

**Town of Wappinger**  
**SUBDIVISION CHECK LIST**

**THE FOLLOWING ITEMS MUST BE PRESENTED TO THE ZONING ADMINISTRATOR ON THE SUBMISSION DATE:**

- X   Applications:           Subdivision - Preliminary and Final  
Must state if the applicant is the owner or contract vendee  
**Must include a copy of Deed showing ownership. Applications must be typed. Name of Owner and Applicant must be accurate.**
- X   Signatures:           Must be original signatures. Name of Corporation or LLC, etc., must be typed above signature and name and authorization must be typed below signature.
- X   Phone Numbers:       Include contact phone number and fax number.
- X   Letter of Consent:     If contract vendee, a letter of consent from the owner is required
- X   EAF:                   Short Form - If 4 lots or less    **( Either short or long to be signed by preparer)**  
Long Form - If 5 lots or more
- X   Application Fee:       Application fee may be paid in cash, or if paying by check, it must be a certified check, bank check, or money order written out to the 'Town of Wappinger' (Separate checks are required for application fees and escrow)
- X   Escrow:               Escrow may be paid in cash, or if paying by check, it must be a certified check, bank check, or money order written out to the 'Town of Wappinger' (Separate checks are required for application fees and escrow)
- 18  Plans:               Number of Plans to be determined by the Zoning Administrator / Secretary **NOTE: ALL MAPS MUST BE FOLDED OR WILL NOT BE ACCEPTED.** Add 19<sup>th</sup> plan set if on a County or State Road.

**NOTE: A separate lot consolidation plat will be prepared and submitted with the subsequent submission.**

**Subdivision plat must show the following:**

- Shall be a scale of not less than 1" = 100 feet.
- Shall be drawn on sheet no smaller than 8 1/2" x 11" and no larger than 24" x 36".
- Shall include a location map at a scale of 1" = 400 feet.
- Shall show the names of all adjoining property owners, wells and septic.
- Shall show topographic contours at not less than 2 foot intervals.
- Shall show all pertinent features: existing trees, railroads, water bodies, streams, regulated wetlands, etc., which may effect design of the subdivision.

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Subdivision Checklist  
(Revised JANUARY 2011)**

- \_\_\_\_\_ Shall show 100 year flood evaluation, if appropriate.
- \_\_\_\_\_ Shall show grade and elevations of all proposed streets.
- \_\_\_\_\_ Shall show dimensions and area of all proposed lots.
- \_\_\_\_\_ Shall show all locations, dimensions, and disposition of all recreation or park land.
- \_\_\_\_\_ Shall show the date when the plat was prepared or changed.
- \_\_\_\_\_ Shall show true North arrow and bear certification that the evaluations are based upon the U.S.G.S. Datum.
- \_\_\_\_\_ Must bear the name, address, and signature of property owner, subdivider and seal and signature of a licensed professional engineer or land surveyor.

All information listed below must be submitted, proposed provisions for water supply, fire protection, disposal of sanitary water, storm water drainage, street trees, street lighting fixtures, street signs and sidewalks. This data must be available before application is accepted.

The area map shall show all holdings of record owner in the immediate vicinity.

**The following items must complete prior to preliminary plat approval:**

1. Erosion Control Plan shall be presented for approval by Engineer to the Town, unless waived by the Planning Board.
2. Drainage plans and profiles, and road plans and profiles shall be presented for approval by the Engineer to the Town.

**The following items must be completed prior to signing the final plat:**

1. Approval of the drainage plans and profiles, and road plans and profiles, by the Engineer to the Town.
2. Payment of the Recreation Fee, if applicable.

For 1 through 9 lots, \$5,000.00 per lot;

For 10 or more lots, the Planning Board shall determine whether to require the reservation of land, or payment of \$5,000.00 per lot.

