

TOWN OF WAPPINGER

PLANNING BOARD

PROJECT NAME: Obercreek & Chapel of Sacred Mirrors (COSM) Lot Line Re-alignment

MEETING DATE: April 21, 2025

ACCOUNT NUMBER: 25-5236

DATE PREPARED: March 26, 2025

 SITE PLAN SPECIAL USE PERMIT X 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.

 1 TOWN FILE
 7 TOWN OF WAPPINGER PLANNING BOARD
 1 ENGINEER TO THE TOWN
 1 PLANNER TO THE TOWN
 1 ATTORNEY TO THE TOWN
 1 HIGHWAY SUPERINTENDENT
 FIRE PREVENTION BUREAU
 RECREATION
 ARMY CORP. OF ENGINEERS
 DUTCHESS COUNTY DEPT. OF PLANNING
 DUTCHESS COUNTY DEPT. OF PUBLIC WORKS
 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 POUGHKEEPSIE PLANNING BOARD
 TOWN OF LAGRANGE PLANNING BOARD
 VILLAGE OF WAPPINGER PLANNING BOARD
 BUILDING INSPECTOR
 1 ZONING ADMINISTRATOR-BARBARA ROBERTI
 TOWN CLERK
 CAMO POLUTION
 STORM WATER MANAGEMENT (MICHAEL BODENDORF)
 CENTRAL HUDSON

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

TOWN OF WAPPINGER



PLANNING DEPARTMENT
20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
(845) 297-6256 ext. 122
Fax (845) 297-0579
www.townofwappinger.us

Application No. 25-5236
App. Received: 3-14-25
App. Fee: \$500.00
Escrow: \$2,500.00

TOWN OF WAPPINGER PLANNING BOARD LAYOUT APPLICATION FOR LOT LINE- REALIGNMENT OR LOT CONSOLIDATION

1. Proposed Name of project: Obercreek to Chapel of Sacred Mirrors (COSM)
Lot Line Realignment
2. Location of Property: Deer Hill Road, east of Wheeler Hill Road,
Town of Wappinger, Dutchess County, NY

Tax Section: 6057 Block 02 Lot (2) 834604
Tax Section: 6057 Block 02 Lot (2) 855674
Tax Section: _____ Block _____ Lot (2) _____
3. Name and Address of Record Owner #1: Church of Sacred Mirrors (for Tax Lot 834604)
46 Deer Hill Road, Wappinger, NY 12590 Phone No. 845-297-2323
Phone number of applicant: Same Email: support@cosm.org
Corporation, give name of agent: Alex Grey
Phone No. 917-587-8332
4. Name and Address of Record Owner #2: Obercreek, P L. (for Tax Lot 855674)
PO Box 220, Hughsonville, NY 12537 Phone No. 914-475-5195
Phone number of applicant: Same Email: alexreese@aol.com
Corporation, give name of agent: Alexander Reese
Phone No. 914-475-5195

4. A statement of liens, mortgages, or other encumbrances are attached hereto -

(If none, so state) _____

5. A statement of any easements relating to the property is attached hereto -

(If none, so state) _____

6. Deed or deeds recorded in County Clerk's Office:

Tax Lot 834604 Date: 02/28/2011 Liber: 22011 Page: 975

Tax Lot 855674 Date: 10/14/1997 Liber: 2000 Page: 0391

7. I own or have an interest in abutting property as stated on the attached sheet.

(If none, so state) _____

8. Name, address, and license number of Engineer or Land Surveyor: David Dippel, PLS

LaBella Associates, 21 Fox Street, Poughkeepsie, NY 12601. License # 050677 Phone No. 845-454-3980

Email: ddippel@labellapc.com

9. According to the Dutchess County Soil Survey, the following soil types are found on the property: Pittstown silt loam (PwB), Dutchess silt loam (DuB)

10. Town Water or Well: Private Town sewer or septic: Private

This Property is in the R-40/80 Zone.

Layout covers 59.2 acres.

