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www.HudsonLandDesign.com*

November 29, 2022

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

Re: Chelsea Farm Subdivision - Subdivision Conditional Final Approval Extension
Felled Trees Chipping
Chelsea Road (County Route 92) & North River Road
Tax parcels 6056-01-138527 (± 102.7 acres) and 6056-01-190688 (± 84.1 acres)
Town of Wappinger, New York

Sent via email: BOgunti@townofwappingerny.gov

Dear Chairman Flower & Members of the Planning Board:

On behalf of the applicant and owner of the project, Hudson Land Design (HLD) respectfully requests to be placed on the December 5, 2022 Planning Board agenda to discuss two items related to the Chelsea Farm Subdivision.

First, HLD respectfully requests an extension of Conditional Final Subdivision Approval for the above referenced project. The previous extension was valid through January 30, 2023. Therefore, HLD respectfully requests a twelve (12) month extension through January 30, 2024. The majority of the conditions of approval have been satisfied. The mylars are printed, signed and sealed by all professionals and the owner, and the Health Department approved them on August 17, 2022 (see attached copy for your reference). The owner/applicant has been weighing his options with regard to the proceeding with the project, including marketing the project to another developer, but no deal has been finalized.

Second, the Planning Board allowed the owner/applicant to fell trees prior to the bat clearing restriction in the spring of 2022, in hopes of either finding a buyer for the project, or proceeding with work on the site. Unfortunately, no deal has been reached and the site has become unsightly with the felled trees, which also makes it difficult for marketing the property. The owner/applicant wishes to cut/chip the felled trees and take the majority offsite, although he may retain some woodchips for future stabilization

purposes or use in the bioretention (stormwater management) areas. It is important to note that there is no stump removal proposed, nor any earthwork activity. Preliminary estimates from the tree clearing professionals suggest that the process to clean up the site will take two to three weeks, and woodchips can be used during the process to stabilize the surface and paths of the vehicles. Based on a conversation with Barbara Roberti, who suggested that we approach the Planning Board at its December 5, 2022 meeting, we are respectfully requesting that the Planning Board permit this secondary activity with the tree felling bond that is still in effect at this time.

Kindly place this item on your December 5, 2022 meeting agenda for consideration of both of these requests.

Should you have any questions or require additional information, please feel free to call my direct line at 845-765-8955.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel G. Koehler". The signature is fluid and cursive, with a long horizontal stroke at the end.

Daniel G. Koehler, P.E.
Principal

enc: August 17, 2022 Dutchess County Department of Behavioral and Community Health approval letter

cc: Barbara Roberti, Town of Wappinger Director of Strategic Planning and Municipal Codes (via email)
David Silver, Project Owner and Applicant (via email)
George W. Lithco, Counsel for Owner and Applicant (via email)
Michael A. Bodendorf, P.E. (HLD file)

MARCUS J. MOLINARO
COUNTY EXECUTIVE



LIVIA SANTIAGO-ROSADO, MD, FACEP
COMMISSIONER

ANTHONY J. RUGGIERO, MPA
ASSISTANT COMMISSIONER

COUNTY OF DUTCHESS

DEPARTMENT OF BEHAVIORAL & COMMUNITY HEALTH

REALTY SUBDIVISION NOTIFICATION OF APPROVAL

David Silver, Managing Member
Chelsea Farms, LLC
29C Hudson View Drive
Beacon, NY 12508

Re: Chelsea Farm Subdivision
Tax Map #: 135689-6056-01-138527, 190688
Town of Wappinger

Dear Mr. Silver:

This is to advise that on August 17, 2022, plans for the realty subdivision referenced above were approved in accordance with Article XI, Dutchess County Sanitary Code; Article 11, Section 1115, Public Health Law of the State of New York; and Article 17, Title 15, Environmental Conservation Law of the State of New York.

In accordance with this approval, you are advised on the following:

1. Whenever building sites are sold or offered for sale without the actual provision or construction of water supply or sewerage or land drainage systems having been installed, the seller shall furnish to each purchaser of such site at the time of the sale, a legible reproduction showing arrangements for water supply and sewerage disposal which were approved.
2. No subdivision or portion thereof shall be sold, offered for sale, leased or rented by a corporation, company or person and no permanent building shall be erected thereon until an approved plan has been filed in the office of the Clerk of the County of Dutchess within one (1) year following the date of the approved plan or amendment thereof.
3. A copy of each approved plan and amendment thereof, certified by the Clerk of the County of Dutchess as having been filed, indicating the date of such filing, shall be filed by the owner of the property in the office of the Dutchess County Department of Health within thirty (30) days of the filing in the office of the Clerk of the County of Dutchess.
4. Approval of this plan shall be valid for 5 years from the date of this approval.

cc: Daniel G. Koehler, P.E.
Joseph G. Malinowski, L.S.
Town of Wappinger Bldg. Inspector
File 39646 (w/plan)

Date: August 17, 2022

Daniel J. Keeler, P.E.
Senior Public Health Engineer
Environmental Health Services