

TOWN OF WAPPINGER

PLANNING BOARD

PROJECT NAME: O'Donnell (Myers Corners Road) Subdivision

MEETING DATE: November 3, 2025

ACCOUNT NUMBER: 25-5239

DATE PREPARED: October 15, 2025

 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 PLANNING BOARD
 1 PLANNER TO THE TOWN
 1 ATTORNEY TO THE PLANNING BOARD
 -- HIGHWAY SUPERINTENDENT
 -- FIRE PREVENTION BUREAU
 -- RECREATION
 1 ARMY CORP. OF ENGINEERS
 -- DUTCHESS COUNTY DEPT. OF PLANNING
 1 DUTCHESS COUNTY DEPT. OF PUBLIC WORKS
 -- NEW YORK STATE DEPT. OF TRANSPORTATION
 1 DUTCHESS COUNTY DEPT. OF HEALTH
 1 DUTCHESS COUNTY SOIL & WATER
 1 NYS DEPT OF D.E.C
 -- 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*****

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

October 6, 2025

Town of Wappingers Planning Board
20 Middlebush Road
Wappingers Falls, NY 12590



**Re: Myers Corners Road
2-lot Subdivision
35689-6157-02-874953
Town of Wappinger, Dutchess County**

Dear Planning Board Chair and members:

Please find the following included:

- Eighteen (18) copies of the Subdivision Plan Set
- Eighteen (18) copies of the Subdivision Application and Owner Consent Form
- Eighteen (18) copies of the Short Environmental Form
- Eighteen (18) copies of the Property Deed

It is the intent of the applicant-owner to subdivision parcel 135689-6157-02-874953 into two parcels. Each parcel will be served via individual drilled well and central sewer connection.

As always, should you have any questions, please do not hesitate to call me.

Very truly yours,

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

Brian J. Stokosa, PE

TOWN OF WAPPINGER



ZONING ADMINISTRATOR

Barbara Roberti
Ext. 128

PLANNING BOARD SECRETARY

Bea Ogunti
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
Richard Thurston

TOWN BOARD

William H. Beale
Angela Bettina
Robert Johnston
Michael Kuzmiec

PRELIMINARY LAYOUT APPLICATION FOR SUBDIVISION OF LAND

Application # 25-5239
Application Fee: \$ 2,000.00

DATE: 10-6-25
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: O'Donnell FLP Subdivision
2. Location of Property: Myers Corners Road

Tax Section: 6157 Block 02 Lot (2) 874953

3. Name and Address of Applicant: Primary Construction, LLC
P.O. Box 310, Hughsonville, NY 12537

Phone No. _____ Email: craigco@me.com

Corporation, give name of agent: Craig O'Donnell

Phone No. _____

4. Name and Address of Record Owner: O'Donnell Family Limited Partnership

Phone No. _____ Email: craigco@me.com

5. A statement of liens, mortgages, or other encumbrances are attached hereto -
(If none, so state) none
5. A statement of any easements relating to the property is attached hereto -
(If none, so state) none
6. Deed or deeds recorded in County Clerk's Office: Attached
Date: _____ Liber: _____ Page: _____
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
3 Van Wyck Lane, Wappingers Falls, NY 12590 Phone No. 845-223-3201

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

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

This Property is in the R20 Zone.

Preliminary Layout covers 1.1 acres.

Approximate number of lots 2.

Does owner propose to submit Final Subdivision Plat to cover entire Preliminary Layout, or file same in sections?

The final subdivison plat will cover the entire layout

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?
no

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

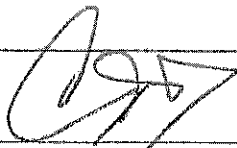
Does owner intend to request any waivers of the requirements of the Land Subdivision Regulations of this Board upon the submission of the Final Plat for approval? no

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

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

10-3-2025

Date


Applicant / Owner or representative's signature

Craig O'Donnell - Owner

Type Name and Title *****

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



Town of Wappinger

20 Middlebush Road
Wappingers Falls, NY 12590

Planning Department

Office: 845.297.1373 ~ Fax: 845.297-0573

www.broberti@townofwappinger.us

Owner Consent Form

To be filed when the applicant is not the building or property owner

Project # 25-5239 Date: 10-3-2025
Grid # 135689-6157-02-874953 Zoning District: R20

Location of project: Myers Corners Road

Name of Applicant: Primary Construction, LLC - Craig O'Donnell
Print name (Corporation, LLC, Individual, etc.)

Description of project: Application for a 2-lot subdivision within a vacant 1.26 lot along
Myers Corners Road


I, O'Donnell Family Limited Partnership- Craig O'Donnell, 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.

Craig O'Donnell

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

10-3-2025

Date


Owner or representative's signature

Craig O'Donnell - Owner

Print Name and Title ***

Owner's Telephone No.

P.O. Box 310, Hughsonville, NY 12537

Owner's Address

*** 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.