

**TOWN OF WAPPINGER
PLANNING BOARD**

PROJECT NAME: Obercreek Subdivision of Lot 6057-02-855674

MEETING DATE: June 1, 2026

ACCOUNT NUMBER: 26-5245

DATE PREPARED: May 14, 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 PLANNING BOARD
- 1 PLANNER TO THE TOWN
- 1 ATTORNEY TO THE PLANNING BOARD
- 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
- 1 DUTCHESS COUNTY DEPT. OF HEALTH
- 1 DUTCHESS COUNTY SOIL & WATER
- 1 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*****

TOWN OF WAPPINGER



ZONING ADMINISTRATOR

Barbara Roberti
Ext. 128

PLANNING BOARD SECRETARY

Bea Ogunti
Ext. 122

TOWN SUPERVISOR
Richard Thurston

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

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 # 26-5245
Application Fee: \$ 1,500.00

DATE: 5-6-26
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.

- Proposed Name of Subdivision: Obercreek Subdivision of Lot 855674
- Location of Property: New Hamburg Road

Tax Section: 6057 Block 02 Lot (2) 855674

- Name and Address of Applicant: Obercreek LP (Alexander Reese)
PO Box 230, Hughsonville, NY 12537

Phone No. 914-475-5195 Email: alexreese@aol.com

Corporation, give name of agent: Alexander Reese
Phone No. _____

- Name and Address of Record Owner: Obercreek LP (Alexander Reese)
PO Box 230, Hughsonville, NY 12537

Phone No. 914-475-5195 Email: alexreese@aol.com

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

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

- Deed or deeds recorded in County Clerk's Office:

Date: 10/14/1997 Liber: 2000 Page: 0391

- I own or have an interest in abutting property as stated on the attached sheet.
(If none, so state) Tax Lots 738681, 772763

- Name, address, and license number of Engineer or Land Surveyor: David H Dippel (#050677)
21 Fox Street, Poughkeepsie, NY Phone No. (845) 486-1586

According to the Dutchess County Soil Survey, the following soil types are found on the property:
Bernardston Silt loam (BeC), Dutchess silt loam (DuB), Hoosic gravelly loam (HsE), Knickerbocker fine sandy loam undulating (KrB), Knickerbocker fine sandy loam rolling (KrC), Pittstown silt loam (PwB)

9. According to the Dutchess County Soil Survey, the following soil types are found on the property:
Bernardston Silt loam (BeC), Dutchess silt loam (DuB), Hoosic gravelly loam (HsE), Knickerbocker fine sandy
loam undulating (KrB), Knickerbocker fine sandy loam rolling (KrC), Pittstown silt loam (PwB)

This Property is in the R-40/80 & R-80 Zone, (split zoned)

Preliminary Layout covers 19.71 acres.

Approximate number of lots 2

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

Final to cover entire Preliminary Layout

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

No

Does the applicant propose to dedicate to the public all streets, highways, and parks shown on the Preliminary Layout?

N/A. No new streets, highways or parks proposed.

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

N/A, see above

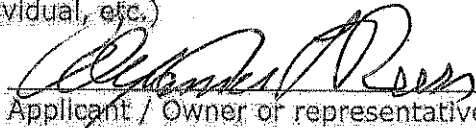
Does owner intend to request any waivers of the requirements of the Land Subdivision Regulations of this Board upon the submission of the Final Plat for approval? No

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

N/A

Obercreek LP (Alexander Reese)
Print name (Corporation, LLC, Individual, etc.)

5/7/2020
Date


Applicant / Owner or representative's signature

Alexander Reese Partner
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 Oguntl
Ext. 122

TOWN SUPERVISOR
Richard Thurston

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

ZONING DEPARTMENT
20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
(845) 297-6256 ext. 5
Fax (845) 297-0379
www.townofwappinger.us

FINAL SUBDIVISION PLAT APPROVAL APPLICATION

Application # 26-5245
Received by: _____

DATE: 5-6-26

1. The undersigned hereby makes application for approval of a subdivision plat entitled:
Obercreek Subdivision of Lot 855674
which covers Section 6057 Comprising 19.70 acres, the entire area of
19.70 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 Town 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: Obercreek LP (Alexander Reese)
Name of Subdivision: Obercreek Subdivision of Lot 855674
Tax Grid No. 135689-6057-02-855674 Phone No. 914-475-5195

2. The applicant's itemized estimate of the cost of the required public improvements is attached
herein. N/A (none)

a. Road \$ 0 b. Water \$ 0
c. Sewer \$ 0 d. Drainage \$ 0

3. Road names if applicable
a. Dedicate N/A (none)
b. Private N/A (none)

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

(Signed) Alexander Reese
Owner/Applicant

Alexander Reese Partner
Type Name and Title

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

5/7/2026
Date



Town of Wappinger
20 Middlebush Road
Wappingers Falls, NY 12590

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

Owner Consent Form

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

Project # 26-5245 Date: 5-6-26
Grid # 6057-02-855674 Zoning District: R-40/80 and R-80

Location of project:
96 New Hamburg Road, Town of Wappinger, Dutchess County, NY

Name of Applicant: Obercreek LP (Alexander Reese)
Print name (Corporation, LLC, Individual, etc.)

Description of project:
The Applicant seeks to subdivide the existing 19.71-acre tax lot 855674 into two lots, separated by Wheeler Road, so that new lot one comprises of 14.22 acres and new lot two comprises of 5.49 acres.

I, Obercreek LP (Alexander Reese), 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.

Obercreek LP (Alexander Reese)
Print name (Corporation, LLC, Individual, etc.)

5/7/2026
Date

Alexander Reese
Owner or representative's signature

914-475-5195
Owner's Telephone No.

Alexander Reese Partner
Print Name and Title ***

PO Box 220, Hughsonville, NY 12537
Owner's Address

***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.