



555 Theodore Fremd Ave, Suite C-301
Rye, NY 10580
T: 914.967.6540
www.hardestyhanover.com

MEMORANDUM

<i>To:</i>	Bruce M. Flower, Chairman And the Town of Wappinger Planning Board	<i>Date:</i>	2/28/2024
<i>From:</i>	Malcolm M. Simpson	<i>Project:</i>	Suben, LLC Subdivision
<i>cc:</i>	Kyle Barnett, Barbara Roberti and Bea Ogunti		
<i>Subject:</i>	New Hackensack and Widmer Road Tax Lot 6158-04-632426		

As requested, we reviewed the application made by Suben, LLC, (the “Applicant”) for Preliminary and Final Subdivision Approval.

The Property

The property is approximately 3.42 acres in size and located on the northeast corner of New Hackensack and Widmer Road. It is designated as tax lot 6158-04-632426 on the Town of Wappinger tax maps and is within the R-20 zoning district (the “Subject Property” or “Site”).

The Proposal

The Applicant is proposing to subdivide the existing lot into two (2) residential building lots. Proposed Lot 1 is 1.53 acres in size and proposed Lot 2 is 1.89 acres in size (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted an Application for Preliminary Subdivision Plat Approval dated 2/2/24; an Application for Final Subdivision Plat Approval dated 2/2/24; a Short Environmental Assessment Form (EAF) dated 1/31/24; and a plan set (7 sheets) generally entitled “Suben LLC Subdivision,” prepared by Hudson Land Design, dated 2/5/24.

REVIEW COMMENTS

1. Wetlands Disturbance Permit.

- a. An application should be provided for the proposed disturbance withing the wetland buffer area on Lot 1 and Lot 2.
- b. According to Dutchess County Parcel Access, the wetland located on the site is a Federally regulated wetland. The Applicant should provide a wetland delineation and coordinate with the Army Corps of Engineers as to whether a permit is required for the proposed discharge to the wetland.

2. Sight Distance. We defer to the Town Superintendent of Highways and the Town Engineer regarding the proposed sight distance plans.

3. SEQRA.

- a. The Proposed Action is an Unlisted Action with respect to SEQRA. The Planning Board should determine if they would like to pursue a coordinated or uncoordinated review, and if they choose to pursue a coordinated review, the Planning Board should discuss if they intend to serve as Lead Agency.
- b. The EAF notes that the site may contain habitat for the Indiana bat. The Applicant should coordinate with NYSDEC regarding any tree clearing that will take place on the site. All correspondence should be provided to the Planning Board.
- c. The site is located within an archaeological buffer area. The Applicant should coordinate with the New York Sate Office of Parks, Recreation and Historic Preservation regarding potential archeological resources on the site. All correspondence should be provided to the Planning Board.