



June 11, 2026

Town of Wappinger Planning Board
Attn: Bruce Flower, Chairman
20 Middlebush Road
Wappingers Falls, NY 12590

RE: Obercreek Lot Line Realignment & Obercreek Subdivision
New Hamburg Road (Tax Lots 920813, 6057-02-914890, and 855647)

Dear Chairman Flower and Members of the Board,

The Applicant is in receipt of the comments from Hardesty Hanover dated May 28, 2026 and Christian R. Paggi, P.E., dated June 1, 2026, regarding the proposed Obercreek Lot Line Re-alignment and subdivision applications before the Town of Wappinger Planning Board. A point-by-point response letter is enclosed for your review ahead of the Public Hearing set for June 15, 2026.

HARDESTY HANORVER COMMENTS, DATED MAY 28, 2026:

1. **Bulk Table:** The bulk table on the plat showing the dimensional regulations of the R-80 and R-40/80 zoning district should include a column showing the compliance of the properties with these regulations.

Response: The bulk table has been added to the plat.

2. **Historic District:** As the properties are within the Wheeler Hill Historic District, any future physical alterations, demolition, or construction of buildings on the properties will require architectural approval from the Planning Board subject to §240-35 of the Town Code. As the proposed action does not include any such work, this does not apply to this Application.

Response: Noted.

3. **SEQRA:** The application is an unlisted action with respect to SEQRA. As the proposed action does not require outside agency approvals beyond the Health Department approval, the Planning Board may consider pursuing an uncoordinated SEQRA review
 - a. The EAF identifies the potential presence of multiple endangered species, archaeological sensitivity, and the Wheeler Hill Historic District. However, the proposed action does not include the physical disturbance of any lands. Additionally, it is our understanding that the lot proposed to be subdivided is in the process of being added to a conservation district. The applicant should address this to the Planning Board.

Response: The entirety of tax lot 855674, including farmstead area #3, is included in the Dutchess Land Conservancy conservation easement. A copy of this easement is provided attached. There is no physical disturbance of any lands proposed as part of the proposed action. In addition, because the existing parcel contains only 1 farmstead area, the subdivision into 2 separate lots does not increase the potential for additional future disturbances.



CHRISTIAN PAGGI ENGINEERING COMMENTS, DATED JUNE 1, 2026:

1. The applications involve the change of two (2) lot lines which exist between two (2) lots (Lots #920813 and #914890), and the 2-lot subdivision of an existing lot (Lot #855674). These comprise two separate planning board applications. We have consolidated our review of the two applications into a single review memo.

Response: Noted.

2. The final subdivision plat shall be submitted according to the guidelines set forth in the Town of Wappinger Code Chapter 217, Subdivision of Land, Appendix A, "Requirements for Plans and Plats". The final subdivision plat shall be stamped and signed by a New York State licensed Land Surveyor. The same applies to the final lot line realignment plat if they are to be separate Plats.

Response: Noted. The final subdivision and lot line realignment plat (which will be 1 plat) will be stamped and signed by a NYS licensed land surveyor.

3. Please provide the existing and proposed bulk table information for the various lots involved in the proposed lot line realignment and subdivision.

Response: The bulk table has been added to the plat.

4. The proposed lot line realignment will result in the conveyance of approximately 0.97-acres of land from parcel 914890 to parcel 920813. It appears that parcel 914890 is currently vacant and encumbered by relatively steep slopes. We recommend that the Applicant confirm that the remaining lot area can accommodate a well and sewage disposal area for a single-family house to ensure that the lot line realignment will not result in an unbuildable lot, and additionally that a note be added to the plan certifying such. It appears that such an evaluation could be limited to some preliminary soil testing in suitable areas on the property. We welcome feedback and/or discussion from the Applicant and their engineer on this matter.

Response: There is a Board of Health approval for parcel 914890. See it attached. Sheet 3 of 10 of the filed map is provided because it shows the DOH approval stamp as well as the location of the approved SSDS & well at a scale that enables the area of the currently proposed lot line revision to be visible. The lot line realignment does not impact the BOHA. DOH review and permission to file will be provided prior to Chairman signature of the approved plat.

Respectfully submitted,

Kyle Ahearn, PE, Senior Civil Engineer

Enclosed: Revised Subdivision Plat, revised June 10, 2026
Parcel 914890 DOH Approval, last revised August 29, 2023
Conservation Easement, dated October 23, 2024
Conservation Easement Corrective Deed, dated January 23, 2026