

November 26, 2025

Planning Board Meeting Date: December 1, 2025

Mr. Bruce Flower, Chairman
Town of Wappinger Planning Board
20 Middlebush Road
Wappingers Falls, NY 12590

Re: ***Liand Ventures LLC – 2 Lot Subdivision***
7 Sky Top Drive
Tax Parcel No: 135689-6056-01-295850

Dear Chairman Flower and Members of the Board:

Our office is in receipt of the following information for the above referenced project:

- Cover letter/narrative, dated November 3, 2025.
- Preliminary Layout Application for Subdivision of Land, dated November 3, 2025.
- Owner Consent Form, dated 11/3/2025.
- Short Environmental Assessment Form, undated.
- Plan set entitled “Liand Ventures LLC Subdivision” including the following:
 - Proposed Plat Plan (1 of 5), dated 9/2/2025.
 - Development Plan (2 of 5), dated 9/2/2025.
 - Existing Conditions Plan (3 of 5), dated 9/2/2025.
 - DCHD Details (4 of 5), dated 9/2/2025.
 - ESC Details (5 of 5), dated 9/2/2025.

The above outlined documents have been prepared by the project applicant and their engineer, Day|Stokosa Engineering P.C., 3 Van Wyck Lane, Wappingers Falls, NY 12590.

Preliminary Comments

1. The final subdivision plat shall be submitted according to the guidelines set forth in the Town of Wappinger Code Chapter 217, Subdivision of Land, Appendix A, “Requirements for Plans and Plats”. The final subdivision plat shall be stamped and signed by a New York State licensed Land Surveyor.
2. The proposed onsite sewage disposal systems will require review and approval by the Dutchess County Department of Behavioral and Community Health (DCDBCH). The Applicant shall demonstrate DCDBCH approval prior to the Chairman signing the plat.

3. The proposed driveway on Lot 2 will require a driveway permit to be issued by the Town Highway Department.
 - a. Please add a note on the plans indicating that prior to construction of the proposed driveway for Lot 2, the Owner shall first obtain a permit from the Town Highway Superintendent and pay the fee for such permit.
 - b. A construction detail demonstrating conformance with Town Driveway Standards for the proposed driveway shall be added to the plans.
 - c. Please indicate available sight distances at the proposed driveway location.

4. The plans indicate proposed connection of Lot 2 to municipal water. The lot appears to be within the United Wappinger Water District. We are reviewing the proposed water service connection details with the Town's water operator (CAMO) and will provide comment separately if revisions are necessary. Please add the following notes to the plans (see Chapter 234 of the Town Code for reference):
 - a. Before water shall be turned on for the supply of any building or premises, application therefor shall be made, in writing, to the town, which application shall be signed by the owner and be upon a form supplied by the Building Department and filed with the Building Department. The application must be approved by the Building Inspector before any connection is made with the street main or the service main. Inspection of the connection to the main shall be made by the Engineer to the Town and/or the Town Water operator (§ 234-39.A).
 - b. No street, sidewalk or other public ground shall be opened for the purpose of laying any water pipe or service pipe or doing any work whatever about any water main or pipe or service pipe or fixture, or for the purpose of making any connection with any water pipe or doing any work in connection therewith, unless a permit therefor shall be obtained from the Town Superintendent of Highways (§ 234-40.A.).
 - c. Before any permit shall be granted, the applicant shall file a bond in the office of the Town Clerk in the sum of not less than \$10,000, or in such greater amount as specified by the Engineer to the town, properly conditioned to indemnify the Town against any loss which the Town may sustain by reason of the negligence of such applicant, his agents, employees or representatives, or his failure to comply with this article and compute in a proper manner the work undertaken by him. The bond shall be approved by the Town Board as to its form and the sufficiency of the surety, before filing (§ 234-40.B.).
 - d. No person, except Town contract personnel or acting with permission of the Building Inspector or Water Operator under a duly authorized permit, shall open or close any valve on the street mains or services or any cocks in any curb box or tamper or interfere with same in any way whatever (§ 234-42.O.).
 - e. Service taps shall be made under the direction and supervision of the Building Inspector and/or the Engineer to the Town using materials, methods and

specialized persons or firms such pipes and materials which have been installed (§ 234-41.B.).

- f. Every water service shall be supplied through a meter. All meters shall be provided by and at the expense of the owner of the premises requiring the meter and shall be of the size and type acceptable to the Building Department. Meters shall be set at the expense of the property owner in such location, position and manner as to be readily accessible for reading, repair or replacement, kept free from obstruction and fully protected from freezing and damage at the property owner's expense. Remote-reading heads shall be installed at locations on the outside surfaces of building, in accordance with Town specifications. Cables or wires connecting remote-reading heads with the meters shall be protected from damage by the property owner (§ 234-42.B.).
5. Pavement restoration details/specifications shall be added to the plans for the proposed service connection in Sky Top Road to the satisfaction of the Town Highway Superintendent.
6. The plans and aerial imagery appear to show an existing drainage channel along the rear of the property discharging toward or along the northerly property line. Additional information regarding the function of this channel should be provided. If this is an active drainage channel, are improvements or easements needed/proposed to ensure continued function once the lots are subdivided?
7. Please correct note 1 on sheet 1 which references OWTS and connections to central sewer.
8. The concrete monument detail on Sheet 1 note 5 references acceptance of a Town Highway. Please revise this note to indicate that the developer's land surveyor shall certify that the monuments have been installed and that their locations are accurate prior to the Chairman Signing the Plat. We recommend that reference to this requirement also be included in the resolution as a condition of approval.

Please do not hesitate to contact our office if you have any questions pertaining to this matter.

Sincerely,

Christian R. Paggi, P.E.
Principal

cc (via email): Barbara Roberti, Director of Strategic Planning & Municipal Codes
Malcolm Simpson, Planner
Kyle Barnett, Esq.