

Application SB-25-02 Lands of Wyoming, LLC and Functional Properties, LLC
(Ekaman Subdivision)

Public Comments: Set 2 of May 2026 – Received through May 8, 2026, 12 noon

1. Email from Steve LeBoon of 1025 Westview Terrace received May 7, 2026 at 8:25pm with Letter of Opposition dated May 7, 2026 with photo image and links to videos/photos

From: [Mr. Mittens & Pirate](#)
To: [Melson-Williams, Dawn](#); [City Clerks Office](#); [Anderson, David](#); [Lewis, Brian E.](#); [Christiansen, Robin](#); [Donyale Hall](#); [Joan Sciple](#); [A cassbaby](#); [Neil, Fred](#); [Sudler, Roy](#); [ralphltaylorjr@gmail.com](#); [Neil, Fred A.](#); [Mr. Mittens & Pirate](#); [Dan Bieker](#); [silerquest@gmail.com](#); [Lyon, Jason A](#); [Duca, Sharon](#); [CompPlan](#); [Lynn, Sean M \(LegHall\)](#); [Jean Taylor](#); [Dave Lees](#)
Subject: EXTERNAL: Letter of opposition (15th time)
Date: Thursday, May 7, 2026 8:25:47 PM
Attachments: [Letter of opposition.pdf](#)

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Subject: Request to Add Attached Materials to the Record with formal objections

Dear Ms. Melson & planning commission,

We hope this email finds you well in advance of the upcoming hearing.

Please see the attached materials, along with two video links and one photograph.

This appears to be the fifteenth instance of ongoing harassment affecting the elderly and valued residents of our community.

The applicant has now been denied four times. At the last meeting, when the matter was placed on hold, I made him an affordable cash offer, which he never responded to. We are now once again faced with hearing this unsupported and unlawful request for a conceptual subdivision plan.

I have included several of my neighbors on this email. Please also be advised that within the next few days I will formally submit additional neighborhood opposition materials from residents on the four or five streets surrounding this vacant lot, which has remained vacant for more than 150 years.

I have also copied the City Clerk's Office, the Mayor, and several Council Members, with the exception of the Honorable Brian Lewis and the Honorable Ms. Hall. I respectfully request that the Mayor's Office or City Clerk's Office provide the date and meeting information in which Council denied the variance request for this vacant lot, which I believe occurred approximately three to four years ago.

I will follow up shortly with additional documentation.

In the meantime, thank you for your time and attention to this matter. Please add this correspondence and all attached materials to the official record.

Once again, I am sorry that you have to be subjected to this nonsense again.

Residents of
Westview Terrace, Jefferson Terrace, and Wyoming Avenue Residents
Steve LeBoon and Cassandra LeBoon
1025 Westview Ter, Dover, DE 19904
[REDACTED]
[REDACTED]

May 7, 2026

RE: Joint Formal Opposition and Request for Dismissal With Prejudice – SB-25-02 Lands of Wyoming, LLC and Functional Properties, LLC (Ekaman Subdivision)

To The Honorable Planning Commission Chair, Dawn Melson, and Committee Members:

This letter constitutes a joint formal opposition submitted by the affected residents of Westview Terrace, Jefferson Terrace, and Wyoming Avenue regarding the proposed Conceptual Subdivision Plan identified as SB-25-02 Lands of Wyoming, LLC and Functional Properties, LLC (Ekaman Subdivision), involving the proposed subdivision to create five residential lots and one residual lot from parcels totaling approximately 4.5754 acres located south of but not adjacent to Wyoming Avenue and west of Monroe Terrace, including the unaddressed Jefferson Terrace extension area referenced within the application materials.

Residents of the surrounding neighborhood have repeatedly raised serious concerns regarding this property and the proposed development. To our knowledge, this matter has now been brought before Council, the Planning Commission, and/or relevant officials at least thirteen (13) separate times. On each prior occasion, the proposal has been rejected, struck down, denied, deferred, or otherwise failed to proceed due to unresolved concerns involving access, flooding, drainage, environmental impact, and overall development feasibility.

The City's April 29, 2026 notice states that the Planning Commission previously deferred action on SB-25-02 on September 15, 2025 "seeking additional information." Despite the passage of time and repeated prior proceedings, residents remain concerned that the same fundamental deficiencies and unresolved issues continue to exist.

