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MEMORANDUM

<i>To:</i>	Bruce M. Flower, Chairman And the Town of Wappinger Planning Board	<i>Date:</i>	6/29/2023
<i>From:</i>	Malcolm M. Simpson	<i>Project:</i>	Chelsea Ridge WWTP Upgrade
<i>cc:</i>	James Horan, Barbara Roberti, Bea Ogunti		
<i>Subject:</i>	Chelsea Ridge Waste-Water Treatment Plant Amended Site Plan and Special Permit Review Tax Lot 6056-01-468615		

As requested, we reviewed the application made by Chelsea DHC, LLC, (the “Applicant”) for Site Plan and Special Permit Approval.

The Property

The subject property is a 47.95-acre lot located at 27 Canterbury Lane, is designated as tax lot 6056-01-468615 on the Town of Wappinger tax maps and is located within the RMF-5 Multi-Family Residential District (the “Subject Property” or “Site”).

The Proposal

The Applicant is proposing to expand on the existing wastewater treatment facility currently serving the Chelsea Ridge Apartments. The Applicant proposes approximately 0.15 acres of disturbance to expand an existing 3075 square foot wastewater treatment plant to a 4382 square foot wastewater treatment plant (Proposal or Proposed Action).

Submission

The Applicant has submitted for review an Application for Site Plan Approval form dated 4/28/23; an Application for Special Permit Approval form dated 4/28/23; a project narrative with no date; a short Environmental Assessment form dated 4/28/23; a set of pictures (9 photos) of the existing vegetation surrounding the Site; and a set of plans generally titled “Chelsea Ridge WWTP Upgrade Project” (7 sheets) dated March 2023:

REVIEW COMMENTS

1. **SEQRA.** The Application is a Type II Action with regard to SEQRA. No further SEQRA action is required.
2. **Screening.** The Applicant has submitted a set of photographs of the existing vegetation surrounding the existing facility, demonstrating that it is screened on all sides by existing vegetation. It appears that the addition will not substantially diminish the existing screening and that the existing screening will continue to adequately screen the facility.