

TOWN OF WAPPINGER

PLANNING BOARD

PROJECT NAME: Aguado Subdivision

MEETING DATE: October 3, 2022

ACCOUNT NUMBER: 22-5219

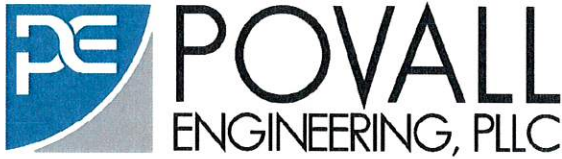
DATE PREPARED: September 19, 2022

 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.

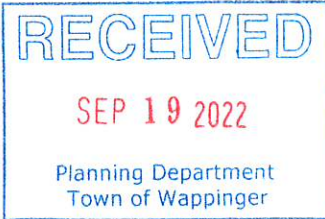
 1 TOWN FILE
 7 TOWN OF WAPPINGER PLANNING BOARD
 1 ENGINEER TO THE PLANNING BOARD
 1 PLANNER TO THE TOWN
 1 ATTORNEY TO THE PLANNING BOARD
 1 HIGHWAY SUPERINTENDENT
 1 FIRE PREVENTION BUREAU
 RECREATION
 ARMY CORP. OF ENGINEERS
 DUTCHESS COUNTY DEPT. OF PLANNING
 1 DUTCHESS COUNTY DEPT. OF PUBLIC WORKS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



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

September 12, 2022

Chairman Flower and Board Members
Town of Wappinger Planning Board
20 Middlebush Road
Wappingers Falls, NY Twelve 12590

RE: Subdivision Plan for Ketchamtown Land Development, LLC
Ketchamtown Road, Town of Wappinger, Dutchess County
Tax Grid No. 135689-6157-03-070275

Dear Chairman Flower and Board Members:

On behalf of the Owner/applicant, Ketchamtown Land Development, LLC (Dylan Aguado), we are submitting the attached Application for a 2-Lot Residential Subdivision for the above referenced property. The Applicant is proposing to subdivide this vacant 35.26-acre parcel on Ketchamtown Road into two (2) individual building lots. The proposed lots will each be served by an individual well and subsurface sewage disposal system. The parcel is located within the R-40, 1-Family Residence Zoning District.

Attached in support of this application are the following:

- Eighteen (18) copies of the Subdivision Plan for Ketchamtown Land Development, LLC
- Eighteen (18) copies of the Preliminary Layout Application for Subdivision of Land
- Eighteen (18) copies of the Final Subdivision Plat Approval Application
- Eighteen (18) copies of the Owner's Consent Form
- Eighteen (18) copies of authorization to sign by Ketchamtown Land Development, LLC
- Eighteen (18) copies of the Short EAF
- One (1) copy of the deed for the parcel
- A check for \$1,750.00 for the application fee (\$1,500 + \$500 [\$250 x 2 lots] - \$250 conceptual fee previously paid)
- A check for \$3,750.00 for escrow

We respectfully request to be placed on the next available Planning Board agenda. Please contact this office, should you have any questions or require any additional information. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. H. Povall III'.

William H. Povall III, P.E.

c: Dylan Aguado

TOWN OF WAPPINGER

ZONING ADMINISTRATOR

Barbara Roberti
Ext. 128

PLANNING BOARD SECRETARY

Susan Dao
Ext. 122



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

RECEIVED

SEP 19 2022

Planning Department
Town of Wappinger

TOWN SUPERVISOR
Christopher J. Colsey

TOWN BOARD
William H. Beale
Vincent Bettina
Isma Czarnecki
Joseph P. Paoloni

PRELIMINARY LAYOUT APPLICATION FOR SUBDIVISION OF LAND

Application # 22-5219
Application Fee: \$ 4,750.00

DATE: 9-19-22
ESCROW FEES 3,750.00

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: Subdivision Plat for Ketchamtown Land Development, LLC
2. Location of Property: Ketchamtown Road, Town of Wappinger

Tax Section: 6157 Block 03 Lot (2) 070275

3. Name and Address of Applicant: Ketchamtown Land Development, LLC
264 New Hackensack Road, Wappingers Falls, NY 12590

Phone No. 845-705-5049 Fax No.: _____

Corporation, give name of agent: Ketchamtown Land Development, LLC
Phone No. 845-705-5049

4. Name and Address of Record Owner: Ketchamtown Land Development, LLC
264 New Hackensack Road, Wappingers Falls, NY 12590

Phone No. 845-705-5049 Fax No.: _____

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: _____ Liber: _____ Page: _____

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
3 Nancy Court, Suite 4 Wappingers Falls, NY 12590 Phone No. 897-8205

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

This Property is in the R-40 Zone.

