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MEMORANDUM

To: Bruce M. Flower, Chairman,
and the Town of Wappinger Planning Board

Date: October 31, 2025

Subject: **O'Donnell FLP Subdivision**
Tax Lots 6257-02-874953

As requested, we reviewed the application of Craig O'Donnell of Primary Construction, LLC, (the "Applicant") for Subdivision Approval.

The Property

The subject property is known as Tax Lot 6257-02-874953 on the Town of Wappinger Tax Assessment Maps and is located on Myers Corners Road. The proposed subdivision would create 1 additional lot for a total of 2 lots located in the Single Family (R-20) zoning district (the "Subject Property" or "Site").

The Proposal

The Applicant is proposing to subdivide an existing vacant lot 1.1 acres in size. The subdivision proposed would divide the tax parcel into two adjoining lots each approximately 0.63 acres in size. The lots are proposed to be accessed from Myers Corners Road by a shared driveway (the "Project" or "Proposed Action").

Submission

The Applicant has submitted for review an Application for Preliminary Subdivision Approval dated 10/3/25; a Short Environmental Assessment Form dated 10/6/25; and a 5 sheet subdivision plat entitled "O'Donnell FLP Subdivision" prepared by Day and Stokosa, dated 9/2/25

We offer the following comments for your consideration.

REVIEW COMMENTS

1. Lot Name. The submitted plat shows both lots labeled as Lot 1 on the Proposed Plot Plan. This should be corrected.
2. Acreage. The application form submitted states the site acreage to be 1.1 acres while the Proposed Plat Plan states the site acreage to be 1.26 acres. This should be corrected.
3. Shared Driveway.
 - a. The Proposed Plat Plan shows the lots will be served by a common driveway connecting to Myers Corners Road. Section 240-20 A requires that a conceptual plan show that the two lots would be capable of independent code compliant access driveways.
 - b. The shared driveway will require a cross-access and easement and maintenance agreement.
4. Environmental. The EAF identifies the potential habitat of the Indiana Bat. Notes will need to be added to the plan identifying the NYSDEC mitigation measures.
5. Sight Distance. We defer to the Town Superintendent of Highways in regards to the sight distance of the proposed driveway and of the conceptual driveway plan to be submitted by the Applicant.
6. SEQRA. The Proposed Action is a Type II Action with respect to SEQRA and no further SEQRA action is required.

We look forward to discussing our comments with you. If you have any questions with respect to the above, please let us know.

Malcolm Simpson
Planner

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Barbara Roberti
Lawrence Paggi, PE
Michael Sheehan