

**TOWN OF WAPPINGER**

**PLANNING BOARD**

**PROJECT NAME:** Chelsea Ridge Wastewater Treatment Plant – Amended Site Plan

**MEETING DATE:** June 5, 2023

**ACCOUNT NUMBER:** 23-3476 (Site Plan) and 23-4108 (Special Use Permit)

**DATE PREPARED:** May 12, 2023

  X   SITE PLAN      X   SPECIAL USE PERMIT       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.**

<u>  1  </u>	TOWN FILE
<u>  7  </u>	TOWN OF WAPPINGER PLANNING BOARD
<u>  1  </u>	ENGINEER TO THE TOWN
<u>  1  </u>	PLANNER TO THE TOWN
<u>  1  </u>	ATTORNEY TO THE TOWN
<u>  </u>	HIGHWAY SUPERINTENDENT
<u>  1  </u>	FIRE PREVENTION BUREAU
<u>  </u>	RECREATION
<u>  </u>	ARMY CORP. OF ENGINEERS
<u>  1  </u>	DUTCHESS COUNTY DEPT. OF PLANNING
<u>  </u>	DUTCHESS COUNTY DEPT. OF PUBLIC WORKS
<u>  </u>	NEW YORK STATE DEPT. OF TRANSPORTATION
<u>  1  </u>	DUTCHESS COUNTY DEPT. OF HEALTH
<u>  1  </u>	DUTCHESS COUNTY SOIL & WATER
<u>  </u>	NYS DEPT OF D.E.C
<u>  </u>	TOWN OF FISHKILL
<u>  </u>	TOWN OF EAST FISHKILL
<u>  </u>	TOWN OF LAGRANGE
<u>  </u>	VILLAGE OF WAPPINGER PLANNING BOARD
<u>  </u>	BUILDING INSPECTOR
<u>  1  </u>	ZONING ADMINISTRATOR-BARBARA ROBERTI
<u>  </u>	TOWN CLERK
<u>  </u>	CAMO POLUTION
<u>  </u>	STORM WATER MANAGEMENT (WALTER ARTUS)
<u>  </u>	CENTRAL HUDSON

\*\*\*\*\* PLEASE NOTE ANY VIOLATIONS UPON YOUR REVIEW\*\*\*\*\*

RECEIVED

MAY 01 2023

Planning Department  
Town of Wappinger

TOWN OF WAPPINGER PLANNING BOARD

Application No. 23-3476  
Date Received: 5-1-23  
Fee Received: \$1,000.00  
Escrow Received: \$3,750.00

APPLICATION FOR SITE PLAN APPROVAL

TITLE OF PROJECT: Chelsea Ridge WWTP Upgrade

Location of Property: 85 Popula Blvd., Wappinger, NY

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

Chelsea DHC LLC

20 Corporate Woods, Albany, NY 12211

Street	Town	State	Zip
<u>Jessie Albert</u>	<u>518) 465-4500</u>	<u>JAlbert@dawnhomes.com</u>	
Contact Person	Phone Number	Email	

NAME & ADDRESS OF OWNER (Corporation or Individual):

Same as Applicant

Street	Town	State	Zip
Contact Person	Phone Number	Email	

Grid No. 1225680 6056 01 468615

Please specify use or uses of building and amount of floor area devoted to each:

Existing Use: Wastewater Treatment Plant 100%

Proposed Use: Wastewater Treatment Plant 100%

Existing Sq. Footage: 3075 SF Use: WWTP Includes tankage

Proposed Sq. footage: 4382 SF Use: WWTP Includes tankage

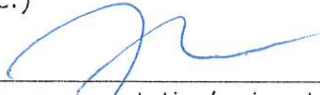
Location of Property: 85 Popula Blvd

Zoning District: RMF5 Acreage: 47.95 (101.82)

Anticipated No. of Employees: 1

Existing No. of Parking Spaces: 1

Proposed No. of Parking Spaces: 1

Chelsea DHC LLC  
Type Name (Corporation, LLC, Individual, etc.)  
4/28/23  
Date  
(518) 465-4500  
Owner's Telephone No.  
  