Residents further object to procedural deficiencies associated with notice of the upcoming May 18, 2026 Planning Commission hearing. Although the City notice references adjacent property owners, it is the understanding of residents that not all affected and neighboring property owners received proper notice regarding the upcoming public hearing and continued review of this matter. Given the longstanding controversy surrounding this proposal and its direct impact upon surrounding neighborhoods, residents respectfully request that the adequacy of notice and community notification procedures be reviewed before further proceedings occur.

Accordingly, residents respectfully request that this matter be denied and dismissed with prejudice so that substantially similar proposals concerning this property are not repeatedly reintroduced without material changes addressing the longstanding legal, environmental, drainage, and access concerns previously identified by Council, agencies, and affected residents.

The repeated re-submission of substantially similar proposals concerning this property has imposed an ongoing and unnecessary burden upon surrounding residents. Neighbors have repeatedly been required to devote significant time, financial resources, and personal effort toward monitoring proceedings, attending meetings, gathering documentation, reviewing filings, consulting public records, and responding to unresolved issues that have already been identified during prior proceedings.

In addition to the financial burden, the continued uncertainty surrounding this matter has caused substantial emotional stress and disruption to affected residents, many of whom live immediately adjacent to the property and remain concerned about flooding risks, environmental harm, drainage impacts, property damage, and the overall safety and stability of the neighborhood. Residents respectfully submit that repeated applications raising materially similar issues, despite prior denials and longstanding unresolved deficiencies, undermine the interests of finality, efficient administration, and fundamental fairness to the surrounding community.

Residents continue to object due to significant concerns involving flooding, stormwater runoff, drainage impacts, environmental harm, access deficiencies, and potential misrepresentations made during the review and approval process.

Based upon the apparent grading, site conditions, and/or proposed development activity, residents believe this project may unlawfully increase stormwater runoff onto adjacent properties and create or worsen flooding conditions throughout the surrounding neighborhood. The property is located near a floodplain and/or flood-prone area, substantially increasing the risk of harm to nearby homes and properties if development proceeds without comprehensive review and mitigation.

Additionally, the subject property is landlocked and does not appear to have lawful or adequate legal access for development purposes. Attached photographs and supporting documentation illustrate these concerns. It is the understanding and belief of residents that the landowner has failed to fully disclose the lack of lawful access to Council members and/or other reviewing officials during discussions related to this property.

Residents are additionally concerned that the physical layout and dimensions of the access area and surrounding roadway infrastructure do not appear capable of safely accommodating adequate two-way traffic flow, emergency vehicle access, required roadway standards,

sidewalks, pedestrian safety requirements, or related infrastructure improvements customarily associated with residential subdivision development. Residents respectfully submit that there appears to be insufficient space to safely construct and maintain compliant two-way street access together with sidewalks and related pedestrian infrastructure without creating additional safety, drainage, and property-impact concerns affecting the surrounding neighborhood.

Residents are further concerned that the substantial infrastructure costs likely necessary to make this property minimally suitable for development — including roadway construction, drainage improvements, stormwater management systems, grading, environmental mitigation, utility installation, and related access improvements — raise serious questions regarding the overall feasibility, sustainability, and eventual quality of the proposed project. Based upon the apparent conditions and limitations associated with the site, residents understand that roadway construction and related infrastructure costs alone could potentially exceed one million dollars before additional development-related expenses are considered.

Given these substantial constraints and costs, residents respectfully question whether the proposed development can realistically be completed in a manner consistent with applicable safety standards, infrastructure requirements, environmental protections, neighborhood compatibility, and the level of construction quality reasonably expected within the surrounding community.

Residents are further concerned that inaccurate, incomplete, or misleading information may have been presented regarding the property's access status, drainage concerns, environmental implications, and overall development feasibility. These matters should be fully investigated before any approvals, permits, variances, or land disturbance activities are permitted to proceed.

The affected area is also located near environmentally sensitive and protected land, including areas subject to environmental oversight and conservation concerns. Delaware law recognizes the importance of conserving open space, flood-prone land, wetlands, and environmentally sensitive areas for the protection of water resources, wildlife habitat, drainage management, and the health, safety, and welfare of surrounding communities.

Delaware statutes and public policy strongly support the preservation of open land and environmentally sensitive areas where development would negatively impact neighboring properties, drainage systems, or ecological resources. Residents note that efforts have already been made in good faith to resolve this matter cooperatively, including offers made by certain residents to the developer and/or landowner intended to preserve the property as maintained open land rather than pursue unsuitable development.

