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Planning Department
Town of Wappinger

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
Stone Brook Estates-Residential Subdivision

Project Location (describe, and attach a location map):
237 Old Hopewell Road, Wappingers Falls, NY 12590

Brief Description of Proposed Action:
The project site is a developed residential parcel located along the north side of Old Hopewell Road in the Town of Wappinger. The parcel is identified in the 911 directory as: 237 Old Hopewell Road, Wappingers Falls, NY 12590; and in the Town of Wapinger Tax Map as parcel ID#: 135689-6157-02-796563. The owner of the subject parcel wishes to subdivide the existing parcel into 12 new residential parcels of which 11 will be developed with new single-family houses and the 12th lot will retain the existing residence form the original property. A subdivision road will be constructed for access to the new, to be developed, residential parcels from Sucich Place and the lot with the existing residence will retain access from Old Hopewell Road. Water & Sewer arrangements for the parcels shall be achieved via private wells, one on each of the new parcels, and service connection to a sewer on the subdivision road (to be constructed) that will connect to the nearby public sewer system/main.

Name of Applicant or Sponsor:	Telephone: (914) 475-7997
Kenneth Christman	E-Mail: kenchristman73@gmail.com

Address:
237 Old Hopewell Road

City/PO:	State:	Zip Code:
Wappingers Falls	New York	12590

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: T. Wappinger PB- Subdivision & Site Plan Approval DCDBCH-Well Approval, T. Wappinger DPW- Sewer Service Approval	☐	☑

3. a. Total acreage of the site of the proposed action? 14.4 acres
   b. Total acreage to be physically disturbed? 5.0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 14.4 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☑ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☑ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: Private, on-site, wells. One well per each of the new lots.	☑	☐
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☑
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☑ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☑ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat, Northern Long-...	☐	☑
16. Is the project site located in the 100-year flood plan?	☐	☑
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☐	☑
a. Will storm water discharges flow to adjacent properties?	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: Surface flow, from stormwater events, that go onto the subdivision road shall be directed to Sucich Place and the existing conveyance system along the public road.	☐	☑
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: DEC Remediation Site 314088 -Classification Code: C (Completed). Please refer to the end of this form for copy of the NYSDEC Remediation Database Report for the above site.	☐	☑

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

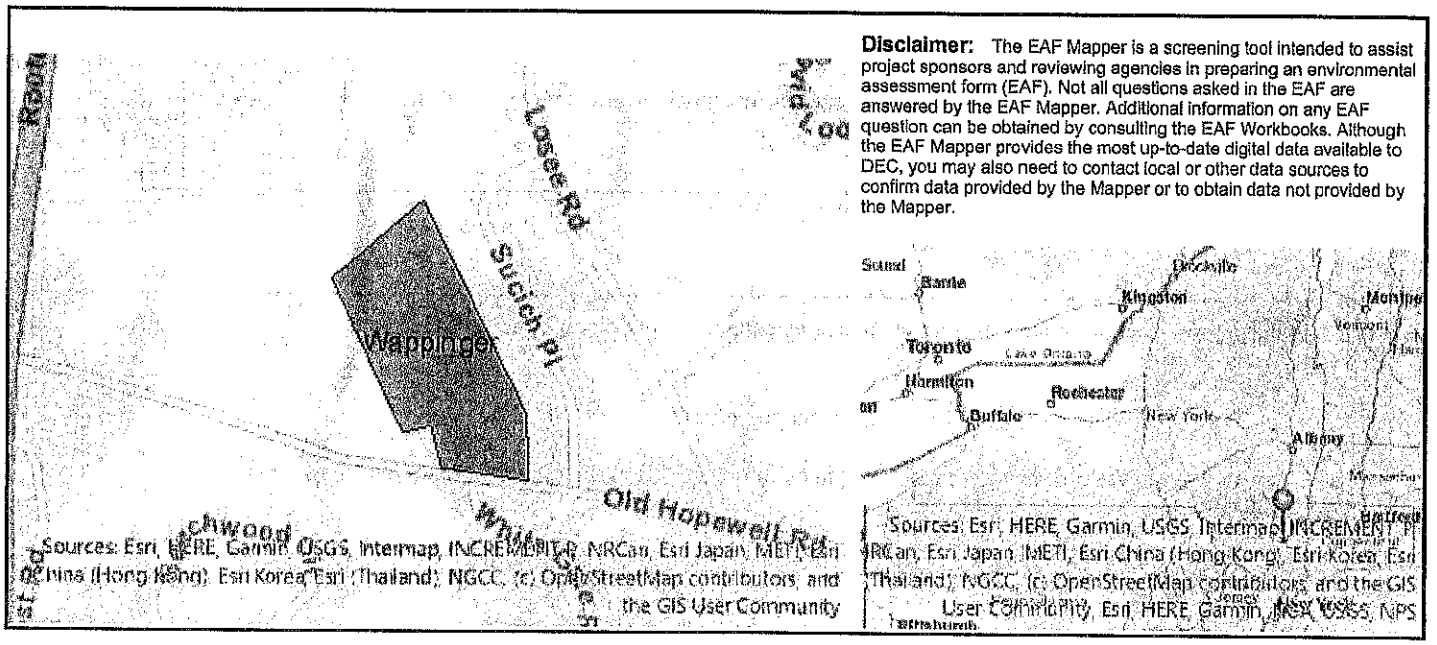
Applicant/sponsor/name: Kenneth Christman Date: 10/6/2025

