

**TOWN OF WAPPINGER**

**PLANNING BOARD**

**PROJECT NAME:** Conservation Corners Subdivision (f/k/a) Joey Estates

**MEETING DATE:** July 20, 2026

**ACCOUNT NUMBER:** 25-5224

**DATE PREPARED:** June 18, 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 PLANNING BOARD
- 1   PLANNER TO THE TOWN
- 1   ATTORNEY TO THE PLANNING BOARD
- 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\*\*\*\*\*

June 15, 2026

Town of Wappinger  
Chairman Flower and Planning Board Members  
20 Middlebush Road  
Wappingers Falls, NY 12590



Re: Conservation Corners  
39 Lot Single Family Home Residential Subdivision  
Grid #6257-03-247036  
Day|Stokosa Job No. 2020.568

Chairman Flower and Planning Board Members,

The parcel, number 6257-03-247036, has frontage on Cedar Hill and Smithtown Roads in the Town of Wappinger. The 139-acre parcel is currently zoned R40; 40,000 sf and R80; 80,000 sf, required per single family home. It is the applicant's intent to subdivide the property in accordance with the Town's Average Density Subdivision-Zoning Code Section 240-19. Modification of Lot Requirements. A.

The purpose and intent of 240-19.A is "to promote natural resource preservation and conservation and to minimize the construction and maintenance costs of community facilities and utilities, all directed towards the objective of fostering and obtaining land development of good quality and design at reasonable economic cost, the Planning Board is hereby authorized to review and act upon all subdivisions in accordance with the following provisions. In all cases, the Planning Board shall have the full power of subdivision approval, approval with conditions or denial, as authorized by the Town Law."

In accordance with STIPULATION OF SETTLEMENT, INDEX No. 2025-51354, the proposed layout includes a total of 39 proposed single-family home parcels. Five of the parcels, lots 35-39 are proposed to have individual wells and septic systems and obtain access from either Cedar Hill or Smithtown Road. Lots 1-34 are proposed along the proposed 1,500' road and are to be connected to municipal water and sewer services. The proposed road connects to Cedar Hill at the north east portion of the parcel.

Please place this on the upcoming planning board agenda for discussion and circulation of lead agent intention.

Very truly yours,

A handwritten signature in black ink, appearing to be "Amy Bombardieri", written over a horizontal line.

Amy Bombardieri