

**TOWN OF WAPPINGER
PLANNING BOARD**

PROJECT NAME: Stone Brook Estates

MEETING DATE: May 18, 2026

ACCOUNT NUMBER: 26-5242

DATE PREPARED: April 27, 2026

 SITE PLAN **SPECIAL USE PERMIT** X **SUBDIVISION**

THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATIONS. PLEASE SUBMIT ANY COMMENTS TO THE TOWN OF WAPPINGER PLANNING BOARD, 20 MIDDLEBUSH ROAD, WAPPINGERS FALLS, NY 12590 WITHIN FIFTEEN (15) DAYS.

- 1 TOWN FILE
- 7 TOWN OF WAPPINGER PLANNING BOARD
- 1 ENGINEER TO THE TOWN
- 1 PLANNER TO THE TOWN
- 1 ATTORNEY TO THE TOWN
- HIGHWAY SUPERINTENDENT
- FIRE PREVENTION BUREAU
- RECREATION
- 1 ARMY CORP. OF ENGINEERS
- DUTCHESS COUNTY DEPT. OF PLANNING
- 1 DUTCHESS COUNTY DEPT. OF PUBLIC WORKS
- NEW YORK STATE DEPT. OF TRANSPORTATION
- 1 DUTCHESS COUNTY DEPT. OF HEALTH
- 1 DUTCHESS COUNTY SOIL & WATER
- 1 NYS DEPT OF D.E.C
- TOWN OF FISHKILL
- TOWN OF EAST FISHKILL
- TOWN OF LAGRANGE
- VILLAGE OF WAPPINGER PLANNING BOARD
- BUILDING INSPECTOR
- 1 ZONING ADMINISTRATOR-BARBARA ROBERTI
- TOWN CLERK
- CAMO POLUTION
- STORM WATER MANAGEMENT (WALTER ARTUS)
- CENTRAL HUDSON

***** PLEASE NOTE ANY VIOLATIONS UPON YOUR REVIEW*****

TOWN OF WAPPINGER



ZONING ADMINISTRATOR

Barbara Roberti
Ext. 128

TOWN SUPERVISOR
Richard Thurston

PLANNING BOARD SECRETARY

Bea Ogunti
Ext. 122

PLANNING DEPARTMENT
20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
(845) 297-6256 ext. 122
Fax (845) 297-0579
www.townofwappinger.u



TOWN BOARD

William H. Beale
Angela Bettina
Robert Johnston
Michael Kuzmiec

PRELIMINARY LAYOUT APPLICATION FOR SUBDIVISION OF LAND

Application # 26-5242
Application Fee: \$ 4,250.00

DATE: 4-20-26
ESCROW FEES 10,000.00

Note: This application shall conform in all respects to the Land Subdivision Regulations of the Planning Board of the TOWN OF WAPPINGER.

- Proposed Name of Subdivision: Stone Brook Estates
- Location of Property: 237 Old Hapenell rd.

Tax Section: 6157 Block 02 Lot (2) 796563

- Name and Address of Applicant: Ken Christman
237 Old Hapenell rd.
Phone No. 914-475-7997 Email: kenchristman73@gmail.com
Corporation, give name of agent: _____

Phone No. _____

- Name and Address of Record Owner: Ken Christman
237 Old Hapenell rd.
Phone No. Same Email: _____

- A statement of liens, mortgages, or other encumbrances are attached hereto -
(If none, so state) NA

- A statement of any easements relating to the property is attached hereto -
(If none, so state) eastway road easement

- Deed or deeds recorded in County Clerk's Office:
Date: 7/18/25 Liber: 22025 Page: 52379

- I own or have an interest in abutting property as stated on the attached sheet.
(If none, so state) _____

- Name, address, and license number of Engineer or Land Surveyor: Howard CAD Design - Dan Kohler
John Post Surman Phone No. _____

According to the Dutchess County Soil Survey, the following soil types are found on the property:
7 sec east

9. According to the Dutchess County Soil Survey, the following soil types are found on the property:

DWB Dwc DxB M-D

This Property is in the R20 Zone.

Preliminary Layout covers 14.4 acres.

Approximate number of lots 11 new (12 total)

Does owner propose to submit Final Subdivision Plat to cover entire Preliminary Layout, or file same in sections?

No sections

Does the Preliminary Layout cover the entire holding of the applicant? YES

Does the applicant propose to dedicate to the public all streets, highways, and parks shown on the Preliminary Layout?

YES

Give number of acres which applicant proposes to dedicate to public use for parks and/or playground purposes.

0

Does owner intend to request any waivers of the requirements of the Land Subdivision Regulations of this Board upon the submission of the Final Plat for approval? NA

If any waivers of any requirements are to be requested, list them and give reasons why such requirements should be waived.

Print name (Corporation, LLC, Individual, etc.) _____

10/6/25
Date

[Signature]
Applicant / Owner or representative's signature

Ken Christman - owner
Type Name and Title *****

***If this is a Corporation or LLC please provide documentation of authority to sign.

TOWN OF WAPPINGER



BUILDING DEPARTMENT
20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590-0324
(845) 297-6256
FAX: (845) 297-0579

OWNER CONSENT FORM

BUILDING PERMIT # _____ APPLICATION # _____

SITE LOCATION: 237 Old Hopewell Rd

GRID: # 135689-6157-02-796563-0000

Name of APPLICANT: Ken Christman & Michael Lund
(Person PHYSICALLY coming in to apply)

~ CERTIFICATION ~

NOTICE TO APPLICANTS: 240-109 Certificate of Occupancy

It shall be unlawful for a building owner to use or permit the use of any building or premises or part thereof hereafter created, erected, changed, converted or enlarged, wholly or partly, in its use or structure *until a Certificate of Occupancy shall have been issued by the Building Inspector and the Zoning Administrator.*

I, Kenneth Christman, owner of the land/site/building hereby give my permission for the Town of Wappinger to approve or deny the above application in accordance with local and state codes and ordinances. I understand that this permit will not be closed out unless all proper inspections are completed which can include the building inspector having access to the interior of my residence/business. If this permit is not issued a certificate before the expiration date it will remain as a violation on my property until it is closed out. After the expiration date a new application and the permit fee will have to be submitted/paid again in order to close out the permit. I understand, as the land/site/building owner, that I am ultimately responsible for the closure/completion of the work described on this permit.

FAILURE TO COMPLY MAY RESULT IN COURT PROCEEDINGS.

4/17/26
Date
914-475-7997
Owner's Telephone Number

Kenneth Christman
Owner's Signature
Kenneth Christman
Print Name
237 Old Hopewell Rd Wappingers Falls, NY 12590
Print Owner's Address

FOR OFFICE USE ONLY

Code Enforcement Official: _____