

July 19, 2021

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

Re: *Obercreek Farm Subdivision – Lot 5 Lot Line Revision*  
*New Hamburg Road, Town of Wappinger, Dutchess County, NY*  
*Chazen Project # 70608.00*

Dear Chairman Flowers:

The above-referenced subdivision was approved by the Town of Wappinger Planning Board and filed in 2017. Since that time, the community sewer collection and disposal system has been constructed, tested, certified, approved for use by the Dutchess County Department of Behavioral & Community Health, and the system has been transferred to the ownership of Dutchess County Water & Wastewater Authority. A spec house has also been constructed and is nearing completion, with a Certification of Occupancy being coordinated with the Town Building Department.

Several of the building lots are under or nearly under contract. The prospective buyer for Lot 5 has requested as part of their purchase contract that the rear lot line be extended 50' so there is more room behind the proposed home for a backyard. That single lot line revision is the subject of this application.

There are no new lots proposed so the calculations for the previously approved average density subdivision remain unchanged, no variances are required, and there are no changes to the sewer or water improvements proposed or required to support the proposed lot line revision.

Please place this item on the agenda for the August 2, 2021 Planning Board meeting. We look forward to discussing the proposed lot line revision with the Board. If you have any questions or need anything further prior to the meeting, please don't hesitate to contact me at (845) 486-1574 or [kahearn@chazencompanies.com](mailto:kahearn@chazencompanies.com).

Sincerely,



Kyle Ahearn, PE  
Project Manager

cc: Alexander Reese, Applicant  
File