Tax Lot 834604
Current size of Lot #1: 38.7

Tax Lot 855674
Current size of Lot #2: 20.5

Proposed size of lot #1: 40.166

Proposed size of lot #2: 19.034

Dated: 3.7.2025

(Signed)

Alexander S Reese Charles LP
Owner

Print Name:

Alexander S Reese

(To be used only by Corporation Agent)

Dated: 3.12.2025

(Signed)

Alex Grey
Owner

Print Name:

Alex Grey

(To be used only by Corporation Agent)

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
PH: 845-297-6256
Fax: 845-297-0579

Owner Consent Form

Project No: 25-5236

Date: 3.12.2025

Grid No.: 6057-02-834604

Zoning District: R-40/80

Location of Project:

Deer Hill Road, Town of Wappinger, Dutchess County, NY

Name of Applicant:

Church of Sacred Mirrors

845-297-2323

Print name and phone number

Description of

Project: The Applicant and Owner of tax lot 855674 is seeking lot line realignment approval for two tax lots located on Deer Hill Road, Town of Wappinger, NY. The Applicant proposes shifting approximately 1.466 acres from tax lot 855674 to tax lot 834604. Both properties are within the R-40/80 zoning district.

I, Alex Grey for CoSM, 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.

3.12.2025
Date

Alex Grey
Owner's Signature

917.587.8332
Owner's Telephone Number

Alex Grey Co-Founder
Print Name and Title ***

*** 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.

SAVE COMPLETED FORM

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
PH: 845-297-6256
Fax: 845-297-0579

Owner Consent Form

Project No: 25-5236

Date: 3-12-25

Grid No.: 6057-02-855674

Zoning District: R-40/80

Location of Project:

Deer Hill Road, Town of Wappinger, Dutchess County, NY

Name of Applicant:

Obercreek, PL (Alexander Reese)

914-475-5195

Print name and phone number

Description of

Project: The Applicant and Owner of tax lot 855674 is seeking lot line realignment approval for two tax lots located on Deer Hill Road, Town of Wappinger, NY. The Applicant proposes shifting approximately 1.466 acres from tax lot 855674 to tax lot 834604. Both properties are within the R-40/80 zoning district.

I, Alexander Reese (Obercreek LP), 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.

3.7.2025
Date

Alexander Reese
Owner's Signature

914-475-5195
Owner's Telephone Number

Alexander Reese (General Partner)
Print Name and Title ***

*** 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.

SAVE COMPLETED FORM

PROCESSING AN AGRICULTURAL DATA STATEMENT
(Pursuant to Section 305-a of the Agriculture and Markets Law)

- Any application requiring:
 - Special use permit
 - Site plan approval
 - Use variance or
 - Subdivision approval

- Which requires approval by:
 - A Planning Board
 - Zoning Board of Appeals
 - Town Board or
 - Village Board of Trustees

Must submit an Agricultural Data Statement (ADS) if the proposed project occurs on property within an agricultural district containing a farm operation or on property with boundaries within 500 feet of a farm operation located within an agricultural district.

- Content of an Agricultural Data Statement requires:
 - Name and address of applicant,
 - Description of the proposed project and its location,
 - Name and address of any owner of land within the agricultural district, which land contains farm operations and is located within 500 feet of the boundaries of the property upon which the project is proposed
 - A tax map or other map showing the site of the proposed project relative to the location of the farm operations identified in the ADS.

- The Clerk of the appropriate governmental entity is required to mail a written notice containing a description of the proposed project and its location to owners of land as identified by the applicant in the ADS.

- The local reviewing board must evaluate and consider the ADS to determine the possible impacts of the proposed project may have on the functioning of farm operations within the subject agricultural district.

Procedural Considerations

- A map of the town's agricultural district(s) should be well displayed within the municipal office where land use applications are submitted. The map will benefit both the applicant and municipal review officer in determining the

location of the subject parcel. An Agricultural District map¹ can be obtained from either the County Planning Department or Clerk of the County Legislative Body.

- The local reviewing board should ascertain present and future farming conditions to ensure the proposed land use does not conflict with current or future farming activities. A farmer's knowledge of local agricultural conditions is fundamental for the local reviewing board's evaluation and determination of appropriate mitigation measures and whether the action proposed will conflict with farming practices.
- The County Agricultural and Farmland Protection Board may assist local reviewing boards in project evaluation. Members of the Board include the County Planning Directors, a County Cooperative Extension Agent and the Chair of the County Soil and Water Conservation District's Board of Directors.
- A copy of the completed ADS and action by the local reviewing board should be submitted to the County Agricultural and Farmland Protection Board for its records.

¹ Tax map identification numbers of all parcels within a district are listed and are on file at either the County Real Property Tax Office or the County Clerk's Office.

