

Town of Wappinger Planning Board
Town of Wappinger Hall
20 Middlebush
Wappingers Falls, NY 12590



the
Randolph
School since 1963

September 30, 2024

Dear Members of the Town Planning Board,

I am writing to submit proposed changes to the site survey for the property located at 2467 NY-9D, also known as the Randolph School. To refresh your memory, in the summer of 2020, Randolph installed seven structures on campus as critical infrastructure that allowed us to remain in continuous operation throughout the pandemic. The changes detailed in this letter refer to both what is already in place at the school, as well as what we have not yet constructed, but would like to. This Amended Site Survey takes into consideration the feedback of the Planning Board in prior meetings and from the team at the Town Building Department, as well as feedback from our neighbors. We seek your approval, and hope that the following information lends clarity to questions and clears familiar and unfamiliar obstacles.

Proposed Changes for Code Compliance, labeled in Amended Site Survey 2024.

1. Lean-To's for Outdoor Classroom Infrastructure:

Current Position: Seven units (8'x12') are represented in the survey as Lean-Tos.

All Lean-To structures are currently in place on campus, sitting on 18" of Item 4.

All required changes to position of these structures can and will be completed when we are able to arrange onsite equipment, also necessary for the Sugar Shack project.

The following Lean-To structures are placed on our grounds in accordance with relevant setback requirements for their size (all are a minimum of 20' from the sides, and 40' from the rear):

- 1
- 3
- 5
- 7

The following Lean-Tos will be moved to comply with relevant setbacks from property lines and septic field according to the accompanying description:

- 2 - this structure needs to be moved by 1.6 feet N/NW.
- 4 - this structure needs to be moved approximately 2.5 feet SE to not interfere with the septic field's buffer area.
- 6 - relocated from the proposed site of our future Sugar Shack, which requires more space within our property line; this is marked with an X on the Amended Site Survey

2. Installation of Sugar Shack: proposed, but not constructed

The proposed location requires the relocation of an existing structure, but fits within the existing topography and the boundaries of the Randolph School's campus. The location does not interfere with septic infrastructure, maintains distance from other structures, meets the setback requirements, and programatically finds its home in the center of campus. It is a four-sided wooden structure to be set on piers, and will not require insulation, plumbing or electric. The kit is manufactured by the same company who produced the lean-to structures and matches the aesthetic. The Sugar Shack will serve as what we call Nature's Laboratory, helping bring the science of the natural world to life in an authentic setting.

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In summary, your consideration of our proposed Amended Site Plan is a long-awaited opportunity. It is my hope that, in doing so, you find that all feedback from the Town staff and the Planning Board has been addressed and that the vision we have is compliant with all relevant codes and requirements, and compatible with the values of the community.

These proposed changes are intended to allow for Randolph to expand its mission without expanding its footprint, while ensuring full compliance with local codes and regulations.

The Randolph School community appreciates the Town Planning Board's review and your support. I would be grateful for a place on the agenda for your next meeting to receive your feedback and continue the conversation to a constructive end (pun-intended). With approval of our Amended Site Plan, we can proceed to working with the Building Department on the next steps towards being fully compliant with Town requirements and refocused on expanding our work in the community.

Humbly,

A handwritten signature in black ink, appearing to read "JKaplan".

Josh Kaplan, Director