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May 1, 2026

Town of Wappinger Planning Board  
20 Middlebush Road  
Wappingers Falls, NY 12590

**ATTN: Chairman Bruce Flower & Board Members**

**RE: W.O. # 1248.03  
JOSEPH & CARLIN FLYNN SUBDIVISION  
340 SOUTH RIVER ROAD, TOWN OF WAPPINGER, DUTCHESS COUNTY, NY  
INITIAL SUBMISSION**

Dear Mr. Flower & Board Members;

Engineering & Surveying Properties, PC (EP) has been retained by the homeowners (Joseph & Carlin Flynn) located at 340 South River Road to process a 2-lot subdivision which would create one (1) new residential lot on ±1.04 acres and the remaining lands (±6.46 acres) containing the existing dwelling will be retained by the homeowner. There is no proposed change to the existing dwelling or septic system, however the existing driveway will be relocated to ensure both lots will have separate independent access.

Please find attached a copy of the application package and a sketch plan of the proposed subdivision. We will be contacting the Dutchess County Department of Health (DCDOH) to review the proposed septic system for Lot #2. As a side note, the septic system for Lot 1 was reviewed and approved by the DCDOH on October 3, 2018

We look forward to discussing this project with the board at the next meeting. If you have any additional questions and/or comments; please don't hesitate to contact this office.

Sincerely,  
Engineering & Surveying Properties, PC

Jay Samuelson, P.E.  
Principal