Signature: Title: Owner & Applicant

PRINT FORM

EAF Mapper Summary Report

Monday, October 6, 2025 11:57 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat, Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes

Search Details from Environmental Remediation Databases

Site Record

Document Repository

Site Name: Greer Toyota
Site Code: 314088
Program: State Superfund Program
Classification : C
EPA ID Number: NY0057019762

Location

DEC Region: 3

An official website of New York State.
Here's how you know

NEW YORK STATE

NYS Department of Environmental Conservation
DER Environmental Remediation Databases

Estimated Size: 2.16 Acres

Hazardous Waste Disposal Period

From: unknown
To: 1993

Institutional And Engineering Controls

Control Type:
Deed Restriction

Control Elements:
Landuse Restriction
Cover System
Soil Management Plan
IC/EC Plan
Ground Water Use Restriction

Site Owner(s) and Operator(s)

Current Owner Name: Greer Automotive, LTD
Current Owner(s) Address: 16 Bannerman View Drive
Newburgh, NY, 12550

Owner(s) During Disposal: GREER 9 REALTY CORPORATION

Current On-Site Operator: Greer Toyota
Stated Operator(s) Address: 1420 Route 9
Wappingers Falls, NY, 12590

Current On-Site Operator: Greer Toyota
Stated Operator(s) Address: 1420 Route 9
Wappingers Falls, NY, 12590

Site Document Repository

Name: Grinnell Library
Address: 26 East Main Street
Wappingers Falls, NY, 12590

Name: NYSDEC Region 3 Office
Address: 21 South Putt Corners Road
New Paltz, NY, 12561

Name: Town of Wappinger Town Hall
Address: 20 Middlebush Road
Wappingers Falls, NY, 12590

Site Description

Location: The Greer Toyota Site is approximately 2.3 acres and located at 1349 US Route 9 in the town of Wappingers Falls, Dutchess County. The site is in a suburban area and bounded by Route 9 to the east and Old Route 9 (a.k.a. Hopewell Road) to the west. Commercial facilities lie to the north, an unnamed tributary of the Wappingers Creek to the north and west, and commercial and residential properties to the south and southwest.

Site Features: The main site features include a large building that houses a new car show room, a servicing facility, and offices. A smaller building to the north houses the used car show room. The remaining area of the site is asphalted.

Current Zoning and Land Use: The site is currently zoned as a commercial property and is used as an automobile dealership and service facility. The area also includes zoning for industrial and residential uses.

Past Use of the Site: The site has historically been used for automotive servicing. Waste solvents, including chlorinated solvents, and oils from the servicing facility found their way into the oil-water separator through floor drains and then into the diffuser system that acted as a leach field. The diffuser system in turn contaminated the site soils and groundwater.

Site Geology and Hydrogeology: The surface geology of the site is mostly glacial till made up of a brown to grey silt and clay, with some fine to coarse sand. Fill also exists on site made of mostly coarse gravel, cobbles, and rock fragments and ranges from 2-8 feet below grade. The site's underlying bedrock formation is fractured sandstone interbedded with dark shales.

