

MEMORANDUM

To: Bruce M. Flower, Chairman,
and the Town of Wappinger Planning Board

Date: December 31, 2020

Subject: **Smith 3 Lot Subdivision**
Tax Lot 6157-02-899515

As requested, we reviewed the application submitted by Lawrence Paggi, PE (the "Applicant") on behalf of Pamela and Ronald Smith (the "Owner") for Subdivision Plat Approval.

The Property

The subject property is known as Tax Lot 6157-02-899515 on the Town of Wappinger Tax Assessment Maps and is located at the corner of Old Hopewell Road and Losee Road within the 1 Family Residence District (R-20) zoning district (the "Subject Property" or "Site"). Existing on the property single family home, a two-story carriage house and garage, a shed, and a circular drive way all of which would remain on Lot 1.

The Proposal

The Applicant is proposing to subdivide an existing 3.98 acre lot into 3 lots. The existing home and accessory buildings are proposed to remain on Lot 1 (1.98 acres) with 2 buildable lots created as Lot 2 and Lot 3, each approximately 1 acre (the "Project" or "Proposed Action").

Submission

The Applicant has submitted for review an Application for Subdivision Plat Approval dated 12/9/20; a Short Environmental Assessment Form (Short EAF) dated 12/4/20; and the following plans generally entitled "Lands of Smith" prepared by Lawrence Paggi, PE dated 12/7/20:

1. Sheet C1, "Preliminary Subdivision Plat,"
2. Sheet C2, "Grading and Utility Plan,"
3. Sheet C3, "Details."

We offer the following comments for your consideration.

REVIEW COMMENTS

1. Subdivision.
 - a. We defer to the Town Superintendent of Highways and the Town Engineer with respect to sight distance measurements at the proposed and existing driveways.
 - b. The subdivision as proposed leaves open the potential for further subdivision in the future. The Applicant should be requested to address this. If no future subdivision is proposed, a note should be added to the plans to that affect.
 - c. We are curious about the differing sizes of the proposed homes and the differing setbacks on Lot 2 and Lot 3. The Applicant should address why the subdivision is proposed without a uniform set back. If the additional setback on Lot 2 is required additional screening may be warranted.
2. SEQRA. The Proposed Action is considered an Unlisted action pursuant to SEQRA.
3. Environmental. The plans should bear a note explaining the potential presence of the Indiana Bat on the Site and the tree clearing restrictions mandated by the New York State Department of Environmental Conservation.

We look forward to discussing our comments with you. If you have any questions with respect to the above, please let us know.

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Junior Planner

cc: Paul Ackermann, Esq.
Barbara Roberti
Peter Setaro, PE
Michael Sheehan
Lawrence Paggi, PE (Applicant)

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