

MEMORANDUM

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

Date: April 13, 2022

Subject: **Cooper Road - Lot Line Realignment**
Tax Lots 6156-02-869803 and 6156-02-852826

As requested, we reviewed the application submitted by Day Stokosa Engineering (the "Applicant" and "Owner") for Subdivision Plat Approval.

The Property

The subject property is known as Tax Lots 6156-02-869803 and 6156-02-852826 on the Town of Wappinger Tax Assessment Maps and they are located on Cooper Road within the 1 Family Residence (R-20) zoning district (the "Subject Property" or "Site").

The Proposal

The Applicant is proposing to realign lots 1 and 3 of filed map 9132 by shifting lot 1 to the north-east and rerouting the long drive of lot 3 around. The purpose of this is to allow the sewage disposal system on lot 1 to shift and comply with separation requirements from water supply (the "Project" or "Proposed Action").

Submission

The Applicant has submitted for review an Application for Subdivision Plat Approval dated 1/12/22; a Short Environmental Assessment Form (Short EAF) with no date; a narrative prepared by Day Stokosa Engineering dated 3/9/22; a comment response memo prepared by Day and Stakosa Engineering with no date; and a 2 sheet subdivision plat entitled "Lot Line Realignment Filed Map 9132 Lots 1 & 3" prepared by Day Stakosa Engineering, dated 1/11/22 last revised 3/9/22.

We offer the following comments for your consideration.

REVIEW COMMENTS

1. SEQRA. The Proposed Action is considered a Type 2 action pursuant to SEQRA. No further SEQRA actions are required.

2. Common Driveway. The Applicant should demonstrate conformance with §240-20.A(1) which states that, "It shall be demonstrated that each single-family residential lot is capable of independent access over its own frontage".

We have no further comments. If you have any questions with respect to the above, please let us know.

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Principle Planner

Malcolm Simpson
Planner

cc: James Horan, Esq.
Barbara Roberti
Jon Bodendorf, PE
Michael Sheehan
Amy Bombardieri (Applicant)