

December 4, 2023

Town of Wappinger
Chairman Flower and Planning Board Members
20 Middlebush Road
Wappingers Falls, NY 12590
Sent via email

Re: Joey Estates
Residential Subdivision
Grid #6257-03-247036
Day|Stokosa Job No. 2020.568

Chairman Flower and Planning Board Members,

The intent of the Joey Estates submission made on November 6, 2023 is to establish a lot count by the Planning Board in accordance with §240-19 of Wappinger code. Section 240-19 (2) reads:

The permitted number of dwelling units in no case exceeds the number which could be permitted, in the Planning Board's judgment, if the land were subdivided into lots conforming to all the normally applicable requirements of this chapter, the Land Subdivision Regulations, (Editor's Note: See Ch. 217, Subdivision of Land), the Dutchess County Department of Health Regulations and all other applicable standards. The basis for this determination by the Planning Board shall be a conventional subdivision sketch layout for the subject property, plus such other information as may be required by said Board.

Section 217-11 B. reads:

To aid in presenting the proposal to the Planning Board, the applicant should prepare the following: several pen or pencil sketch layouts of the proposed subdivision, identifying all land owned by the applicant; the location and ownership of all adjoining property; the location of streets and highways in the vicinity of the property; the general location of new streets and arrangement of lots within the proposed subdivision; and the general location of natural features, such as streams, ponds, marshy and wooded areas, ridge lines, etc., which may influence the design of the subdivision. This map need not be drawn to any specific scale, but should be large enough to demonstrate clearly to the Board the factors which will influence the design of the subdivision. If possible, the applicant should be prepared to leave three copies of the map with the Planning Board.

The submitted application includes the required information of 217-11 B. The plans identify all land owned by the applicant; the location and ownership of all adjoining property; the location of streets and highways in the vicinity of the property; the general location of new streets and arrangement of lots within the proposed subdivision; and the general location of natural features, such as streams, ponds, marshy and wooded areas, ridge lines, etc., which may influence the design of the subdivision and are therefore adequate for the determination of lot count. The plans go beyond the requirements of 217-

11 B. in that they include preliminary grading, a drainage conveyance system and stormwater management areas, water and sewer infrastructure, including proposed locations for lift stations. As such, the information presented is adequate to allow the Planning Board to determine a lot count.

As previously noted, the applicant has sent a letter to the Town of Wappinger Town Board requesting that it authorize the Planning Board to modify the current zoning regulations, which apply to this application, pursuant to Town of Wappingers Code §240-19.B. The Town Board has yet to act on that request.

We look forward to discussing this project with the Planning Board during tonight's meeting.

Very truly yours,

A handwritten signature in black ink, appearing to be 'Amy Bombardieri', with a long horizontal line extending to the right.

Amy Bombardieri
Cc: Client, Stenger, Diamond & Glass, LLP