

January 30, 2026

Planning Board Meeting Date: February 2, 2026

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:

- Comment Response Letter, dated January 9, 2026.
- Preliminary Layout Application for Subdivision of Land, revised January 9, 2026.
- Owner Consent Form, revised January 9, 2026.
- Plan set entitled “Liand Ventures LLC Subdivision”, all dated 9/2/2025 and last revised 1/6/2026, including the following:
 - Proposed Plat Plan (1 of 6).
 - Development Plan (2 of 6).
 - Existing Conditions Plan (3 of 6).
 - DCHD Details (4 of 6).
 - ESC Details (5 of 6).
 - Development Plan (6 of 6).

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. 12/1/2025 Paggi Comment: 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.
1/9/2026 Applicant Response: *The subdivision plat shall be stamped and signed by a New York State License Land Surveyor prior to Planning Board signature.*
2/2/2026 Paggi Comment: Comment Remains Pertinent.

2. 12/1/2025 Paggi Comment: 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.
1/9/2026 Applicant 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.
2/2/2026 Paggi Comment: Comment Remains Pertinent.
3. 12/1/2025 Paggi Comment: 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.
1/9/2026 Applicant 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.
2/2/2026 Paggi Comment: Comment Satisfied. Please revise the driveway profile title to show the STA labels.
 - b. A construction detail demonstrating conformance with Town Driveway Standards for the proposed driveway shall be added to the plans.
1/9/2026 Applicant Response: A detail including Town Driveway standards has been added to the plan. Typical driveway notes have been added to sheet #2.
2/2/2026 Paggi Comment: Comment Partially Satisfied. Please add an internal pavement section detail.
 - c. Please indicate available sight distances at the proposed driveway location.
1/9/2026 Applicant Response: Sight Distances have been provided on sheet #2.
2/2/2026 Paggi Comment: Comment Partially Satisfied. Please note the stopping sight distance for the proposed driveway.
4. 12/1/2025 Paggi Comment: 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).

1/9/2026 Applicant Response: The note has been added to the plan set, sheet 4.

2/2/2026 Paggi Comment: Comment Satisfied.

- 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.).

1/9/2026 Applicant Response: The note has been added to the plan set, sheet 4.

2/2/2026 Paggi Comment: Comment Satisfied.

- 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.).

1/9/2026 Applicant Response: The note has been added to the plan set, sheet 4.

2/2/2026 Paggi Comment: Comment Satisfied.

- 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.).

1/9/2026 Applicant Response: The note has been added to the plan set, sheet 4.

2/2/2026 Paggi Comment: Comment Satisfied.

- 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.).

1/9/2026 Applicant Response: The note has been added to the plan set, sheet 4.

2/2/2026 Paggi Comment: Comment Satisfied.

- 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.).

1/9/2026 Applicant Response: The note has been added to the plan set, sheet 4.

2/2/2026 Paggi Comment: Comment Satisfied.

5. 12/1/2025 Paggi Comment: 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.
1/9/2026 Applicant Response: A pavement restoration detail has been added to the plans. A restoration detail has been added to sheet #2.
2/2/2026 Paggi Comment: Comment Satisfied.
6. 12/1/2025 Paggi Comment: 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?
1/9/2026 Applicant Response: A proposed drainage easement has been added to the plans.
2/2/2026 Paggi Comment: We are reviewing the proposed drainage swale and easement area with the Town Highway Department. Additional comments may be forthcoming related to the design of the proposed swale and catch basin connection. It is assumed that the proposed easement agreement will include the two properties subject to his application. Draft agreement language shall be provided addressing the ownership and maintenance of the easement area for review by our office and the Planning Board Attorney.
7. 12/1/2025 Paggi Comment: Please correct note 1 on sheet 1 which references OWTS and connections to central sewer.
1/9/2026 Applicant Response: Note 1 on sheet 1 has been revised to state “each parcel will be served via individual OWTS and central water connections”.
2/2/2026 Paggi Comment: Comment Satisfied.
8. 12/1/2025 Paggi Comment: 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.
1/9/2026 Applicant Response: The concrete monument note has been revised.
2/2/2026 Paggi Comment: Comment Satisfied.

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.