

TOWN OF WAPPINGER

PLANNING BOARD

PROJECT NAME: MLC Smithtown Properties, LLC Subdivision

MEETING DATE: August 5, 2024

ACCOUNT NUMBER: 24-5232

DATE PREPARED: July 23, 2024

 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 TOWN
- 1 PLANNER TO THE TOWN
- 1 ATTORNEY TO THE TOWN
- 1 HIGHWAY SUPERINTENDENT
- 1 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
- NYS DEPT OF D.E.C

- 1 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*****

DAY | STOKOSA

ENGINEERING P.C.

3 Van Wyck Lane
Wappingers Falls, New York 12590
Phone: 845-223-3202

July 15, 2024

Mr. Bruce Flower
Town of Wappinger Planning Board Chair, and
Members of the Planning Board
20 Middlebush Road
Wappingers Falls, New York 12590

Via: hand delivery

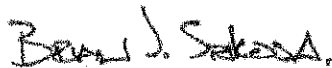
**Re: MLC Smithtown Properties LLC Subdivision
2 Lot Subdivision Plan
Smithtown Rd
Tax Map No. 135689-6256-01-210678**

Dear Planning Board Chair and Board Members:

With this submission we are requesting to be placed on the August 5, 2024, Planning Board meeting to discuss the attached proposed subdivision. The applicant wishes to subdivide tax map parcel # 135689-6256-01-21078 located in the Town of Wappinger. The applicant is proposing to subdivide off a 0.23-acre portion of the parcel located in the Town of Wappinger that has an existing well and garage to be included with the existing cottage and residence portion of the property that is located in the Town of Fishkill creating two residential lots.

Trusting this is sufficient, however, if you have any additional questions or concerns, please do not hesitate to call this office.

Very truly yours,



Brian J. Stokosa, P.E.

cc: file

RECEIVED
JUL 15 2024
Planning Department
Town of Wappinger

TOWN OF WAPPINGER



ZONING ADMINISTRATOR

Barbara Roberti
Ext. 128

PLANNING BOARD SECRETARY

Sue Rose
Ext. 122

PLANNING DEPARTMENT
20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
(845) 297-6256 ext. 122
Fax (845) 297-0579
www.townofwappinger.us

TOWN SUPERVISOR

Barbara Gutzler

TOWN BOARD

William H. Beale
Vincent Bettina
Ismay Czarniecki
Michael Kuzniewicz

PRELIMINARY LAYOUT APPLICATION FOR SUBDIVISION OF LAND

Application # 24-5232 DATE: 7/15/24
Application Fee: \$ 2,000.00 ESCROW FEES 3,750.00

Note: This application shall conform in all respects to the Land Subdivision Regulations of the Planning Board of the TOWN OF WAPPINGER.

1. Proposed Name of Subdivision: MLC SMITHTOWN PROPERTIES, LLC SUBDIVISION

2. Location of Property: THE CORNER OF SMITHTOWN ROAD AND CEDAR HILL ROAD

Tax Section: 6256 Block 01 Lot (2) 246678 FISHKILL 6256-02-236657

3. Name and Address of Applicant: MLC SMITHTOWN PROPERTIES, LLC, CARLOS NAULA

381 CEDAR HILL ROAD, FISHKILL, NY, 12524

Phone No 845-897-2050 Fax No.: _____

Corporation, give name of agent: CARLOS NAULA

Phone No. _____

4. Name and Address of Record Owner: SAME AS APPLICANT

Phone No. _____ Fax No.: _____

5. A statement of liens, mortgages, or other encumbrances are attached hereto -
(If none, so state) N/A

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

6. Deed or deeds recorded in County Clerk's Office:
Date: 5-18-22 Liber: 22022 Page: 2110

7. I own or have an interest in abutting property as stated on the attached sheet.
(If none, so state) NONE

8. Name, address, and license number of Engineer or Land Surveyor: DAY STOKOSA ENGINEERING, BRIAN STOKOSA
3 VAN WYCK LANE WAPPINGERS FALLS, NY 12590 License# 083970
Phone No. 845-223-3202

According to the Dutchess County Soil Survey, the following soil types are found on the property:
DwC -DUTCHESS-CARDIGAN

9. According to the Dutchess County Soil Survey, the following soil types are found on the property:

DwC -DUTCHESS-CARDIGAN

This Property is in the R-80 Zone.

Preliminary Layout covers 3.196 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 SUBDIVISION PLAT

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

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

N/A

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

N/A

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? N/A

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

N/A

MLC SMITHTOWN PROPERTIES, LLC , CARLOS NAULA

Print name (Corporation, LLC, Individual, etc.)

7/10/24
Date


Applicant / Owner or representative's signature.

APPLICANT/OWNER

Type Name and Title