3. Submit road name(s) to Fire Inspector to start approval process.

4. There must be sufficient funds in the applicants' escrow account and new post subdivision escrow needs to be posted.

After final approval is granted, the applicants' resolution granting **CONDITIONAL** final approval will list any items that are outstanding to be completed before the Chairman will sign off.

**NO BUILDING PERMITS WILL BE ACCEPTED UNTIL THE CHAIRMAN SIGNS  
THE MYLAR AND IT IS FILED AT THE COUNTY.**

# 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 Kuzmich

## PRELIMINARY LAYOUT APPLICATION FOR SUBDIVISION OF LAND

Application # \_\_\_\_\_

DATE: \_\_\_\_\_

Application Fee: \$ \_\_\_\_\_

ESCROW FEES \_\_\_\_\_

**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: Gas Land Petroleum - Route 9D (Proposed Lot Consolidation)
2. Location of Property: 123 - 125 New Hamburg Road, 2357, 2361 - 2365 Route 9D

Tax Section: 6157 Block 01 Lot (2) 048643, 057642, 057654, 059643, 040637

3. Name and Address of Applicant: Gas Land Petroleum, Inc.

3 Ohioville Road, New Paltz, NY 12561

Phone No. (845)331-7545

Email: gasland.zeidan@gmail.com

Corporation, give name of agent: Zeidan Nesheiwat

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

Tax parcels: 135689-6157-01-048643 (0.21 ac), 135689-6157-01-057642 (0.20 ac), 135689-6157-01-057654 (0.69 ac), and 135689-6157-01-059643 (0.14 ac) are owned by Charles Conklin and 135689-6157-01-040637-0000 (0.55 ac) is owned by Gas Land Petroleum, Inc.

4. Name and Address of Record Owner: Charles L Conklin

PO Box 237 Hughsonville, NY 12537

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

Email.: \_\_\_\_\_

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

(If none, so state) None known.

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

(If none, so state) See Note 1, next page

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

Tax Lot 6157-01-048643 and 057642: 5/1/1996: Liber 1979, Page 36; Tax Lot 6157-01-057654: 5/1/1996: Liber 1979, Page 35;  
Tax Lot 6157-01-059643: 7/14/2000: Document 02-2000-6172; Tax Lot 6157-01-040637: 2/10/2011: Document 02-2011-674

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

(If none, so state) None

8. Name, address, and license number of Engineer or Land Surveyor: The Chazen Companies (Christopher Lapine, P.E.)

21 Fox Street, Poughkeepsie, NY 12601

Phone No. 845-486-1478

According to the Dutchess County Soil Survey, the following soil types are found on the property:

Dutchess- Cardigan complex, undulating, rocky (DwB)

Note 1: 10-ft wide easement for right-of-way from 9D to rear (across Tax Lot 6157-01-048643 and 057642) benefiting 6157-01-059643; 10-ft wide easement for right-of-way (across rear of Tax Lot 6157-01-057642) benefiting 6157-01-059643. An easement on the easterly side of Tax Lot 6157-01-057642) benefiting 6157-01-059643. 10-ft wide easement for right-of-way from 9D to rear (across Tax Lot 6157-01-048643 and 057642) benefiting 6157-01-057654. All easements are anticipated to be extinguished upon lot consolidation. Tax Lot 6157-01-040637: Easement and right-of-way for water main from owner to Town.

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Preliminary Layout Application  
for Subdivision of Land  
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9. According to the Dutchess County Soil Survey, the following soil types are found on the property:

Dutchess- Cardigan complex, undulating, rocky (DwB)

This Property is in the HM Zone.

Preliminary Layout covers 1.8 acres.

Approximate number of lots 5 lots being consolidated into 1 lot

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

Entire preliminary layout

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?

NA

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? to be determined

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

A Lot Consolidation plat will be submitted with a subsequent submission. Any requested waivers will be determined at that time.

Gas Land Petroleum, Inc.

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

3/22/2021

Date

  
Applicant / Owner or representative's signature

Zeidan Nesheiwat

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

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