

**TOWN OF WAPPINGER**

**PLANNING BOARD**

**PROJECT NAME:** Hammond, O'Leary & Witkowski Lot Line Re-alignment

**MEETING DATE:** August 1, 2022

**ACCOUNT NUMBER:** 22-5218

**DATE PREPARED:** July 25, 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 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  
  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  
  --   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\*\*\*\*\*



**POVALL**  
ENGINEERING, PLLC

p: (845) 897-8205  
f: (845) 897-0042

www.PovallEngineering.com

3 Nancy Court, Suite 4  
Wappingers Falls, NY 12590



**William H. Povall III, P.E.**

Professional Engineer: NY, CT, PA, VT

July 18, 2022

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

Re: Lot Line Realignment for the Lands of Hammond, OLeary, & Witkowski  
122 Chelsea Road, Tax Grid 135689-6056-03-427460 – 1.61 Ac.  
126 Chelsea Road, Tax Grid 135689-6056-03-445462 – 0.28 Ac.  
128 Chelsea Road, Tax Grid 135689-6056-03-454462 – 0.36 Ac.  
Town of Wappinger, Dutchess County

Dear Chairman Flower and Board Members:

On behalf of the applicant Sean Witkowski, we are submitting a Lot Line Realignment application for the above referenced properties. The owners, Nicole Hammond, Mary OLeary, and Sean & Jessica Witkowski are proposing a lot line realignment between their three (3) parcels located on Chelsea Road (County Route 92) in the Town of Wappinger. With this lot line realignment 0.12 acres of land is proposed to be transferred from tax lot 427460 to tax lot 445462 and 0.15 acres if land is proposed to be transferred from tax lot 427460 to tax lot 454462. These parcels are located in the R-20 Zoning District.

Attached in support of this application are the following:

- Nineteen (19) copies of the Layout Application for Lot Line Realignment
- Nineteen (19) copies of the plan entitled "Lot Line Realignment for the Lands of Hammond, OLeary, & Witkowski", dated July 18, 2022.
- Nineteen (19) copies of the Short Environmental Assessment Form
- Nineteen (19) copies of the Owner Consent Form signed by Nicole Hammond
- Nineteen (19) copies of the Owner Consent Form signed by Mary OLeary
- Nineteen (19) copies of the Owner Consent Form signed by Sean Witkowski
- Nineteen (19) copies of the deed for each of the three (3) parcels
- A check in the amount of \$500.00 for the application fee
- A check in the amount of \$3,000.00 for escrow

We respectfully request to be placed on the next available Planning Board agenda for discussion.

If there are any questions and/or comments, please do not hesitate to contact this office. Thank You.

Very truly yours,

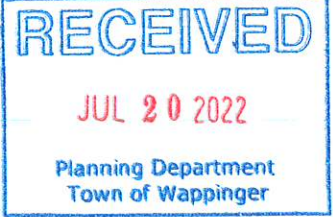
William H. Povall III, P.E.

cc: Sean Witkowski

# TOWN OF WAPPINGER



PLANNING DEPARTMENT  
20 MIDDLEBUSH ROAD  
WAPPINGERS FALLS, NY 12590  
(845) 297-6256 ext. 122  
Fax (845) 297-0579  
www.townofwappinger.us



Application No. 22-5218  
App. Received: 7-20-22  
App. Fee: \$500.00  
Escrow: \$3,000.00

## TOWN OF WAPPINGER PLANNING BOARD LAYOUT APPLICATION FOR LOT LINE- REALIGNMENT OR LOT CONSOLIDATION

1. Proposed Name of project:: Lot Line Realignment for the Lands of  
Hammond, OLeary, & Witkowski
2. Location of Property: 122 Chelsea Road, 126 Chelsea Road, & 128 Chelsea Road  

Tax Section: <u>6056</u>	Block <u>03</u>	Lot (2) <u>427460 (122 Chelsea Road)</u>
Tax Section: <u>6056</u>	Block <u>03</u>	Lot (2) <u>445462 (126 Chelsea Road)</u>
Tax Section: <u>6056</u>	Block <u>03</u>	Lot (2) <u>454462 (128 Chelsea Road)</u>
3. Name and Address of Record Owner #1: Nicole Hammond  
122 Chelsea Road, Wappingers Falls, NY 12590 Phone No. 718-615-1211  
Phone number of applicant: \_\_\_\_\_ Email: niki@niki9.com  
Corporation, give name of agent: n/a  
\_\_\_\_\_  
Phone No. \_\_\_\_\_
4. Name and Address of Record Owner #2: Mary OLeary  
126 Chelsea Road, Wappingers Falls, NY 12590 Phone No. 845-240-8879  
Phone number of applicant: \_\_\_\_\_ Email: mary\_lillie@hotmail.co  
Corporation, give name of agent: n/a  
\_\_\_\_\_  
Phone No. \_\_\_\_\_
- Name and address of Record Owner #3: Sean & Jessica Witkowski  
128 Chelsea Road, Wappingers Falls, NY 12590 Phone No. 845-646-8482  
Email: seanwitkowski@gmail.com

