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MEMORANDUM

<i>To:</i>	Bruce M. Flower, Chairman And the Town of Wappinger Planning Board	<i>Date:</i>	1/13/2023
<i>From:</i>	Malcolm M. Simpson	<i>Project:</i>	Licari Subdivision
<i>cc:</i>	James Horan, Barbara Roberti, Bea Ogunti, Jon Bodendorf, Kiel Lawrence		
<i>Subject:</i>	Licari Subdivision Plan Review Tax Lot 6157-01-458871		

As requested, we reviewed the application made by Kiel Lawrence of K&J Partners, (the “Applicant”) for Subdivision Approval.

The Property

The subject property is an existing 1.64 acre lot, known as Tax Lot 6157-01-458871 on the Town of Wappinger Tax Assessment Maps, and would be subdivided to create 1 additional lot at 39 Middlebush Road in the Single Family Residential (R-20/40) zoning district (the “Subject Property” or “Site”).

The Proposal

The Applicant is proposing to subdivide one existing lot of 1.64 acres in the Single Family Residential (R-20/40) into two lots. Lot 1 would have an area of 30,709 S.F. and Lot 2 would have an area of 40,977 S.F.

Submission

The Applicant has submitted for review an Application for Preliminary Subdivision Approval dated 12/1/22; a Short Environmental Assessment Form dated 11/15/22; an Application/Decision & Order from the Town of Wappinger Zoning Board of Appeals; and a subdivision plat (1 page) prepared by Johnson Surveying and dated 9/15/22:

REVIEW COMMENTS

1. Variances. The Applicant has submitted an Application/Decision & Order from the Town of Wappinger Zoning Board of Appeals that details a granted variance for lot area, as Lot 1 is below

the minimum lot size, and a second variance for lot width where 125' is required and only 89' is available.

- a. There appears to be additional variances required for side yards on Lot 1. We are curious if these items were discussed when the Applicant was before the Zoning Board of Appeals or if the Applicant intends to return to the Zoning Board.
- b. We are curious which lot the variance for lot width was granted for as the subdivision plat does not label the lot width with a call out and the Schedule of Area and Bulk Requirements table on the subdivision plat shows Lot 1 with a lot width of 140' and Lot 2 with a lot width of 142'.

2. Environmental. The EAF identifies the potential habitat of the Indiana Bat. Notes will need to be added to the plat identifying the NYSDEC mitigation measures.

3. Sight Distance. We defer to the Town Superintendent of Highways and the Town Engineer in regards to the proposed sight distance plans.

4. SEQRA. The Proposed Action is an Unlisted Action with respect to SEQRA. The Planning Board should determine if they would like to pursue a coordinated or uncoordinated review, and if they choose to pursue a coordinated review, the Planning Board should discuss if they intend to serve as Lead Agency.