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## MEMORANDUM

<i>To:</i>	Bruce M. Flower, Chairman And the Town of Wappinger Planning Board	<i>Date:</i>	9/28/2023
<i>From:</i>	Malcolm M. Simpson	<i>Project:</i>	Farrell Subdivision
<i>cc:</i>	James Horan, Barbara Roberti, Bea Ogunti		
<i>Subject:</i>	Farrell Subdivision Plan Review Tax Lot 6357-03-045215.		

As requested, we reviewed the application made by Elizabeth Cowen, (the “Applicant”) for Subdivision Approval.

### The Property

The subject property is a 10.24 acre parcel at 403 All Angels Hill Road and is known as Tax Lot 6357-03-045215 on the Town of Wappinger Tax Assessment Maps in the Single Family Residential (R-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 is proposed to be 8.24 acres and Lot 2 is proposed to be 2 acres. Lot 1 would include the existing residence and detached garage and Lot 2 is proposed as a new residential lot with an individual OWTS with access off of All Angels Hill Road.

### Submission

The Applicant has submitted for review an Application for Preliminary Subdivision Approval dated 5/11/23; a Short Environmental Assessment Form dated 5/11/23; a narrative prepared by Brian Stokosa dated 8/29/23; and a subdivision plat (3 sheets) dated 1/12/23 last revised 5/26/23:

### REVIEW COMMENTS

1. **SEQRA.** The Application is an Unlisted Action with regards to SEQRA. The Planning Board should consider if they would like to pursue a coordinated or uncoordinated review. If they

choose to pursue a coordinated review, the Planning Board should consider if they would like to serve as Lead Agency.

2. **Environmental.** The EAF identifies the potential habitat of 2 threatened or endangered species; the Blanding's Turtle and the Indiana Bat. The EAF also identifies wetlands and flood plains on the Subject Property. Dutchess County Parcel Access shows extensive flood plains and federally regulated wetlands on the Subject Property. The Applicant should reach out to the NYSDEC and the ACOE for comment and all correspondence between the Applicant and those agencies should be forwarded to the Town for the record.
3. **Historical and Archeological Sensitivity.** The EAF identifies the site as being located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office archaeological site inventory. The SHPO CRIS online mapper also suggests the Application may already be in consultation with SHPO. The Applicant should address this. All correspondence between the Applicant and this agency should be forwarded to the Town for the record
4. **Long Form EAF.** Given the above comments, we recommend the Planning Board request a Full EAF be submitted as a part of the next submission.