

TOWN OF WAPPINGER

PLANNING BOARD

Conceptual Review Only

No Escrow Fees Taken

PROJECT NAME: Niznik – Amended Site Plan
MEETING DATE: January 22, 2025
ACCOUNT NUMBER: 25-3508
DATE PREPARED: January 10, 2025

SITE PLAN SPECIAL USE PERMIT 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
- _____ HIGHWAY SUPERINTENDENT
- _____ FIRE PREVENTION BUREAU
- _____ RECREATION
- _____ TOWN OF WAPPINGER TOWN BOARD
- _____ DUTCHESS COUNTY DEPT. OF PLANNING
- _____ NEW YORK STATE DEPT. OF TRANSPORTATION
- _____ DUTCHESS COUNTY DEPT. OF HEALTH
- _____ DUTCHESS COUNTY SOIL & WATER
- _____ NYS DEPT OF D.E.C
- _____ TOWN OF FISHKILL PLANNING BOARD
- _____ TOWN OF EAST FISHKILL PLANNING BOARD
- _____ TOWN OF LAGRANGE PLANNING BOARD
- _____ VILLAGE OF WAPPINGER PLANNING BOARD
- _____ BUILDING INSPECTOR
- 1 ZONING ADMINISTRATOR-BARBARA ROBERTI

***** PLEASE NOTE ANY VIOLATIONS UPON YOUR REVIEW*****

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

January 6, 2025

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



**Re: 27 Osbourne Hill Drive.
Amended Site Plan
Tax Map No. 135689-6157-04-644025**

Please find the following enclosed:

- 12 Copies of the Amended Sketch Site Plan for 27 Osbourne Hill Road.
- 12 Copies of application documents
- One Check for 250.00

The applicant is seeking to be placed on the next available Planning Board agenda for discussions regarding a proposed amended site plan to allow a mixed use to be placed on parcel 135689-6157-04-644025 located at 27 Osbourne Hill Road. The site is located in the HB Zoning District and contains an existing single-family dwelling. The applicant proposes a 3-bay commercial office/warehouse building. The existing site access shall be improved to a standard DCDPW commercial entrance. All users will use the improved access. The existing well shall provide water for each building. The proposed building will require a new OWTS. A portion of the existing parcel extends into the DCDPW and Town R.O.W., a 0.39 ac R.O.W. dedication shall be provided as part of this site plan amendment. The front setbacks have been taken from the newly positioned property line.

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

Very truly yours,

A handwritten signature in black ink that reads "Brian J. Stokosa".

Brian J. Stokosa, P.E.

c: file



TOWN OF WAPPINGER PLANNING BOARD

Application No. 25-3508
Date Received: 1-6-25
Fee Received: \$250.00

APPLICATION FOR A CONCEPTUAL

TITLE OF PROJECT: 27 Osborne Hill Road, Sketch Site Plan

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

3 CARMINE DRIVE WAPPINGER FALLS NY 12590
Street Town State Zip
JENNIFER WOLIK 845-372-2303
Contact Person Phone Number Fax Number

NAME & ADDRESS OF OWNER (Corporation or Individual):

3 CARMINE DRIVE WAPPINGER FALLS NY 12590
Street Town State Zip
JENNIFER WOLIK 845-372-2303
Contact Person Phone Number Fax Number

Grid No. 135689-6157-04-644025

Please specify use or uses of building and amount of floor area devoted to each:

Existing Use: SINGLE FAMILY

Proposed Use: SINGLE FAMILY ~ MIXED USE
OFFICE / WAREHOUSE

Location of Property: 27 Osborne Hill Road, Town of Wappingers

Zoning District: HB **Acreage:** 1.3 A.C.

Anticipated No. of Employees: 3

Existing No. of Parking Spaces: 2 **Proposed No. of Parking Spaces:** 2 SINGLE FAMILY
N/A 9 PROPOSED BLDG

Type Name (Corporation, LLC, Individual, etc.)

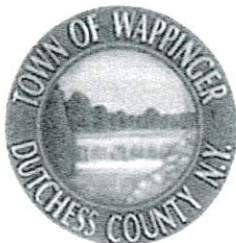
1/3/25
Date 845-372-2302
Owner's Telephone No.

Jennifer Wolik
Owner or representative's signature

3 CARMINE DRIVE WAPPINGER FALLS NY.
Owner's Address

*****If this is a Corporation or LLC please provide documentation of authority to sign.**

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
PH: 845-297-6256
Fax: 845-297-0579

Owner Consent Form

Project No: 25-3508

Date: 1/3/25

Grid No.: 135689-615704-644025 Zoning District: HB

Location of Project:

27 OSBOURNE Hill ROAD

Name of Applicant:

JENNIFER NIZWIK

Print name and phone number

Description of

Project: OWNER WISHES TO CONSTRUCT A
THREE UNIT OFFICE / WAREHOUSE AS PART
OF A MIXED USE SITE

I _____, owner of the above land/site/building hereby give permission for the Town of Wappinger to approve or deny the above application in accordance with local and state codes and ordinances.

1/3/25
Date

Jennifer Nizwik
Owner's Signature

845-372-2302
Owner's Telephone Number

JENNIFER NIZWIK
Print Name and Title ***

*** If this is a Corporation or LLC, please provide documentation of authority to sign.

If this is a subdivision application, please provide a copy of the deed.