Residents further note that Delaware environmental policy, executive directives, and land-use regulations strongly favor the protection of environmentally sensitive lands, flood-prone areas, wetlands, drainage corridors, and open space. This includes applicable provisions of Delaware's Sediment and Stormwater Law (7 Del. C. Ch. 40), Delaware wetland and water resource protections, Kent County drainage and subdivision ordinances, applicable FEMA floodplain management standards, and gubernatorial environmental and resiliency initiatives intended to protect Delaware communities from increased flooding, stormwater impacts, environmental degradation, and inappropriate development within vulnerable areas.

Residents respectfully submit that approval of the proposed development would be inconsistent with the intent and purpose of these protections, particularly given the property's apparent access deficiencies, flood-risk concerns, environmental sensitivity, repeated prior denials, and longstanding unresolved drainage issues affecting neighboring properties and the surrounding community

Delaware law and Kent County drainage regulations prohibit development practices that increase runoff or direct stormwater onto neighboring properties. Delaware's Sediment and Stormwater Law (7 Del. C. Chapter 40), together with applicable stormwater regulations, requires developments to properly manage runoff and prevent adverse impacts to surrounding properties and downstream areas.

Kent County drainage standards likewise prohibit stormwater discharge practices that create flooding, standing water, erosion, sediment impacts, or concentrated runoff onto adjacent lands.

Residents' concerns include, but are not limited to:

- Increased flooding risk to neighboring properties;
- Development near or within flood-prone areas;
- Adverse impacts to nearby environmentally sensitive or protected land;
- Alteration of natural drainage patterns;
- Concentrated runoff toward homes or structures;
- Insufficient stormwater management infrastructure;
- Potential erosion and sediment impacts;
- Reduced natural absorption caused by grading or impervious surfaces;
- Lack of lawful or practical access to the property;

- Potential misrepresentations made during the review or approval process;
- Inadequate notice to affected neighboring property owners; and
- Ongoing failure to adequately address repeated community concerns despite multiple prior proceedings.

Accordingly, residents respectfully request that the County, Council, Planning Commission, and/or reviewing agencies:

1. Deny this application and dismiss the matter with prejudice;
2. Require engineering analysis demonstrating that runoff volumes and flow rates will not adversely impact neighboring properties;
3. Investigate the property's access status and determine whether lawful development access exists;
4. Review all floodplain, wetland, environmental, and flood-risk implications associated with the site;
5. Investigate whether inaccurate or incomplete information was presented during the approval process;
6. Review whether all required notice procedures were properly satisfied regarding the May 18, 2026 hearing and continued review proceedings;
7. Preserve the existing environmental and open-space characteristics of the property where appropriate; and
8. Require appropriate corrective mitigation measures where necessary.
9. Consider all applicable Delaware executive directives, environmental protection policies, floodplain management requirements, stormwater regulations, subdivision ordinances, and open-space preservation objectives relevant to the subject property and surrounding environmentally sensitive areas.

Residents further request that this letter, together with all attached photographs, video evidence, and supporting documentation, be included in the official record for this matter and that affected residents be notified of any hearings, approvals, variances, applications, or further actions related to this property.

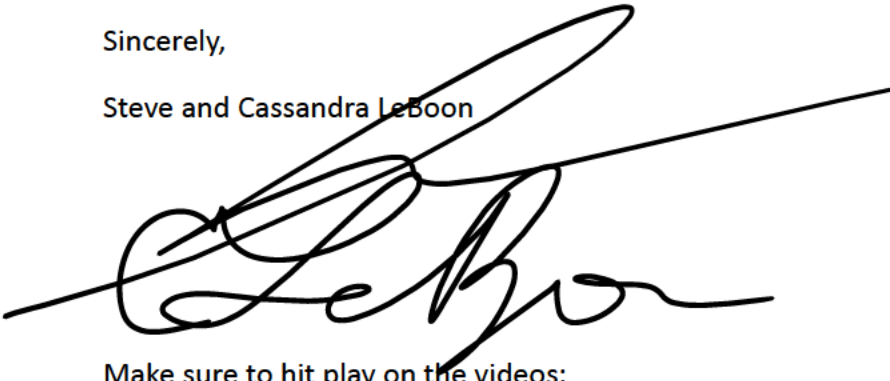
For further reference, The LeBoons are also attaching video evidence demonstrating a real-life example of the severe consequences that may occur when flooding regulations, stormwater management requirements, drainage protections, and responsible land-use practices are

ignored or inadequately enforced. This evidence is provided to illustrate the legitimate and substantial concerns shared by the surrounding community regarding the potential impact of the proposed development.

