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MEMORANDUM

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

Date: November 28, 2025

Subject: **Liand Ventures, LLC Subdivision**
Tax Lots 6056-01-295850

As requested, we reviewed the application of Liand Ventures, LLC, (the “Applicant”) for Subdivision Approval.

The Property

The subject property is known as Tax Lot 6056-01-295850 on the Town of Wappinger Tax Assessment Maps and is located at 7 Sky Top Drive. 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 lot 1.6 acres in size with an existing dwelling on it. The subdivision proposed would divide the tax parcel into two adjoining lots each approximately 0.73 acres in size . The lots are proposed to be accessed from Sky Top Drive and served by central water and individual onsite OWTS (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 11/3/25; and a 5 sheet subdivision plat entitled “Liand Ventures LLC Subdivision” prepared by Day and Stokosa, dated 9/2/25

We offer the following comments for your consideration.

REVIEW COMMENTS

1. Acreage. The application form submitted states the site acreage to be 1.6 acres while the Proposed Plat Plan states the site acreage to be 1.46 acres. This should be corrected.
2. Accessory Building. The Applicant should confirm the size and height of the shed on Lot 1 to verify that it complies with the side setback requirements of Section 240 Attachment 3.
3. Sight Distance. We defer to the Town Superintendent of Highways in regards to the sight distance of the proposed driveway.
4. 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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Lawrence Paggi, PE
Michael Sheehan