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February 5, 2024

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

Re: SUBEN, LLC Subdivision – Preliminary Plat Application  
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 March 4, 2024 Planning Board agenda to discuss the attached preliminary subdivision plan set for a proposed two-lot subdivision of a vacant parcel located along Widmer Road. The 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.

As you are aware, we appeared before your board at your January 3, 2024 planning board meeting for conceptual review. The sewage disposal system for proposed Lot 2 was within the Town wetland buffer under the conceptual design. The design has been revised by reconfiguring the sewage disposal system and moving it out of the buffer. Therefore, there is no longer a need to fill the wetland for the sewage disposal system.

The two driveway locations have not been revised since conceptual review; however, the proposed dwelling location for Lot 2 has been moved closer to Widmer Road. Proposed Lot 1 design remains the same as the concept plan.

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 March 4, 2024 meeting agenda for review and discussion.

Please find enclosed for your consideration:

- Preliminary Subdivision Plat Application – 16 copies;
- Final Subdivision Plat Application – 16 copies;
- Property Deed -16 copies;
- Short Environmental Assessment Form – 16 copies;
- Stormwater Pollution Prevention Plan – 3 copies;
- Application and Escrow Fee checks, and
- Preliminary Subdivision Plan Set – 16 copies.

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 "Michael A. Bodendorf".

Michael A. Bodendorf, P.E.  
Principal

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