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MEMORANDUM

<i>To:</i>	Bruce M. Flower, Chairman And the Town of Wappinger Planning Board	<i>Date:</i>	9/27/2023
<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.. Both lots are proposed to have private well water and municipal sewer connections.

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; a narrative letter Kiel Lawrence dated 9/18/23; and a subdivision plat (10 pages) prepared by Charles May & Associates, P.E. dated 9/12/23:

REVIEW COMMENTS

1. Environmental. The EAF identifies the potential habitat of the Indiana Bat. The Applicant should add a note to the plat stating compliance with the NYSDEC Indiana Bat mitigation measures.
2. Sight Distance and Traffic Control. We defer to the Dutchess County Department of Public Works and the Town Engineer in regards to the proposed sight distance plans and Traffic Control Plan.
3. 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.