

January 9, 2026

Town of Wappingers Planning Board
Attn: Bea Ogunti
20 Middlebush Road
Wappingers Falls, NY 12590

**Re: Residential Subdivision Application
Liand Ventures LLC
2-lot Subdivision
135689-6056-01-295850
Town of Wappinger, Dutchess County**

Sent: via hand delivery

Dear Planning Board Chair and members:

This office is in receipt of a comment memo from Christian Paggi dated November 26, 2025. We offer the following responses.

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.

Response: The subdivision plat shall be stamped and signed by a New York State Licensed Land Surveyor prior to Planning Board signature.

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.

Response: Comment acknowledged. Dutchess County Department of Behavioral and Community Health approval will be sought and documentation of the approval will be submitted to the Planning Board prior to the Planning Board Chairman's signature.

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.

Response: A note has been added to the Site Specific Notes on sheet 1 indicating a driveway permit shall be obtained prior to the driveway construction.

- b. A construction detail demonstrating conformance with Town Driveway Standards for the proposed driveway shall be added to the plans.

Response: A detail including Town Driveway standards has been added to the plan.

Response: Typical driveway notes have been added to sheet #2.

- c. Please indicate available sight distances at the proposed driveway location.

Response: Sight Distances have been provided on sheet #2.

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 therefore 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).

Response: The note "Before water shall be turned on for the supply of any building or premises, application therefore 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)." has been added to the plan set, sheet 4.

- 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.).

Response: The note, "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.)” has been added to the plan set, sheet 4.

- 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. **Response: The note, “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.)”, has been added to the plan set, sheet 4.**
- e. 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.).

Response: The note, “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.)”, has been added to the plan set, sheet 4.

- f. 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.).
Response: The note, “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.)”, has been added to the plan set, sheet 4.
- g. 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.).

Response: The note, “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.)” has been added to the plan set, sheet 4.

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.

Response: A pavement restoration detail has been added to the plans.

Response: A restoration detail has been added to sheet #2.

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?

Response: A proposed drainage easement has been added to the plans.

7. Please correct note 1 on sheet 1 which references OWTS and connections to central sewer.

Response: Note 1 on sheet 1 has been revised to state “each parcel will be served via individual OWTS and central water connections.”

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.

Response: The concrete monument note has been revised.

This office is in receipt of a comment memo from Malcom Simpson, Planner, dated November 28, 2025. We offer the following responses.

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.

Response: The application has been revised to show 1.46 acres. The revised application has been included with this submission.

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.

Response: The existing shed is <15' in height and approximately 80 square feet in size therefore within the required setbacks for an accessory building per Section 240 Attachment 3.

3. Sight Distance. We defer to the Town Superintendent of Highways in regard to the sight distance of the proposed driveway.

Response: Comment acknowledged.

4. SEQRA. The Proposed Action is a Type II Action with respect to SEQRA and no further SEQRA action is required.

Response: Comment acknowledged.

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

Very truly yours,



Brian J. Stokosa, PE