does the applicant propose to dedicate to the public all streets, highways, and parks shown on the Preliminary Layout?  
no

Give number of acres which applicant proposes to dedicate to public use for parks and/or playground purposes.  
0

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.

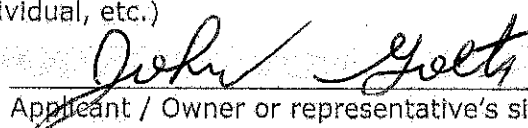
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

John Goetz - Mid Hudson Development Corp.

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

1/12/22

Date

  
Applicant / Owner or representative's signature

John Goetz - President

Type Name and Title \*\*\*\*\*

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

# TOWN OF WAPPINGER



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## FINAL SUBDIVISION PLAT APPROVAL APPLICATION

Application # 22-5216 DATE: 1-21-22  
Received by: \_\_\_\_\_

1. The undersigned hereby makes application for approval of a subdivision plat entitled:

Lot Line realignment - FM 9132 lots 1 & 3  
6156-02-  
which covers Section 869803 Comprising 3.01 acres, the entire area of  
852826 acres shown on the Preliminary Layout approved by the Planning Board on  
\_\_\_\_\_, (cross out words not applicable) which has been completed in accordance  
with the Land Subdivision Regulations of the Planning Board of \_\_\_\_\_, and the  
details of which are as stated in the application for consideration of the Preliminary Layout, and are  
hereby reaffirmed with the same force and effect as though stated herein. (If any differences, attach  
statement of same.)

Name of Owner: John Goetz - Mid Hudson Development Corp.

Name of Subdivision: Lot Line Realignment filed map 9132 Lots 1&3

Tax Grid No. 6156-02-869803 Phone No. \_\_\_\_\_  
852826

2. The applicant's itemized estimate of the cost of the required public improvements is attached  
herein.

a. Road \$ \_\_\_\_\_ b. Water \$ \_\_\_\_\_  
c. Sewer \$ \_\_\_\_\_ d. Drainage \$ \_\_\_\_\_

3. Road names if applicable

a. Dedicate  
b. Private

4. Resolution of Preliminary Plat Approval dated \_\_\_\_\_, expires \_\_\_\_\_

(Signed) John Goetz John Goetz - President,  
Owner/Applicant Mid Hudson Development Corp.  
By: \_\_\_\_\_ Type Name and Title  
January 12, 2022  
(To be used only by Corporation Agent) Date



# 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>			
Name of Action or Project:			
Project Location (describe, and attach a location map): Lands of Elevado - Lot #2			
<b>Brief Description of Proposed Action:</b> The applicant wishes to construct a new three-bedroom home on an existing parcel. The existing formally approved OWTS area is being redesigned to gain BOH approval. To meet separation requirements, a lot line realignment with lot 3 of Filed Map 9132 is required.			
Name of Applicant or Sponsor:		Telephone: 914-489-8518	
Mid Hudson Development		E-Mail: john@mhdcnyc.com	
Address: P.O. Box 636			
City/PO: Fishkill NY		State: NY	Zip Code: 12590
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval: Dutchess County Health Department, Town of Wappinger Planning Board			YES
3. a. Total acreage of the site of the proposed action?			2.9 acres
b. Total acreage to be physically disturbed?			0.60 +/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			7.67 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

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: Building will be constructed in conformance with the current adopted codes pursuant to building, plumbing, electrical and fire regulations. _____	<input type="checkbox"/>	<input checked="" 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: _____ Existing water supply well located on site. _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ A private OWTS will serve the proposed home. _____	<input checked="" type="checkbox"/>	<input 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 checked="" 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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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 checked="" type="checkbox"/>	<input 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"/>
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"/>
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"/>
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"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>John Goetz</u> Date: _____		
Signature: <u>John Goetz</u> Title: <u>President</u>		