



MEMORANDUM

TO: Town of Wappinger Planning Board
FROM: John V. Andrews, Jr., P.E.
PROJECT: **Joseph W & Carlin D Flynn Subdivision**
Tax Parcel No. 5856-04-930485
Town of Wappinger
SUBJECT: **Review Comments**
JOB NO.: **26-803-04**
DATE: May 28, 2026

Pursuant to your request, we have reviewed the following documents submitted in support of the above-described project:

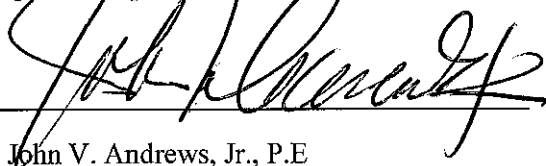
1. Town of Wappinger Planning Board List-Flynn Subdivision dated May 5, 2026.
2. Letter to Town of Wappinger Planning Board-Flynn subdivision from Engineering & Surveying Properties dated May 1, 2026.
3. Town of Wappinger Preliminary Layout Application for Subdivision of Land-Flynn Subdivision dated April 29, 2026.
4. Town of Wappinger Final subdivision Plat Approval Application-Flynn Subdivision dated April 29, 2026.
5. Town of Wappinger Owner Consent Form-Flynn Subdivision dated April 29, 2026.
6. Deed #02 2021 613-Flynn.
7. Short Environmental Assessment Form-Flynn Subdivision dated April 23, 2026.
8. Stormwater Pollution Prevention Plan-Suben LLC Subdivision prepared by Hudson Land Design Professional Engineering P.C. dated March 18, 2024.
9. Drawing Sheet C-101-Subdivision Plan- Flynn Subdivision prepared by Engineering & Surveying Properties dated April 23, 2026, scale 1"=40'.
10. Drawing Sheet C-102-Grading and Utilities Plan- Flynn Subdivision prepared by Engineering & Surveying Properties dated April 23, 2026, scale 1"=40'.
11. Drawing Sheet C-103-Erosion & Sediment Control Plan- Flynn Subdivision prepared by Engineering & Surveying Properties dated April 23, 2026, scale 1"=40'.
12. Drawing Sheet C-201-Profiles- Flynn Subdivision prepared by Engineering & Surveying Properties dated April 23, 2026, scale 1"=20'.
13. Drawing Sheet C-301-Details- Flynn Subdivision prepared by Engineering & Surveying Properties dated April 23, 2026, scale 1"=40'.
14. Drawing Sheet C-302-Details- Flynn Subdivision prepared by Engineering & Surveying Properties dated April 23, 2026, scale As Noted.

The project, as we understand it, involves the subdivision of a 7.497-acre parcel with an existing single-family residence into two (2) lots, one with the existing residential unit the other with a new single-family residence with an individual well, onsite wastewater disposal system (OWTS). The new Lot will utilize a portion of the existing lot driveway. The existing developed lot driveway will be relocated with a new driveway connection to River Road. (Resubdivision of Lot 2 on Filed Map 4304 A). The site is in the R40 Zoning District.

The following comments are offered for your consideration:

1. The plan set appears to be missing a Sheet 1, a Subdivision Plat. The submittal does not comply with the Town Code requirements for a Preliminary and/or Final plat. A Bulk Regulations table, owners consent note and the required Planning Board endorsement block are all missing.
2. Approval from the Dutchess County Department of Health for the water supply and wastewater facilities serving the new lot is required. The Planning Board should be provided with full and complete copies of any correspondence to or from that Department.
3. The project involves an anticipated disturbance of 0.96 acres. The disturbance involved is less than one (1) acre and therefore does not require coverage under GP-0-25-001. We are unclear as to how this is handled in the Town of Wappinger. In other Towns, we treat any disturbance that exceeds 0.95 acres as 1 acre and require a Stormwater Pollution Prevention Plan (SWPPP). According to Appendix B, Required SWPPP Components by Project Type, Table 1, of that permit, the proposed disturbance involves one (1) or more acres of land but less than five (5) acres involving a single-family residential subdivision with 25% or less impervious cover at full build out. and is therefore considered a construction activity that requires the preparation of a SWPPP that only includes erosion and sediment controls. We defer to the pleasure of the Planning Board in this regard. We take no exception to the plan set serving as the SWPPP so long as all required elements are present and adequate notes are added to cover those elements should the Planning Board determine a SWPPP to be required. .
4. The erosion control plan should be expanded to include the legend. A concrete wash out area should be identified and a detail provided. The top-soil stockpile should be clearly labelled.
5. The driveway profiles need to identify the grade adjacent to River Road. The point at which the new Lot 1 matches back to the existing driveway should be clearly labelled on the profile. A note shall be placed on the plan set indicating that the driveways shall be paved for their entire length.
6. The Short Environmental Assessment Form (SEAF) Question 12 is marked YES in both instances. Additional documentation or explanation is required. This becomes more significant if a SWPPP is required.

We trust the comments contained herein are satisfactory for your purposes. Should you have any questions, please do not hesitate to contact us.



John V. Andrews, Jr., P.E

cc: Kyle Barnett, Esq., Planning Board Attorney Barbera Roberti, Zoning Administrator
Bruce Flower James Glorioso
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Richard Barth Thomas Truss, Jr.
Robert Meehan Malcolm Simpson, Planning Consultant
Christian Paggi, P.E., Planning Board Engineer