

TOWN OF WAPPINGER

PLANNING BOARD

PROJECT NAME: Locust Tree Residential Properties, LLC Landscape Business
(Amended Site Plan)

MEETING DATE: March 21, 2022

ACCOUNT NUMBER: 21-3437

DATE PREPARED: March 11, 2022

X SITE PLAN SPECIAL USE PERMIT 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
 FIRE PREVENTION BUREAU
 RECREATION
 ARMY CORP. OF ENGINEERS
 DUTCHESS COUNTY DEPT. OF PLANNING
 DUTCHESS COUNTY DEPT. OF PUBLIC WORKS
 NEW YORK STATE DEPT. OF TRANSPORTATION
 DUTCHESS COUNTY DEPT. OF HEALTH
 DUTCHESS COUNTY SOIL & WATER
 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*****

TW ENGINEERING, P.C.

TROY A. WOJCIEKOWSKY, P.E., LEED-AP
CONSULTING ENGINEER

P.O. Box 913
WAPPINGERS FALLS, NY 12590

845 594-1529
woj12@optonline.net

March 10, 2022

Bea Ogunti, Planning Board Secretary
20 Middlebush Rd
Wappingers Falls, NY 12590



RE: Re-submission for Amended Site Plan for
Locust Tree Residential Properties, LLC Landscape Business
80 Airport Drive (Tax Parcel 6259-04-679493)
Town of Wappinger, NY

Dear Ms. Ogunti:

Attached are five (5) sets of full-scale and ten (10) sets of 11" x 17" revised plans for the referenced project. Correspondence is attached that confirms that NYSDEC agrees that the proposed trees to be relocated are not suitable Indiana Bat habitat. These documents have been updated to address comments from the last planning board meeting and comments from the Town's consultants. The plans also reflect the area variances that were granted by the ZBA on 3/8 to allow the hoop house sand storage structure and three (3) poly tanks to remain in their current locations. The comments are specifically addressed below.

CPL 8/26/2021

1. Comment: Plans for the water service (backflow preventer and well abandonment) are subject to the approval of the Dutchess County Department of Behavioral and Community Health. Applicant must provide approval once it is received.

Response: Noted.

2. Comment: The entrance work in the Town Road right of way will be subject to a Highway Work permit from the Town of Wappinger Highway Department. Applicant must provide approval once it is received.

Response: Noted.

Hardesty & Hanover 8/1/2021

- 1a. Comment: The Proposed Action is considered an Unlisted action pursuant to SEQRA. The Planning Board should consider whether to proceed with a coordinated or uncoordinated review. If they choose to pursue a coordinated review, they should discuss their intent to serve as Lead Agency.

Response: Noted.

- 1b. Comment: The Full EAF notes that the Site may contain the Indiana Bat, a species that is considered threatened or endangered. The Applicant has responded that they intend to relocate 7 existing trees on site, which are ornamental in nature and would not provide habitat for the Indiana Bat. The Applicant references the statement per their wetland biologist Michael Nowicki. The Applicant should contact the New York State Department of Environmental Conservation (NYSDEC) to verify and the NYSDEC response should be forwarded to the Town.

----- Original Message -----

From: "Ermer, Nathan M (DEC)" <nathan.ermer@dec.ny.gov>

To: wojciekofsky <woj12@optonline.net>

Date: September 15, 2021 at 8:44 AM

Subject: RE: Indiana Bat Review - 80 Airport Drive, Town of Wappinger

Good morning Troy,

Yes, you are correct in your interpretation of my response. I am concurring with Mike Nowicki's conclusion that these trees are not habitat and can be relocated prior to October 1. As you note, my comments about completing a more formal habitat assessment applies to future projects.

In terms of this project, please be aware that if bats are observed exiting any of the trees during relocation activities, work should be immediately discontinued and delayed until October 1.

Thank you.

Nathan Ermer

Regional Wildlife Program Manager | Division of Fish and Wildlife

NYS DEC Region 3 | Mid and Lower Hudson Valley and Southern Catskills

Region 3 Headquarters

21 South Putt Corners Road

New Paltz, NY 12561

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