

MEMORANDUM

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

Date: September 29, 2022

Subject: **Mid-Hudson Islamic Association – Site Plan & Lot Line Realignment**
Tax Lots 6258-02-628535, 6258-04-664485, 6258-02-647552, & 6258-02-640551

As requested, we reviewed the application submitted by John Andrews (the “Applicant”) for Subdivision Plat Approval and Amended Site Plan Approval.

The Property

The subject property is known as Tax Lots 6258-02-628535, 6258-04-664485, 6258-02-647552, & 6258-02-640551 on the Town of Wappinger Tax Assessment Maps and they are located at 125 All Angels Road, 133 All Angels Road, and 218 Myers Corners Road within the 1 Family Residence (R-40) zoning district (the “Subject Property” or “Site”).

The Proposal

The Applicant is proposing to consolidate 4 adjoining lots under common ownership to create 1 tax lot of approximately 17.176 acres and make minor lot improvements including a 100'x120' gravel area parking area and the installation of a tent (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted for review an Application for Lot Consolidation Approval dated 9/2/22; an Owner Consent form dated 9/2/22; a project narrative dated received 9/19/22; a Short Environmental Assessment Form dated 9/15/22; and a 1 sheet subdivision plat entitled “Mid-Hudson Islamic Association Lot Consolidation Plat” prepared by RSA Engineering, dated August 2022;

1. Accessory Structure. We are curious about the proposed 45'x80' tent. Is this tent proposed to be permanent or intermittently used? Is the existing pad under the proposed tent proposed to be expanded or modified?
2. SEQRA. The Proposed Action is considered an Unlisted Action pursuant to SEQRA. The Planning Board should consider if they would like to pursue a coordinated or uncoordinated review and if they would like to serve as Lead Agency.

If you have any questions with respect to the above, please let us know.

Sarah Brown, AICP
Principle Planner

Malcolm Simpson
Planner

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