

MEMORANDUM

To: Bruce M. Flower, Chairman,
and the Town of Wappinger Planning Board

Date: September 15, 2022

Subject: **Kimmel Subdivision**
Tax Lots 6257-04-624259, 608305, & 647304

As requested, we reviewed the application of Tim Kimmel, (the “Applicant”) for Subdivision Approval.

The Property

The subject property is known as Tax Lots 6257-04-624259, 608305, & 647304 on the Town of Wappinger Tax Assessment Maps, and located at 325 Pine Ridge Drive, is currently developed with a single family home and would be subdivided to create 4 additional lots in the Single Family Residential (R-40) zoning district for a total of 5 lots (the “Subject Property” or “Site”).

The Proposal

The Applicant is proposing to subdivide three existing lots with a total of 12.95 acres into five building lots. All three would be located in the R-40 Single Family Residential district. One lot is existing and is proposed to remain as it is currently developed, connecting to Pine Ridge Drive. Two lots are proposed to share a driveway connecting to Pine Ridge Drive. One lot is proposed to connect to Old Hopewell Road, and the fifth lot is proposed to connect to Pine Ridge Drive by an existing dirt access road. The Subdivision would feature on-site wastewater management facilities on each lot in the form of in ground septic fields and well water. The proposal also includes an approximate limit of 1.39 acres of disturbance (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted for review an Application for Preliminary Subdivision Approval dated 5/16/22; a Full Environmental Assessment Form dated 5/12/22; a project narrative dated 8/15/22; and a 5 sheet subdivision plat entitled “Kimmel Subdivision” prepared by Hudson Land Design, dated 5/16/22 last revised 8/12/22:

REVIEW COMMENTS

1. Sight Distance. We defer to the Town Superintendent of Highways with regards to the sight distances of the proposed driveway entrances.
2. Driveways. As per §214-66.B, The first 25 feet of all driveways shall be paved; any driveway with a grade 6% or greater shall be paved in its entirety. As it is shown, the driveway for Lot 4 is proposed to remain in its current condition as it meets the road and it was the impression of this office that the Applicant intended to pave the first 25 feet of the driveway.
3. Limits of Disturbance. At the public hearing, there was concern expressed by local residents as to the condition of the ground water and the potential impact of clearing and development. At that time, the Applicant agreed to show the limits of disturbance to better demonstrate the extent of clearing for the Proposed Action. This has not been and should be added to the plans.
4. Environmental. The EAF mapper indicates the presence of two endangered species, the Blanding's Turtle and the Indiana Bat. Notes will need to be added to the plans detailing mitigation measures and the Applicant should reach out to the New York State Department of Environmental Conservation for more information on required mitigation measures. Correspondence with the NYSDEC should be forwarded to the Planning Board Secretary to be added to the record.
5. SEQRA. The Proposed Action is an Unlisted Action with respect to SEQRA. The Planning Board has circulated their intent to serve as Lead Agency.

We look forward to discussing our comments with you. If you have any questions with respect to the above, please let us know.

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Principle Planner

Malcolm Simpson
Planner

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