

**TOWN OF WAPPINGER**

**PLANNING BOARD**

**PROJECT NAME:** Kimmel Subdivision

**MEETING DATE:** June 20, 2022

**ACCOUNT NUMBER:** 18-5192

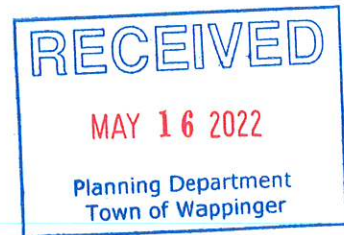
**DATE PREPARED:** May 18, 2022

     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  
  1   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\*\*\*\*\*



*Civil & Environmental Engineering Consultants  
174 Main Street, Beacon, New York 12508  
Phone: 845-440-6926 Fax: 845-440-6637  
www.HudsonLandDesign.com*

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May 16, 2022

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

Re: 325 Pine Ridge Drive Subdivision  
Tax parcels 6257-04-624259 ( $\pm 1.3$  acres); -608305 ( $\pm 8.0$  acres); -647304 ( $\pm 4.3$  acres)  
Town of Wappinger, New York

Dear Chairman Flower & Members of the Planning Board:

Hudson Land Design (HLD) has been retained by Timothy Kimmel who owns the above referenced parcels. Currently there is an existing single-family home on parcel #624259, which is to remain. The remainder of property ( $\pm 13.6$  acres total) is proposed to be subdivided to create four (4) additional single family residential building lots. The applicant appeared before this board on June 4, 2018 for conceptual review. The project went on hold after that meeting.

The Applicant has recently authorized HLD to re-start the planning process. The attached plans and reports have been advanced since the June 4, 2018 which incorporates certain planning board comments received at the meeting. The Applicant acknowledges that the board required an alternate plan for Lots 2 and 3 showing individual driveways where a shared driveway is shown. We would like to discuss the details of the alternate plan with the board prior to providing in a submission as to whether it should be part of the plan set, or can it be a separate exhibit/report.

Secondly, the board expressed concerns regarding grades in excess of 10% in certain sections of the existing gravel driveway proposed for Lot 4 from Pine Ridge Drive. The driveway has a section that is in excess of 10% grade. The utility company that has an easement over the existing driveway from Pine Ridge Drive for Lot 4 has stated that they are likely to damage paved sections of the driveway; therefore, prefer not have it paved and will repair as required. It is noted that the section of driveway is over 200 feet from Pine Ridge Drive, and therefore will not have a negative impact on the Town road. We would like to discuss this item further with the board at the meeting.

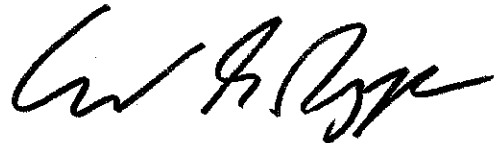
We respectfully request to be placed on the June 20, 2022 Planning Board meeting for this unlisted action, at which time the applicant will be seeking further feedback from the Planning Board on the proposed layout, and will be requesting the planning board to declare themselves lead agency, and circulate for SEQR. A portion of the project fronts a County road; therefore, nineteen (19) copies of plans, EAF and application materials are provided.

In support of this application, we have attached the following:

- Preliminary Subdivision Application with Subdivision Checklist (19 copies);
- Application fee check in the amount of \$2,750;
- Escrow fee a check in the amount of \$7,500;
- Full EAF (19 copies);
- Preliminary Subdivision Set consisting of 5 sheets (19 copies)
- Stormwater Pollution Prevention Plan (SWPPP) – 3 copies, and
- Proof of taxes/Property deeds/utility access easements (19 copies)

Should you have any questions or require additional information or additional copies, please feel free to call me at 845-440-6926.

Sincerely,



Eric S. Rogge, P.E.  
Principal

cc: Tim Kimmel, Applicant (via email)  
Daniel G. Koehler, P.E. (HLD 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

TOWN SUPERVISOR  
Richard Thurston

RECEIVED

MAY 16 2022

Planning Department  
Town of Wappinger

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

## PRELIMINARY LAYOUT APPLICATION FOR SUBDIVISION OF LAND

Application # 18-5192  
Application Fee: \$ 2,750

DATE: 5/16/2022  
ESCROW FEES 7,500

**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: Kimmel Subdivision
2. Location of Property: 325 Pine Ridge Drive

Tax Section: 6257 Block 04 Lot (2) 624259, 608305, 647304

3. Name and Address of Applicant: Timothy Kimmel  
5 Forest View Drive, Hopewell Junction, NY 12533  
Phone No. 845-656-4956 Email: kimmelbuilders@icloud.com  
Corporation, give name of agent: \_\_\_\_\_  
Phone No. \_\_\_\_\_

4. Name and Address of Record Owner: Timothy Kimmel  
5 Forest View Drive, Hopewell Junction, NY 12533  
Phone No. 845-656-4956 Email: kimmelbuilders@icloud.com

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) Existing 160' wide power line and access easements, shown on plans & attached

6. Deed or deeds recorded in County Clerk's Office:  
Date: 8/23/2016 Liber: 22016 Page: 5970

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: Michael Bodendorf P.E., 084466  
Hudson Land Design Professional Engineering P.C., 174 Main Street, Beacon, NY 12508 Phone No. 845-440-6926

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:

Dutchess-Cardigan complex

This Property is in the R-40 Zone.

Preliminary Layout covers 12.95 acres.

Approximate number of lots 5.

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

Final Subdivision Plat to cover 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?

N/A

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

0 acres

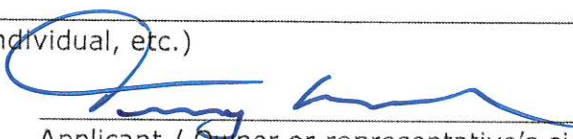
Does owner intend to request any waivers of the requirements of the Land Subdivision Regulations of this Board upon the submission of the Final Plat for approval? None at this time

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

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

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

5-10-22  
Date

  
Applicant / Owner or representative's signature

Timothy Kimmel  
Type Name and Title \*\*\*\*\*

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