AGRICULTURAL DATA STATEMENT

1. Name and address of applicant:

Obercreek LP (Alexander Reese)

PO Box 220, Hughsonville, NY 12537

2. Location of the proposed action:

Wheeler Hill Road, Town of Wappinger, Dutchess County, NY 12590

3. Description of the proposed action to include: (1) Size of parcel or acreage to be acquired and tax map identification number of tax parcel(s) involved; (2) The type of action proposed (e.g., single-family dwelling or subdivision; multi-family development, apartment complex, commercial or industrial facility, school, community or public service facility, airport, etc.) and (3) project density.
[Please provide this information on the reverse side of this application and attach additional description as necessary.]

4. Name, address, telephone number and type of farm of owner(s) of land within the agricultural district which land contains farm operation(s) and upon which the project is proposed or which is located within 500 feet of the boundary of the property upon which the project is proposed:

- A. Name: Obercreek LP (Alexander Reese) Tax Lot 855674 (Within Ag District 21)
Address & Telephone #: 96 New Hamburg Rd, Town of Wappinger, NY. 914-475-5195
Type of farm: fruit farm / orchard
- B. Name: Obercreek LP (Alexander Reese) Tax Lot 920694 (Within Ag District 21)
Address & Telephone #: New Hamburg Rd, Town of Wappinger, NY. 914-475-5195
Type of farm: hay farm
- C. Name: Alexander Reese Tax Lot 738681 (Within Ag District 21)
Address & Telephone #: Wheeler Hill Road, Town of Wappinger, NY. 914-475-5195
Type of farm: fruit farm / orchard
- D. Name: Obercreek LP (Alexander Reese) Tax Lot 948538 (Within Ag District 21)
Address & Telephone #: Route 9D, Town of Wappinger, NY
Type of farm: hay farm

5. Tax map or other map showing the site of the proposed project relative to the location of farm operations identified in the ADS.

NYS Town Law

§ 283-a. Coordination with agricultural districts program.

1. Policy of local governments. Local governments shall exercise their powers to enact local laws, ordinances, rules or regulations that apply to farm operations in an agricultural district in a manner which does not unreasonably restrict or regulate farm structures or farming practices in contravention of the purposes of article twenty-five-AA of the agriculture and markets law, unless such restrictions or regulations bear a direct relationship to the maintenance of public health or safety.
2. Agricultural data statement; submission, evaluation. Any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval by the town board, planning board, or zoning board of appeals pursuant to this article, that would occur on property within an agricultural district containing a farm operation or on property with boundaries within five hundred feet of a farm operation located in an agricultural district, shall include an agricultural data statement. The town board, planning board, or zoning board of appeals shall evaluate and consider the agricultural data statement in its review of the possible impacts of the proposed project upon the functioning of farm operations within such agricultural district. The information required by an agricultural data statement may be included as part of any other application form required by local law, ordinance or regulation.
3. Agricultural data statement; notice provision. Upon the receipt of such application by the planning board, zoning board of appeals, or town board, the clerk of such board shall mail written notice of such application to the owners of land as identified by the applicant in the agricultural data statement. Such notice shall include a description of the proposed project and its location, and may be sent in conjunction with any other notice required by state or local law, ordinance, rule or regulation for the said project. The cost of mailing said notice shall be borne by the applicant.
4. Agricultural data statement; content. An agricultural data statement shall include the following information: the name and address of the applicant; a description of the proposed project and its location; the name and address of any owner of land within the agricultural district, which land contains farm operations and is located within five hundred feet of the boundary of the property upon which the project is proposed; and a tax map or other map showing the site of the proposed project relative to the location of farm operations identified in the agricultural data statement.
5. Notice to county planning board or agency or regional planning council. The clerk of the town board, planning board, or zoning board of appeals shall refer all applications requiring an agricultural data statement to the county planning board or agency or regional planning council as required by sections two hundred thirty-nine-m and two hundred thirty-nine-n of the general municipal law.

