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## MEMORANDUM

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

Date: January 29, 2026

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 1.46 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; a comment response memo dated 1/9/26; and a 6 sheet subdivision plat entitled “Liand Ventures LLC Subdivision” prepared by Day and Stokosa, dated 1/6/26

We offer the following comments for your consideration.

**REVIEW COMMENTS**

The Applicant has addressed and satisfied all of our outstanding comments. We have no additional comments at this time.

If you have any questions with respect to the above, please let us know.

Malcolm Simpson  
Planner

cc:    Kyle Barnett Esq.  
      Barbara Roberti  
      Lawrence Paggi, PE  
      Michael Sheehan