Owner or representative's signature  
Jessie Albert, Authorized Representative  
Type Name and Title \*\*\*  
20 Corporate Woods, Albany, NY 12211  
Owner's Address

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

Note: \*The applicant is responsible for the cost involved in publishing the required legal notice in the local newspaper;

\* If Special Use Permit for the above use has been applied for, please check ☒.

- **Application Fees are non-refundable.**



## Town of Wappinger

20 Middlebush Road  
Wappingers Falls, NY 12590

Planning Department  
Office: 845.297.1373 ~ Fax: 845.297-0579  
www.broberty@townofwappinger.us

### Owner Consent Form

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

Project = 23-3476 Date: 4/28/23  
Grid = 1335689-6056-01-468615-0000 Zoning District: RMF5

Location of project: 27 Canterbury Lane, Wappinger, NY

Name of Applicant: Chelsea DHC, LLC  
Print name ( Corporation, LLC, Individual, etc.)

Description of project: Additional tankage and equipment building on existing wastewater treatment plant.

I Jessie Albert, Authorized Representative for Chelsea DHC, 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.

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

4/28/23  
Date

518 465-4500  
Owner's Telephone No.

[Signature]  
Owner or representative's signature  
Jessie Albert, Authorized Representative  
Print Name and Title \*\*\*

20 Corporate Woods, Albany, NY 12211  
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.

## Village Park DHC LLC

To Whom It May Concern;

Please be advised that Jessie Albert is the agent and authorized representative of Village Park DHC LLC and its affiliated entities Pollock VP LLC, Nickoll VP LLC and Pine Ridge VP LLC and has full authority to represent Village Park DHC LLC and its affiliates for matters relating to the upgrade to the WWTP including applying for all Governmental and Regulatory Agency approvals.

Village Park DHC LLC

By: 

Mark J. Rosen, Manager

April \_\_, 2023



RECEIVED

MAY 01 2023

TOWN OF WAPPINGER PLANNING BOARD  
SPECIAL USE PERMIT

Application No. 23-4108  
Date Received: 5-1-23  
Fee Received: \$500.00  
Escrow Received: See Site Plan

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 240-53 OF THE TOWN OF WAPPINGER ZONING LAW, I HEREBY MAKE APPLICATION TO THE PLANNING BOARD OR TOWN BOARD FOR THE ISSUANCE OF A SPECIAL PERMIT FOR THE USE OF;

PROJECT NAME Chelsea Ridge WWTP Upgrade

GRID NO. 1335689-6056-01-468615-0000 ZONING DISTRICT RMF5

PROPERTY LOCATION 85 Popula Blvd, Wappinger, NY

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

Chelsea DHC, LLC

20 Corporate Woods, Albany, NY 12211

Street Town State Zip

Jessie Albert 518 465-4500 JAlbert@dawnhomes.com

Contact Person Phone Number Email

NAME & ADDRESS OF OWNER (Corporation or Individual):

Same

Street Town State Zip

Contact Person Phone Number Email

Pursuant to section(s): 240, Schedule A, Attachment 1:4 - Utilities Use

II. CONCURRENTLY WITH THE ABOVE APPLICATION, AND IN ACCORDANCE WITH THE PROVISIONS OF SECTION 450 OF SAID ORDINANCE, I HEREBY MAKE APPLICATION FOR SITE PLAN APPROVAL OF THE FOLLOWING PLANS TO CONDUCT SUCH USE ON THE AFORESAID PARCEL.

III. MAP TITLED: Chelsea Ridge WWTP Upgrade, Sht C11, Proposed Site Plan

PREPARED BY: Delaware Engineering, DPC

DATED: 3/2023

III. I HAVE, AS PART OF THESE CONCURRENT APPLICATIONS, SUBMITTED A "STATEMENT OF USE" WHICH FULLY DESCRIBES THE OPERATION AND MAINTENANCE OF SAID USE LISTED IN THE APPLICATION: (Use EXTRA SHEET IF NECESSARY)

See attached Engineering Report excerpted Executive Summary prepared by Delaware Engineering, DPC

**Continued page 2 for Special Use Permit**

Chelsea DHC, LLC

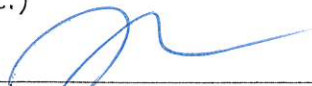
Type Name (Corporation, LLC, Individual, etc.)