Thank you for your attention to these serious and ongoing concerns affecting the surrounding neighborhood and environment.

Sincerely,

Steve and Cassandra LeBoon

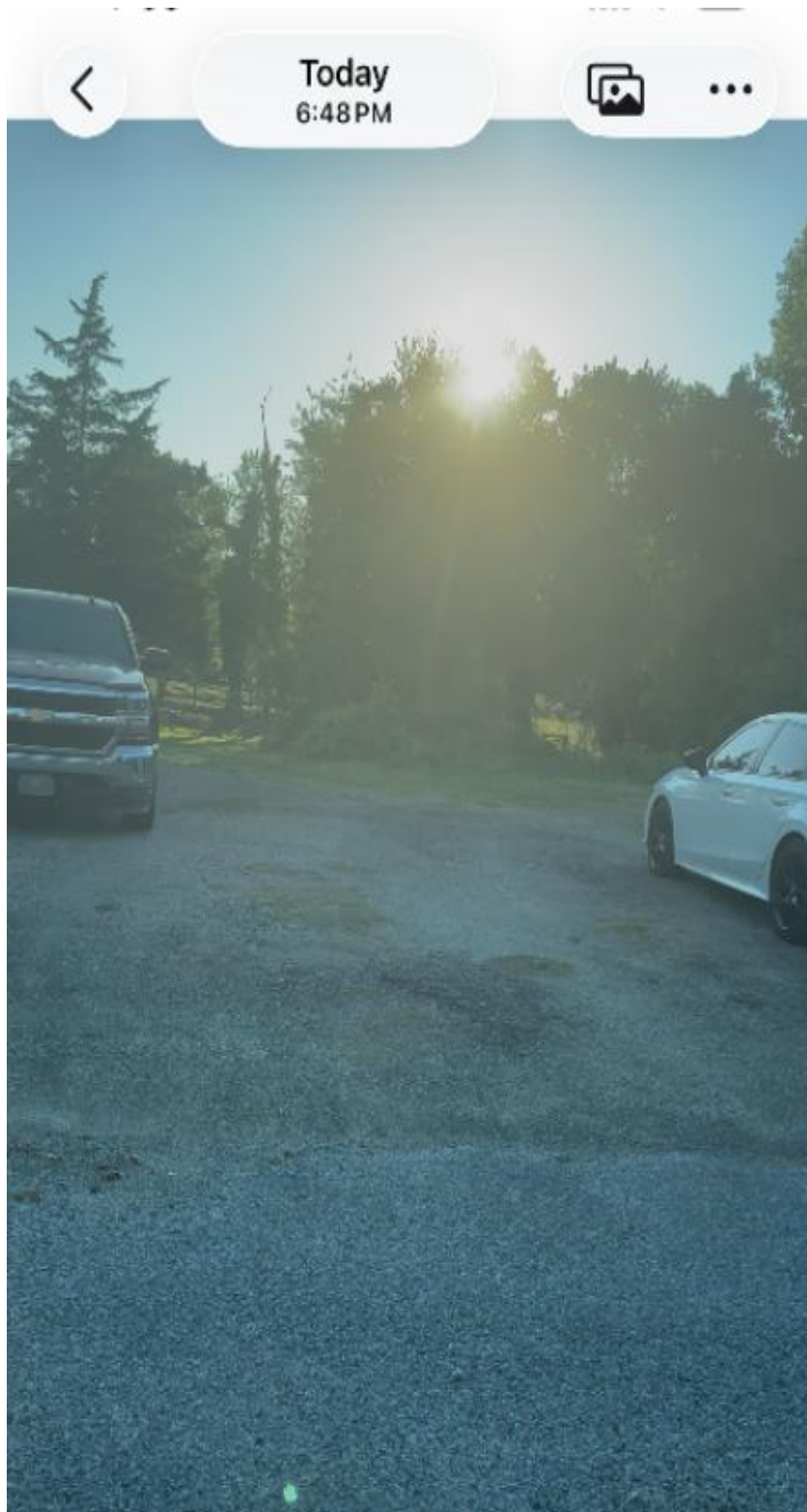
A handwritten signature in black ink, appearing to read 'LeBoon', with a long horizontal line extending from the end of the signature.

Make sure to hit play on the videos:

<https://share.icloud.com/photos/0f1F6rfQPgDe2xFgapgEe4reQ>

<https://share.icloud.com/photos/0d45SJ911HkZOOtk0EX5c5P6g>

P.S. Some residents have been cc'd on this letter.



Picture from Jefferson Terrace into the area in question.