

TOWN OF WAPPINGER

PLANNING BOARD

Conceptual Review Only
No Escrow Fees Taken

PROJECT NAME: Suben, LLC Subdivision

MEETING DATE: January 10, 2024

ACCOUNT NUMBER: 23-5228

DATE PREPARED: December 15, 2023

 SITE PLAN **SPECIAL USE PERMIT** X **SUBDIVISION**

THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATION. 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 TOWN
 1 PLANNER TO THE TOWN
 1 ATTORNEY TO THE TOWN
 HIGHWAY SUPERINTENDENT
 FIRE PREVENTION BUREAU
 RECREATION
 TOWN OF WAPPINGER TOWN BOARD
 DUTCHESS COUNTY DEPT. OF PLANNING
 NEW YORK STATE DEPT. OF TRANSPORTATION
 DUTCHESS COUNTY DEPT. OF HEALTH
 DUTCHESS COUNTY SOIL & WATER
 NYS DEPT OF D.E.C
 TOWN OF FISHKILL PLANNING BOARD
 TOWN OF EAST FISHKILL PLANNING BOARD
 TOWN OF LAGRANGE PLANNING BOARD
 VILLAGE OF WAPPINGER PLANNING BOARD
 BUILDING INSPECTOR
 1 ZONING ADMINISTRATOR-BARBARA ROBERTI

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



Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508 (Main Office and Mailing Address)
13 Chambers Street, Newburgh, New York 12550 (Satellite Office)
Phone: 845-440-6926
www.HudsonLandDesign.com

December 6, 2023

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

Re: SUBEN, LLC Subdivision
New Hackensack Road (County Route 104) & Widmer Road
Tax parcel 6158-04-632426 (±3.1 acres)
Town of Wappinger, New York

Dear Chairman Flower & Members of the Planning Board:

On behalf of the applicant for the project, Hudson Land Design (HLD) respectfully requests to be placed on the January 3, 2024 Planning Board agenda to discuss the attached sketch plan for a two-lot subdivision located along Widmer Road. The vacant parcel is located on the east side of New Hackensack Road (CR 104), and on the west side of Widmer Road, is mostly wooded, and is in the Town of Wappinger's R-20 Zoning District. There is a Federally regulated wetland in the northwest corner of the property that has been delineated by the surveyor, who is certified to delineate wetlands.

The Applicant wishes to subdivide the vacant parcel into two separate building lots. This office has conducted an extensive feasibility study on the property with regards to the onsite wetland, onsite drainage patterns, sight distance, onsite and offsite wells and sewage disposal. The sketch layout is based upon the results of those studies.

The existing wetland sits in the lowest portion of the site, and has been created over time by contributing drainage from a culvert discharging into the site from Widmer Road. There is a pipe outlet within the wetland that discharges to the west side of New Hackensack Road. The inlet of this pipe is partially filled with sediment and debris which causes storm runoff to pond in the wetland area. The outlet pipe drains the wetland completely of standing water after a storm ends. Therefore, the wetland is typically dry during periods of dry weather and assumed to be hydrologically fed by surface runoff only. There is no vegetation within the ponding portion of the wetland which is common with wetland areas that are not hydrologically connected with groundwater. Therefore, it is our opinion that this wetland lacks the diversity and

hydrology to be considered a high quality wetland. The Applicant proposes to remove the sediment from the pipe so that the drainage can exit quicker. This will likely lower the mean high-water elevation within the wetland.

The proposed sitework will result in disturbance to the Town wetland buffer; thus requiring a wetland permit from the Town. The Dutchess County Department of Behavioral and Community Health (DBCH) requires sewage disposal systems to be located a minimum of 100 feet from the mean high watermark of a wetland. The mean high-water mark is not known at this time and is subject to verification. However, we do know that the mean high-water mark is much lower in elevation than the easterly wetland boundary as there is a significant portion of upland wetlands in that area. With an expectation that the mean high-water mark will be lower than the existing wetland boundary, it may still be within 100 feet of the proposed sewage disposal system (SDS) on proposed Lot 2. The DBCH will require any portion of the mean high-water mark that is within 100 feet of the SDS to be filled if the SDS cannot be relocated as an alternative. The SDS is shown in the most viable area based upon soil testing results, site topography and by providing minimum separation from onsite and offsite wells. If filling any portion of the wetland becomes necessary, we have identified an area on the western edge of the wetland where mitigation is feasible, providing compensation for any filling. Filling the wetland will require a Nationwide Permit from the US Army Corps of Engineers (USACE) in addition to any Town wetland permitting that is required. We have identified an area on the western edge of the wetland where mitigation can be accomplished should it be required by the Town and/or USACE.

