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MEMORANDUM

<i>To:</i>	Bruce M. Flower, Chairman And the Town of Wappinger Planning Board	<i>Date:</i>	11/19/2023
<i>From:</i>	Malcolm M. Simpson	<i>Project:</i>	Torregrossa Subdivision
<i>cc:</i>	James Horan, Barbara Roberti, Bea Ogunti, Jon Bodendorf, Edward Torregrossa		
<i>Subject:</i>	Torregrossa Subdivision Plan Review Tax Lot 6257-02-986805		

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

The Property

The subject property is an existing 5.67 acre lot, known as Tax Lot 6257-02-986805 on the Town of Wappinger Tax Assessment Maps, and would be subdivided as to create 2 additional lots for a total of 3 lots accessed at 271 All Angels Hill Road 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 with a total of 5.67 acres into 3 lots, one with the existing residence and 2 building lots in the Single Family Residential (R-40) zoning district. The two building lots will share a driveway that would connect to All Angels Hill Road. The Subdivision would feature on-site wastewater management facilities on each lot in the form of in ground septic fields and connect to Town water (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted for review an Application for Preliminary Subdivision Approval dated 12/19/22; a Short Environmental Assessment Form dated 11/30/22; a comment response memo dated 6/7/23; a submission memo dated 10/25/23; and a subdivision plat (7 pages) prepared by Day and Stokosa dated 11/22/22 last revised 5/7/23:

REVIEW COMMENTS

1. Environmental. The Applicant has been in correspondence with the NYSDEC regarding the mitigation measures for endangered and threatened species for the Proposed Action. In an email received by the Applicant on October 19, 2023, Lisa Masi forwarded recommendations for avoidance and minimization measures as well as an education and encounter plan that could be used to be incorporated into the proposed plan. These recommendations should be incorporated into the plans as notes and a revised narrative should be submitted by the Applicant detailing the mitigation measures proposed for the Project.
2. Sight Distance. We defer to the Town Superintendent of Highways and the Town Engineer in regards to the proposed sight distance plans.
3. SEQRA. The Proposed Action is an Unlisted Action with respect to SEQRA. The Planning Board circulated their intent to serve as Lead Agency on January 24, 2023. As 30 days have passed with no objection received from the involved agencies, the Planning Board has assumed the role of Lead Agency. The next steps in the SEQRA process would be for the Planning Board to consider a determination of significance.