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MEMORANDUM

To: Bruce M. Flower, Chairman, and
the Town of Wappinger Planning Board

Date: August 28, 2026

Subject: **Flynn Subdivision**
Tax Lot 5956-4-930485

As requested, we reviewed the application of Joseph W & Carlin D. Flynn, (the “Applicant”) for Subdivision Approval.

The Property

The subject property is known as Tax Lot 5956-4-930485 on the Town of Wappinger Tax Assessment Maps and is located at 340 River Road South in the R-40 single family residential zoning district (the “Subject Property” or “Site”).

The Proposal

The Applicant is proposing to subdivision Tax Lot 5956-4-930485 (Lot 1) which is currently 7.5 acres, to create an additional tax parcel (Lot 2). Lot 1 is proposed to be 6.5 acres and Lot 2 is proposed to be 1 acre. Both lots are proposed to be served by onsite water and septic and will require approvals from Dutchess County Department of Behavioral and Community Health (DCDBCH) for well and sewer services (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted for review an Application for Subdivision Approval dated 4/29/26; a Short Environmental Assessment Form dated 4/23/26; a comment response memo dated 8/5/26; and a 7 sheet subdivision plat entitled “Subdivision Plan” dated 4/23/26 last revised 8/5/26:

REVIEW COMMENTS

1. Historic District. The EAF identifies in Question 12a that the Site is in the proximity of National or State Register of Historic Places or State Eligible Sites. The Cultural Resource Information System identifies 340 South River Road to be the Cornelius Carman House. The Cornelius Carman House is listed on the National Register as part of the Chelsea Multiple Resource Area Historic District and as a New York State registered historic landmark. However, this house was demolished as part of an application approved in 2020. As a condition of the 2020 approval, a plaque was to be installed designating the prior presence of the Cornelius Carman House. This plaque was never installed but is now proposed as a part of the current application.
2. SEQRA. The Application is an Unlisted action with respect to SEQRA. The Planning Board has circulated their intent to serve as Lead Agency in a coordinated SEQRA review.
 - a. The plat now shows on sheet C-101 as notes 7 and 8 the tree clearing windows as mitigation measures for potential impacts to the Northern Long-eared Bat and Indiana Bat. The EAF also identifies Atlantic Sturgeon and Shortnose Sturgeon as endangered species in the proximity of the Site. This is due to the Hudson River in proximity to the Site and the Applicant has represented that the Proposed Action will not disturb or impact the Hudson River.
 - b. The EAF identified remediation sites as being in the proximity of the Site. This is due to the Hudson River in proximity to the Site and the Applicant has represented that the Proposed Action will not disturb or impact the Hudson River.
 - c. The EAF identifies the Site as having potential areological sensitivity. The Applicant has represented that this potential archeological sensitivity is associated with the former boatyard across the Metro North ROW from the Site associated with the former Cornelius Carman House. The Applicant also represents that during the former 2020 application, that archeological sensitivity was evaluated on the Site and that it was determined at that time there was none. The Applicant has submitted NYSOPRHP structure inventory form for the Cornelius Carman House for the record in support of this representation.

If you have any questions with respect to the above, please let us know.

Malcolm Simpson, AICP
Planner

cc:

Kyle Barnett, Esq.

Barbara Roberti

Christian Paggi, PE.