

## **MEMORANDUM**

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

Date: July 13, 2022

Subject: **Cooper Road Conversion of Existing Residential Structure to Multi-family Dwelling– Amended Site Plan and Special Permit**  
Tax Lot 6156-02-872849

As requested, we reviewed the application of John Goetz of the Mid-Hudson Development Corp. (the “Applicant” and “Owner”) for Amended Site Plan Approval and Special Permit Approval.

### **The Property**

The subject property is a 3.62-acre lot located at 135 Cooper Road, is designated as tax lot 6156-02-872849 on the Town of Wappinger tax maps and is located within the R-20 Single Family Zoning District (the “Subject Property” or “Site”).

### **The Proposal**

The Applicant is proposing to convert an existing 1920 residence of over 4,000 sf. to a multi-family dwelling with 4 units (2 bedrooms each). The conversion will also require upgrades to the existing driveway and sewage system as well as an expansion of the existing parking area from 3 spaces to 11 (the “Project” or “Proposed Action”).

### **Submission**

The Applicant has submitted for review an Application for Site Plan Approval form dated 6/20/22; an Application for Special Permit Approval form dated 6/20/22; A Full EAF form prepared by John Goetz dated 6/20/22; and a site plan (1 sheet) entitled “Conversion of Existing Residential Structure to Multifamily Dwelling” prepared by Day and Stokosa and dated 6/2/22.

We offer the following comments for your consideration.

## **REVIEW COMMENTS**

1. SEQRA. The Proposed Action is considered a Type II Action pursuant to SEQRA. This Application requires no additional SEQRA action.

2. Environmental. The EAF identifies the potential presence of the Indiana Bat and the Blanding's Turtle on the Site. The Applicant should reach out to the NYSDEC for additional information on potential impact mitigation. Correspondence with the DEC should be forwarded to the Town to be included in the record.

The plans do not show an area of disturbance associated with the parking area improvements or the proposed SDS system but there is assumed to be tree clearing involved with the proposed SDS system and a note should be added to the plans for calendar restrictions on tree clearing as mitigation to the Indiana Bat.

3. Sight Distance. We defer to the Town Superintendent of Highways and the Town Engineer with respect to sight distance measurements at the existing driveway.
4. Lighting. The existing lighting conditions are not shown on the plans. The Applicant should confirm what the existing lighting conditions are and if the lighting is proposed to change with the change in use. Sufficient lighting for safety purposes should be proposed.
5. Driveway. Aerial imagery shows a shared driveway on the Site that is not shown on the plans. The Applicant should address the condition of the existing driveway.
6. Building Entrances. The proposed building entrances should be shown on the plans to demonstrate compliance with §240-56.F of the zoning law.

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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Senior Planner

Malcolm Simpson  
Planner

cc: James Horan, Esq.  
Barbara Roberti  
Jon Bodendorf, PE  
Michael Sheehan  
John Goetz