4/28/23

Date

518 465-4500

Owner's Telephone No.

  
Owner or representative's signature

Jessie Albert, Authorized Representative

Type Name and Tit

20 Corporate Woods, Albany, NY 12211

Owner's Address

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

- 
- **THE REQUIRED FEES (NON-REFUNDABLE) AND PLANS MUST ACCOMPANY THE APPLICATION.**
- **APPLICANT IS RESPONSIBLE FOR THE COSTS INVOLVED IN PUBLISHING THE REQUIRED LEGAL NOTICE IN THE LOCAL NEWSPAPER.**

## 1.0 EXECUTIVE SUMMARY

Dawn Homes Management owns and operates the Chelsea Ridge Apartments located in Wappingers Fall, New York. Wastewater service for the Chelsea Ridge Apartments is provided via a WWTP located on the site. This facility, constructed in 2009, provides treatment via a membrane bioreactor (MBR) process. This facility consists of a duplex fine screening system, followed by an aeration process and a single MBR basin. Disinfection is provided via a chlorination / de-chlorination process and liquid sludge is disposed of off-site.

While the 2009 facility has served the Chelsea Ridge Apartments well, the membranes and the diffusers serving the membranes have exceeded their useful life. This is evidenced by increased frequency of CIP processes and increasing TMP across the membranes. With this in mind, Dawn Homes Management commissioned an overall review of the facility. This review recommended that the facility be modified to increase the performance and reliability by adding flow equalization, splitting the MBR process into two separate MBR basins and adding additional air scour capacity for the MBR basins. The review also recommended mechanical upgrades to various processes within the facility.

The project is being constructed in two phases. Phase #1 consisted of replacing the existing membranes with new Toray NHP210-300S membranes. These membranes were installed in the same configuration as the original membranes within the MBR basins utilized the existing aeration blocks. Phase #1 was completed in November of 2021.

Phase #2 will include the construction of new MBR basins and a pump gallery, the addition a third air scour blower, the conversion of the existing MBR basin into an EQ basin, the conversion the spare aeration basin into an EQ/aeration basin, the addition of a third EQ/sludge holding blower, the addition of a third aeration blower and all appurtenant components.



# **Short Environmental Assessment Form** **Part 1 - Project Information**



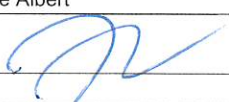
## **Instructions for Completing**

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Chelsea Ridge Wastewater Treatment Plant Upgrade			
Project Location (describe, and attach a location map): 27 Canterbury Lane, Wappinger, NY			
Brief Description of Proposed Action: Construct additional tankage and equipment building for process improvements. Modify driveway to accommodate addition.			
Name of Applicant or Sponsor: Chelsea DHC LLC		Telephone: (518) 465-4500 E-Mail: JAlbert@dawnhomes.com	
Address: 20 Corporate Woods Blvd			
City/PO: Albany		State: NY	Zip Code: 12211
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYSDEC, Dutchess County DOH		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		47.95 acres	
b. Total acreage to be physically disturbed?		0.15 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		101.82 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations? Requires SPU, existing use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: Unoccupied semi-heated equipment space _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
_____			
_____			

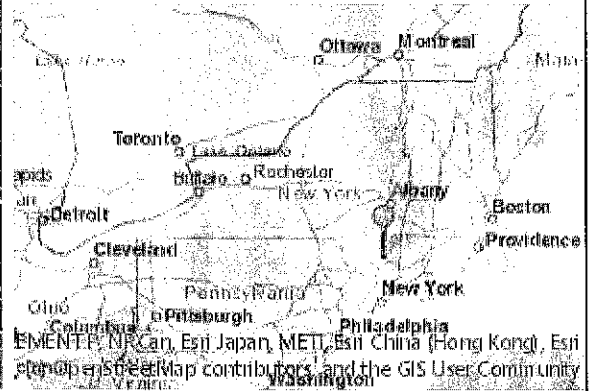
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Jessie Albert</u> Date: <u>4/28/23</u>  Signature: <u></u> Title: <u>Authorized Representative</u>		

# EAF Mapper Summary Report

Thursday, April 27, 2023 2:12 PM



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No