The parcel's frontage along Widmer Road sits on the inside edge of a horizontal curve which is not an optimal configuration for sight distance. The grade along the frontage of proposed Lot 2 rises up into the sight line looking toward the left when exiting the driveways. Sight distance profiles have been prepared to determine how much cutting and clearing needs to occur in order to open up sight distance to minimum required distances. The clearing and cutting of grade is necessary on the property frontage and a portion of the shoulder along the frontage of the site. No offsite improvements will be necessary. The removal of the 'knoll' in front of proposed Lot 2 will open up stopping sight distance for user of the road, and will provide a larger shoulder area for drainage. It is noted that stopping sight distance when approaching from the north to both proposed driveways is adequate without the need to for onsite mitigation; however, the clearing and grading required for sight line sight distance should improve stopping sight distance as well. A sight distance easement is proposed over both lots, and a legal binding agreement will be created to ensure that the sight lines are not impeded by vegetation, grade or structures within the easement.

There is a Town culvert beneath Widmer Road that discharges drainage into the parcel. The drainage currently travels through the parcel via no defined channel or ditch to the onsite wetland. A graded swale is proposed through Lot 1 to convey the drainage in a controlled manner to the wetland. In order to avoid cross drainage easements over both lots, the property line for proposed Lot 1 has been extended to the rear property line with New Hackensack Road along with the proposed swale. The lot configuration is similar to a flag lot with a 50' flag pole; however the access to the lot doesn't use the flag pole. The reason for flag pole is to keep the drainage swale on one of the lots so a

cross easement is not required. The Applicant is prepared to provide a drainage easement to the Town through Lot 1 as part of the subdivision.

Based on this conversation, we respectfully request that this item be placed on your January 3, 2024 meeting agenda for review and discussion.

Please find enclosed for your consideration:

- Application for a Conceptual;
- \$250 Check for application fee;
- Owner's Consent Form, and
- Preliminary Subdivision Sketch Plan Set.

Should you have any questions or require additional information, please feel free to call my direct line at 845-765-8956.

Sincerely,

A handwritten signature in black ink, appearing to read "Mr. Bodendorf", written in a cursive style.

Michael A. Bodendorf, P.E.
Principal

cc: SUBEN, LLC Applicant (via email)
Daniel G. Koehler, P.E. (HLD file)

RECEIVED

DEC 06 2023

Planning Department
Town of Wappinger

TOWN OF WAPPINGER PLANNING BOARD

Application No. 23-5228

Date Received: 12-6-23

Fee Received: \$250.00

APPLICATION FOR A CONCEPTUAL

TITLE OF PROJECT: SUBEN LLC SUBDIVISION

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

136 FULTON ST. POUGHKEEPSIE NY 12601

Street Town State Zip

BEN THEODORF 845-849-4194

Contact Person Phone Number Fax Number

NAME & ADDRESS OF OWNER (Corporation or Individual):

88 CRAMER RD. POUGHKEEPSIE NY 12603

Street Town State Zip

TERRY TRINKLE 845-554-4205

Contact Person Phone Number Fax Number

Grid No. 135689-6158-04-632426

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

Existing Use: VACANT LAND

Proposed Use: 2 LOT RESIDENTIAL SUBDIVISION

Location of Property: CORNER OF NEW HAKENSACK & WIDMER ROAD

Zoning District: R-20

Acreage: 3.1

Anticipated No. of Employees: N/A

Existing No. of Parking Spaces: 0

Proposed No. of Parking Spaces: 4

SUBEN LLC

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

12/6/23

Date

845-849-4194

Owner's Telephone No.

Owner or representative's signature

Owner

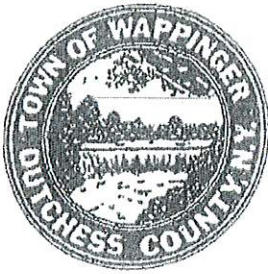
Type Name and Title ***

136 FULTON ST. Poughkeepsie

Owner's Address

NY - 12601

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



Town of Wappinger
20 Middlebush Road
Wappingers Falls, NY 12590

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

Owner Consent Form

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

Project # 23-5228 Date: 12-15-23
Grid # 135689-6158-04-632426 Zoning District: R-20

Location of project: Corner of NEW HACKENSACK & WIDMER ROAD

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

Description of project: 2 LOT SUBDIVISION

I, TERRY TRINKLE, 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.

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

9/26/2023
Date

845 554 4205
Owner's Telephone No.

Terry Trinkle
Owner or representative's signature

TERRY TRINKLE
Print Name and Title ***

88 Cramer Rd. Poughkeepsie NY
Owner's Address 12603

***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.