

TOWN OF WAPPINGER

PLANNING BOARD

PROJECT NAME: Flynn Subdivision

MEETING DATE: June 1, 2026

ACCOUNT NUMBER: 26-5243

DATE PREPARED: May 5, 2026

 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
- 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
- 1 DUTCHESS COUNTY DEPT. OF HEALTH
- 1 DUTCHESS COUNTY SOIL & WATER
- NYS DEPT OF D.E.C
- TOWN OF FISHKILL
- TOWN OF EAST FISHKILL
- TOWN OF LAGRANGE
- VILLAGE OF WAPPINGER PLANNING BOARD
- BUILDING INSPECTOR
- 1 ZONING ADMINISTRATOR-BARBARA ROBERTI
- TOWN CLERK
- CAMO POLUTION
- STORM WATER MANAGEMENT (WALTER ARTUS)
- CENTRAL HUDSON

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



Montgomery Office:

71 Clinton Street
Montgomery, NY 12549

Goshen Office:

262 Greenwich Ave, Ste B
Goshen, NY 10924

(845) 457 - 7727

www.EngineeringPropertiesPC.com

May 1, 2026

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

ATTN: Chairman Bruce Flower & Board Members

**RE: W.O. # 1248.03
JOSEPH & CARLIN FLYNN SUBDIVISION
340 SOUTH RIVER ROAD, TOWN OF WAPPINGER, DUTCHESS COUNTY, NY
INITIAL SUBMISSION**

Dear Mr. Flower & Board Members;

Engineering & Surveying Properties, PC (EP) has been retained by the homeowners (Joseph & Carlin Flynn) located at 340 South River Road to process a 2-lot subdivision which would create one (1) new residential lot on ± 1.04 acres and the remaining lands (± 6.46 acres) containing the existing dwelling will be retained by the homeowner. There is no proposed change to the existing dwelling or septic system, however the existing driveway will be relocated to ensure both lots will have separate independent access.

Please find attached a copy of the application package and a sketch plan of the proposed subdivision. We will be contacting the Dutchess County Department of Health (DCDOH) to review the proposed septic system for Lot #2. As a side note, the septic system for Lot 1 was reviewed and approved by the DCDOH on October 3, 2018

We look forward to discussing this project with the board at the next meeting. If you have any additional questions and/or comments; please don't hesitate to contact this office.

Sincerely,
Engineering & Surveying Properties, PC

A handwritten signature in blue ink that reads "Jay Samuelson".

Jay Samuelson, P.E.
Principal

RECEIVED

MAY 04 2026

Planning Department
Town of Wappinger

TOWN SUPERVISOR
Richard Thurston

TOWN BOARD
William H. Beale
Angela Bettina
Robert Johnston
Michael Kuzmiec

TOWN OF WAPPINGER



ZONING ADMINISTRATOR

Barbara Roberti
Ext. 128

PLANNING BOARD SECRETARY

Bea Ogunti
Ext. 122

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

PRELIMINARY LAYOUT APPLICATION FOR SUBDIVISION OF LAND

Application # 26-5243
Application Fee: \$ 2,000.00

DATE: 5-5-26
ESCROW FEES 5,000.00

Note: This application shall conform in all respects to the Land Subdivision Regulations of the Planning Board of the TOWN OF WAPPINGER.

1. Proposed Name of Subdivision: Joseph W. & Carlin D. Flynn Subdivision

2. Location of Property: 340 River Road South
Town of Wappinger, New York

Tax Section: 5956 Block 4 Lot (2) 930485

3. Name and Address of Applicant: Joseph W. & Carlin D. Flynn
340 River Road South, Wappinger Falls, New York 12590

Phone No. _____ Email: nightingale610@aol.com

Corporation, give name of agent: _____

Phone No. _____

4. Name and Address of Record Owner: Joseph W. & Carlin D. Flynn
340 River Road South, Wappinger Falls, New York 12590

Phone No. _____ Email: _____

5. A statement of liens, mortgages, or other encumbrances are attached hereto -
(If none, so state) None

5. A statement of any easements relating to the property is attached hereto -
(If none, so state) None

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

Date: _____ Liber: 2021 Page: 613

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

(If none, so state) None

8. Name, address, and license number of Engineer or Land Surveyor: Engineering & Surveying Properties, PC
c/o Jay Samuelson
71 Clinton Street, Montgomery, NY 12549 Phone No. 845-457-7727

According to the Dutchess County Soil Survey, the following soil types are found on the property:
DwB - Dutchess-Cardigan complex undulating, rocky

9. According to the Dutchess County Soil Survey, the following soil types are found on the property:
DwB - Dutchess-Cardigan complex undulating, rocky

This Property is in the R-40 Zone.