Groundwater depth varies across the site between 12 feet and 20 feet below grade and flow toward the east and west-northwest.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
TETRACHLOROETHYLENE (F001,D001 WASTE)

Contaminant Name/Type
1,1,1-TRICHLOROETHANE (F001 WASTE)

Site Environmental Assessment

Nature and Extent of Contamination: Remediation of the site is complete. Prior to remediation, the primary contaminants of concern were benzene, toluene, ethylbenzene, xylenes, methyl-tert-butyl-ether (MTBE), trichloroethene, and tetrachloroethene in soils at maximum concentrations of 240 ppm, 1,800 ppm, 380 ppm, 11,711 ppm, 38 ppm, 0.935 ppm, and 63 ppm, respectively; and 1,1-dichloroethane, 1,1,1-trichloroethane, and MTBE in groundwater at maximum concentrations of 33 ppb, 5.6 ppb, and 86 ppb, respectively. Recent Periodic Review Reports confirm that the site remedy has been effective in remediating contamination both at the site and at affected off-site areas. Levels of chlorinated solvents at the site have met ambient water quality standards since 2008, and levels in the off-site drinking water well have been non-detectable since 2009.

Site Health Assessment

Remedial actions are complete and measures are in place to control the potential for coming into contact with residual contamination remaining at the site.

For more Information:

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CRIS Cultural Resource Information System

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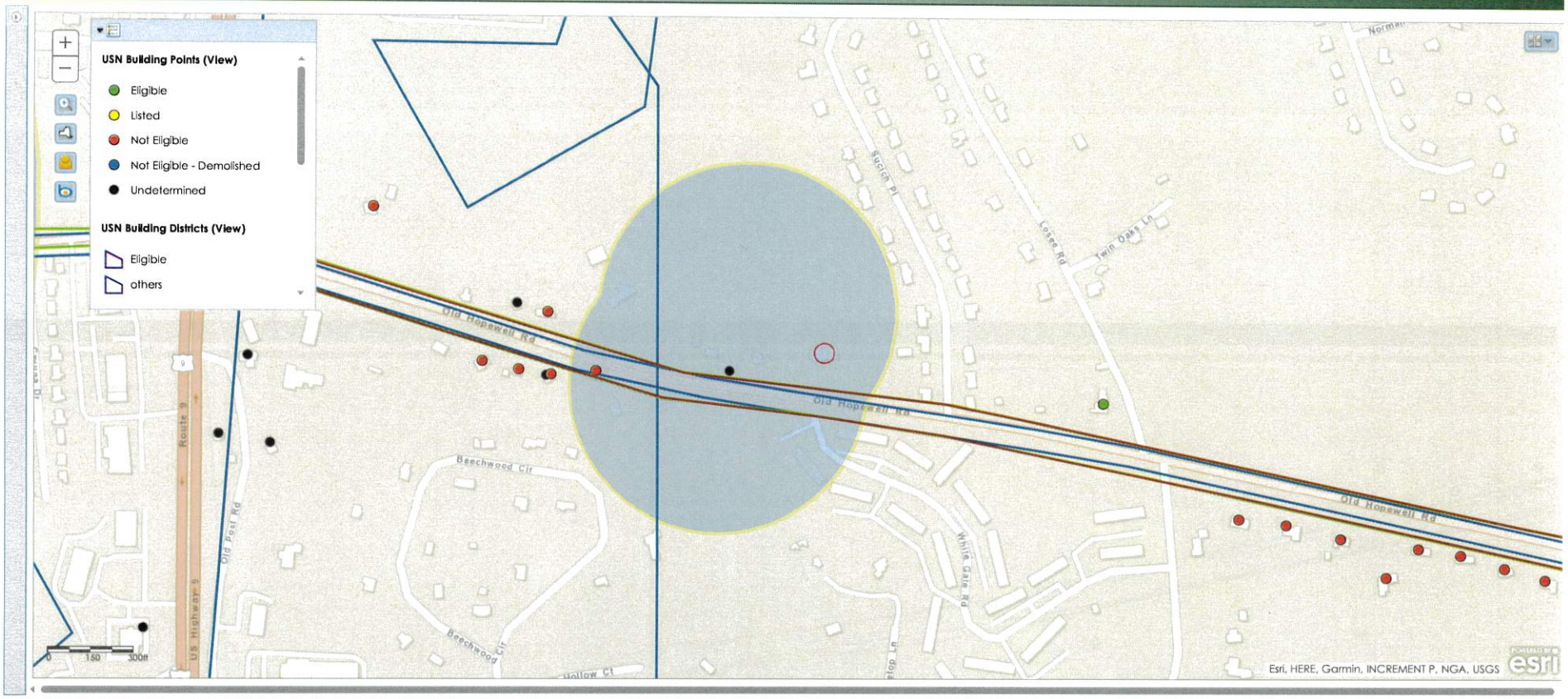