Town of Wappinger  
Layout Application  
for Lot-Line Realignment of Land  
Page 2

4. 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:  
    (Lot 427460) 07-01-16                      22016                      4205  
Date: (Lot 445462) 09-26-18    Liber:                      22018                      Page:                      6954  
Date: (Lot 454462) 08-01-16    Liber:                      22016                      Page:                      5039
7. I own or have an interest in abutting property as stated on the attached sheet.  
(If none, so state) n/a
8. Name, address, and license number of Engineer or Land Surveyor: \_\_\_\_\_  
    Povall Engineering, PLLC                      Phone No. 845-897-8205  
Email: whp@povallengineering.com
9. According to the Dutchess County Soil Survey, the following soil types are found on the  
property: DwB - Dutchess Cardigan Complex
10. Town Water or Well: n/a                      Town sewer or septic: n/a

This Property is in the R-20 Zone.

Layout covers 2.25 acres.

Current size of Lot #1: 1.61 acres                      Current size of Lot #2: 0.28 acres                      Current size Lot #3: 0.36 acres

Proposed size of lot #1: 1.33 acres                      Proposed size of lot #2: 0.40 acres                      Proposed size Lot #3: 0.51 acres

Dated: 7/18/22

(Signed) Nicole Hammond  
Owner Parcel 427460 - Lot 1

Print Name: Nicole Hammond

(To be used only by Corporation Agent)

Dated: 7/18/22

(Signed) Mary OLeary  
Owner Parcel 445462 - Lot 2

Print Name: Mary OLeary

(To be used only by Corporation Agent)

Dated: 7/18/22

(Signed) Sean Witkowski  
Owner Parcel 454462 - Lot 3  
Print Name: Sean Witkowski



TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD  
WAPPINGERS FALLS, NY 12590  
PH: 845-297-6256  
Fax: 845-297-0579

Owner Consent Form

Project No: 22-5218

Date: 7-20-22

Grid No.: 6056-03-427460

Zoning District: R-20

Location of Project:

122, 126, & 128 Chelsea Road, Town of Wappinger

Name of Applicant:

Sean Witkowski 845-646-8482

Print name and phone number

Description of

**Project:** The owners of the three above mentioned parcels are proposing a lot line realignment between their three parcels. With this lot line realignment, 0.12 acres of land would be transferred from  
Tax Lot No. 427460 to Tax Lot No. 445462 and 0.15 acres of land would be transferred from  
Tax Lot No. 427460 to Tax Lot No. 454462.

I Nicole Hammond (owner tax lot 427460), 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.

7/18/22  
Date

Nicole Hammond  
Owner's Signature

718-615-1211  
Owner's Telephone Number

Nicole Hammond  
Print Name and Title \*\*\*

\*\*\* 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.

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD  
WAPPINGERS FALLS, NY 12590  
PH: 845-297-6256  
Fax: 845-297-0579

Owner Consent Form

Project No: 22-5218

Date: 7-20-22

Grid No.: 6056-03-445462

Zoning District: R-20

Location of Project:

122, 126, & 128 Chelsea Road, Town of Wappinger

Name of Applicant:

Sean Witkowski 845-646-8482

Print name and phone number

Description of

**Project:** The owners of the three above mentioned parcels are proposing a lot line realignment between their three parcels. With this lot line realignment, 0.12 acres of land would be transferred from Tax Lot No. 427460 to Tax Lot No. 445462 and 0.15 acres of land would be transferred from Tax Lot No. 427460 to Tax Lot No. 454462.

I Mary OLeary (owner tax lot 445462), 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.

July 18, 2022  
Date

Mary OLeary  
Owner's Signature

845 240 8879  
Owner's Telephone Number

Mary OLeary  
Print Name and Title \*\*\*

\*\*\* 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.

TOWN OF WAPPINGER



RECEIVED

JUL 20 2022

Planning Department  
Town of Wappinger

PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD  
WAPPINGERS FALLS, NY 12590  
PH: 845-297-6256  
Fax: 845-297-0579

Owner Consent Form

Project No: 22-5218

Date: 7-20-22

Grid No.: 6056-03-454462

Zoning District: R-20

Location of Project:

122, 126, & 128 Chelsea Road, Town of Wappinger

Name of Applicant:

Sean Witkowski 845-646-8482

Print name and phone number

Description of

**Project:** The owners of the three above mentioned parcels are proposing a lot line realignment between their three parcels. With this lot line realignment, 0.12 acres of land would be transferred from

Tax Lot No. 427460 to Tax Lot No. 445462 and 0.15 acres of land would be transferred from

Tax Lot No. 427460 to Tax Lot No. 454462.

I Sean Witkowski (owner tax lot 454462), 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.

7/18/22  
Date

[Signature]  
Owner's Signature

845-656-8482  
Owner's Telephone Number

Sean Witkowski  
Print Name and Title \*\*\*

\*\*\* 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.