Preliminary Layout covers ±7.497 acres.

Approximate number of lots 2.

Does owner propose to submit Final Subdivision Plat to cover entire Preliminary Layout, or file same in sections?
entire layout

Does the Preliminary Layout cover the entire holding of the applicant? yes

Does the applicant propose to dedicate to the public all streets, highways, and parks shown on the Preliminary Layout?
no

Give number of acres which applicant proposes to dedicate to public use for parks and/or playground purposes.
N/A

Does owner intend to request any waivers of the requirements of the Land Subdivision Regulations of this Board upon the submission of the Final Plat for approval? None

If any waivers of any requirements are to be requested, list them and give reasons why such requirements should be waived.

Joseph W. & Carlin D. Flynn
Print name (Corporation, LLC, Individual, etc.)

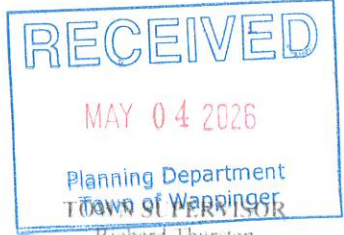
4/29/26
Date

Carlin D. Flynn, Joseph W. Flynn
Applicant / Owner or representative's signature

Carlin D. Flynn, owner Joseph W. Flynn, owner
Type Name and Title *****

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

TOWN OF WAPPINGER



ZONING ADMINISTRATOR
Barbara Roberti
Ext. 128



PLANNING BOARD SECRETARY
Bea Ogunti
Ext. 122

ZONING DEPARTMENT
20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
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TOWN BOARD
William H. Beale
Angela Bettina
Robert Johnston
Michael Kuzmiec

FINAL SUBDIVISION PLAT APPROVAL APPLICATION

Application # 26-5243
Received by: _____

DATE: 5-5-26

1. The undersigned hereby makes application for approval of a subdivision plat entitled:
Joseph W. & Carlin D. Flynn Subdivision
which covers Section 930485 Comprising ±7.497 acres, the entire area of ±7.497 acres shown on the Preliminary Layout approved by the Planning Board on _____, (cross out words not applicable) which has been completed in accordance with the Land Subdivision Regulations of the Planning Board of Wappinger, and the details of which are as stated in the application for consideration of the Preliminary Layout, and are hereby reaffirmed with the same force and effect as though stated herein. (If any differences, attach statement of same.)

Name of Owner: Joseph W. & Carlin D. Flynn
Name of Subdivision: Joseph W. & Carlin D. Flynn Subdivision
Tax Grid No. 5956-4-930485 Phone No. _____

2. The applicant's itemized estimate of the cost of the required public improvements is attached herein. N/A

a. Road \$ _____ b. Water \$ _____
c. Sewer \$ _____ d. Drainage \$ _____

3. Road names if applicable

a. Dedicate None
b. Private

4. Resolution of Preliminary Plat Approval dated _____, expires _____

(Signed) Carlin D. Flynn
Owner/Applicant

Joseph W. & Carlin D. Flynn
Type Name and Title

By: _____
(To be used only by Corporation Agent)

4/29/26
@ Date



Town of Wappinger
20 Middlebush Road
Wappingers Falls, NY 12590

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

Owner Consent Form

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

Project # 26-5243 Date: 5-5-26
Grid # 5956-04-930485 Zoning District: R40

Location of project: 340 River Road South
Town of Wappinger, New York

Name of Applicant: Joseph W. & Carlin D. Flynn
Print name (Corporation, LLC, Individual, etc.)

Description of project: _____
The proposed action consists of a 2 lot subdivision of the existing lot. Existing lot will remain with the existing dwelling, and one is a proposed lot that will have a new dwelling, and individual well and subsurface septic system.

I Joseph W. & Carlin D. Flynn, 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.

Joseph W. & Carlin D. Flynn
Print name (Corporation, LLC, Individual, etc.)

4/29/26
Date

Carlin D Flynn, Joseph W. Flynn
Owner or representative's signature

914-456-6231 / 845-500-0949
Owner's Telephone No.

Carlin D. Flynn, owner Joseph W. Flynn, owner
Print Name and Title ***

340 River Rds, Wappingers Falls NY
Owner's Address
12590

*** 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.