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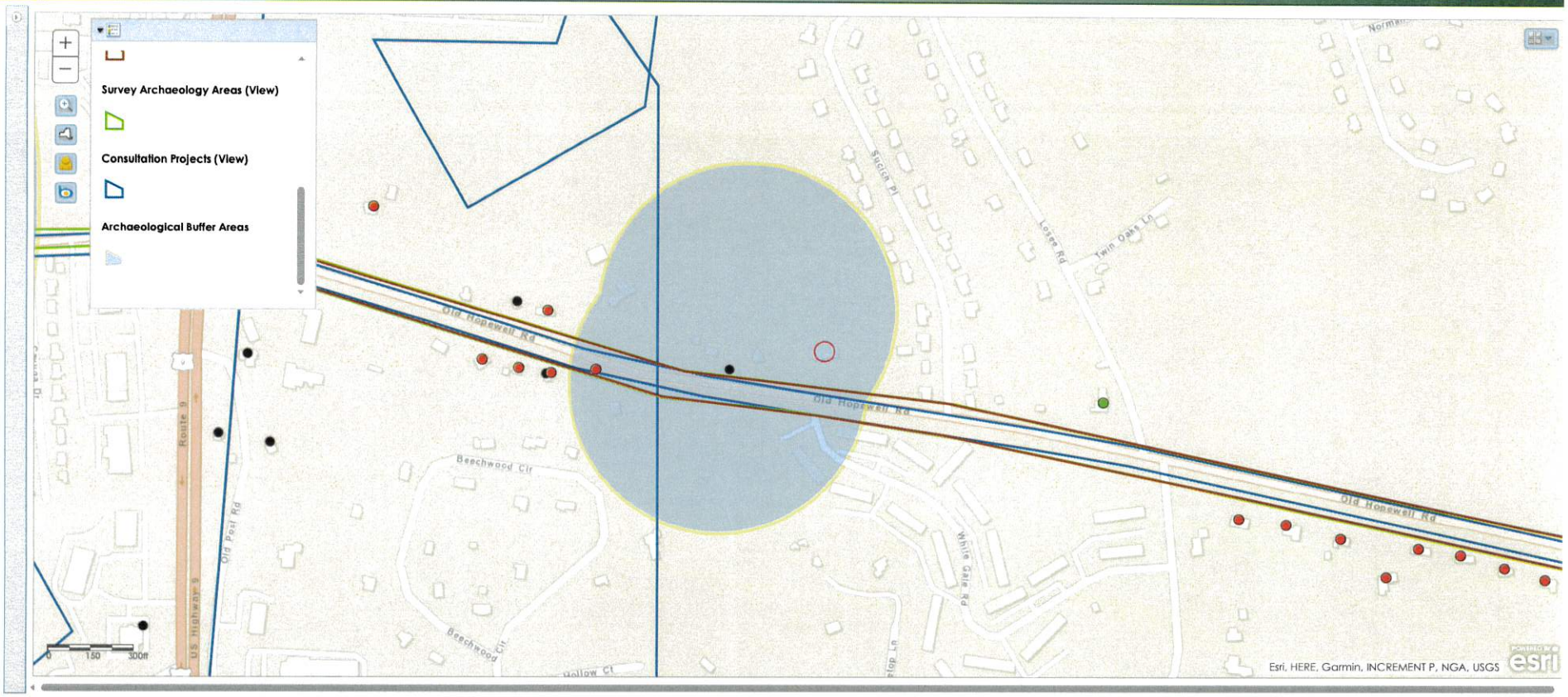

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