Agriculture and Markets Law
Article 25 AA – Agricultural Districts

305-a. Coordination of local planning and land use decision-making with the agricultural districts program

1. Policy of local governments.
 - a. Local governments, when exercising their powers to enact and administer comprehensive plans and local laws, ordinances, rules or regulations, shall exercise these powers in such manner as may realize the policy and goals set forth in this article, and shall not unreasonably restrict or regulate farm operations within agricultural districts in contravention of the purposes of this article unless it can be shown that the public health or safety is threatened.
 - b. The commissioner, upon his or her own initiative or upon the receipt of a complaint from a person within an agricultural district, may bring an action to enforce the provisions of this subdivision.
2. Agricultural data statement; submission, evaluation. Any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval by a planning board, zoning board of appeals, town board, or village board of trustees pursuant to article sixteen of the town law or article seven of the village law, that would occur on property within an agricultural district containing a farm operation or on property with boundaries within five hundred feet of a farm operation located in an agricultural district, shall include an agricultural data statement. The planning board, zoning board of appeals, town board, or village board of trustees shall evaluate and consider the agricultural data statement in its review of the possible impacts of the proposed project upon the functioning of farm operations within such agricultural district. The information required by an agricultural data statement may be included as part of any other application form required by local law, ordinance or regulation.
3. Agricultural data statement; notice provision. Upon the receipt of such application by the planning board, zoning board of appeals, town board or village board of trustees, the clerk of such board shall mail written notice of such application to the owners of land as identified by the applicant in the agricultural data statement. Such notice shall include a description of the proposed project and its location, and may be sent in conjunction with any other notice required by state or local law, ordinance, rule or regulation for the said project. The cost of mailing said notice shall be borne by the applicant.
4. Agricultural data statement; content. An agricultural data statement shall include the following information: the name and address of the applicant; a description of the proposed project and its location; the name and address of any owner of land within the agricultural district, which land contains farm operations and is located within five hundred feet of the boundary of the property upon which the project is proposed; and a tax map or other map showing the site of the proposed project relative to the location of farm operations identified in the agricultural data statement.



TOWN VILLAGE CITY OF Wappinger

Application # _____

Agricultural Data StatementDate March 17, 2025

Instructions: This form must be completed for any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review that would occur on property within 500 feet of a farm operation located in a NYS Dept. of Ag & Markets certified Agricultural District.

Applicant**Owner if Different from Applicant**

Name: <u>Obercreek LP (Alexander Reese)</u> Address: <u>PO Box 220, Hughsonville, NY 12537</u>	Name: _____ Address: _____
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1. Type of Application: ☐ Special Use Permit; ☐ Site Plan Approval; ☐ Use Variance;
 (circle one or more) ☐ Subdivision Approval ☒ Lot Line Realignment Approval

2. Description of proposed project: The Applicant and Owner of tax lot 855674 is seeking lot line realignment approval for two tax lots located on Wheeler Hill Road, Town of Wappinger, NY. The Applicant proposes shifting approximately 1.466 acres from tax lot 855674 to tax lot 834604. Both properties are within the R-40/80 zoning district. Tax lot 855674 is within Ag District 21 and contains an fruit orchard, but the orchard is not within the 1.466-acre lot line realignment area. Tax lot 834604 is not within an Ag District.

3. Location of project: Address: Wheeler Hill Road, Town of Wappinger, Dutchess County, NY 12590

Tax Map Number (TMP) Tax Lots 855674, 834604

4. Is this parcel within an Agricultural District? ☐ NO ☒ YES (Check with your local assessor if you do not know)
 5. If YES, Agricultural District Number 21 Tax Lot 855674: Yes
 6. Is this parcel actively farmed? ☐ NO ☒ YES Tax Lot 834604: No
 7. List all farm operations within 500 feet of your parcel. Attach additional sheets if necessary.

Name: <u>Obercreek LP (Alexander Reese)</u> Address: <u>96 New Hamburg Rd, Town of Wappinger, NY</u> <u>Tax Lot 855674 (Within Ag District 21)</u> Is this parcel actively farmed? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	Name: <u>Obercreek LP (Alexander Reese)</u> Address: <u>New Hamburg Rd, Town of Wappinger, NY</u> <u>Tax Lot 920694 (Within Ag District 21)</u> Is this parcel actively farmed? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Name: <u>Alexander Reese</u> Address: <u>Wheeler Hill Road, Town of Wappinger, NY</u> <u>Tax Lot 738681 (Within Ag District 21)</u> Is this parcel actively farmed? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	Name: <u>Obercreek LP (Alexander Reese)</u> Address: <u>Route 9D, Town of Wappinger, NY</u> <u>Tax Lot 948538 (Within Ag District 21)</u> Is this parcel actively farmed? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES

Signature of Applicant

 Signature of Owner (if other than applicant)

Reviewed by:

 Signature of Municipal Official

 Date

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.