Preliminary Layout covers 35.26 acres.

Approximate number of lots 2.

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

Entire

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

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.

Ketchamtown Land Development, Dylan Aguado

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

9/12/2022

Date

[Signature]
Applicant / Owner or representative's signature

Dylan Aguado, Owner
Type Name and Title

TOWN OF WAPPINGER

ZONING ADMINISTRATOR

Barbara Roberti
Ext. 128

PLANNING BOARD SECRETARY

Susan Dao
Ext. 122



ZONING DEPARTMENT
20 MIDDLEBUSH ROAD
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(845) 297-6256 ext 5
Fax (845) 297-0579
www.townofwappinger.us

RECEIVED**SEP 19 2022**

Planning Department
Town of Wappinger

TOWN SUPERVISOR
Christopher J. Colsey**TOWN BOARD**

William H. Beale
Vincent Bettina
Ismay Czarniecki
Joseph P. Paoloni

FINAL SUBDIVISION PLAT APPROVAL APPLICATION

Application # 22-5219
Received by: _____

DATE: 9-19-22

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

Subdivision Plat for Ketchamtown Land Development, LLC

which covers Section _____ Comprising 35.26 acres, the entire area of 35.26 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 the Town of Wappinger, 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: Ketchamtown Land Development, LLC

Name of Subdivision: Subdivision Plat for Ketchamtown Land Development, LLC

Tax Grid No. 135689-6157-03-070275 Phone No. 845-705-5049

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 n/a

a. Dedicate
b. Private

4. Resolution of Preliminary Plat Approval dated _____, expires _____

(Signed) [Signature]
Owner/Applicant

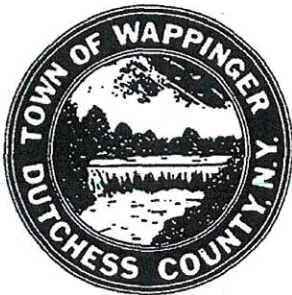
By: _____
(To be used only by Corporation Agent)

Dylan Aguado Owner

Type Name and Title

9/12/2022

Date



Town of Wappinger

20 Middlebush Road
Wappingers Falls, NY 12590

Planning Department

Office: 845.297.1373 ~ Fax: 845.297-0579
www.broberti@townofwappinger.us

Owner Consent Form

To be filed when the applicant is not the building or property owner

Project # 22-5219 Date: 9-19-22
Grid # 135689-6157-03-070275 Zoning District: R-40

Location of project: Ketchamtown Road

Name of Applicant: Ketchamtown Land Development, LLC (Dylan Aguado)
Print name (Corporation, LLC, Individual, etc.)

Description of project: The applicant is proposing to subdivide this 35.2 acre vacant parcel
on Ketchamtown Road into two (2) individual building lots. The proposed lots will each be
served by an individual well and subsurface sewage disposal system.

I Dylan Aguado (Ketchamtown Land Development, LLC), 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.

Ketchamtown Land Development, LLC
Print name (Corporation, LLC, Individual, etc.)

9/12/2022
Date

845-705-5049
Owner's Telephone No.

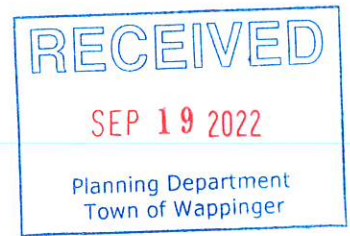
[Signature]
Owner or representative's signature

Dylan Aguado (owner)
Print Name and Title ***
264 New Hackensack Road
Wappingers Falls, NY 12590
Owner's Address

*****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. Attached

Ketchamtown Land Development LLC.
264 New Hackensack Rd
Wappingers Falls, NY 12590
845-297-4807



9/12/2022

Dylan Aguado has permission to sign all documents and represent Ketchamtown Land Development as an Owner of the LLC. If there are any questions, please contact Dylan at 845-705-5049 or Dylan@aguadolandscaping.com

Sincerely,

A handwritten signature in black ink, appearing to read "Dylan Aguado", with a long horizontal flourish extending to the right.

Dylan Aguado
Owner, Ketchamtown Land Development LLC.