



555 Theodore Fremd Ave, Suite C-301
Rye, NY 10580
T: 914.967.6540
www.hardestyhanover.com

MEMORANDUM

<i>To:</i>	Bruce M. Flower, Chairman And the Town of Wappinger Planning Board	<i>Date:</i>	2/28/2024
<i>From:</i>	Malcolm M. Simpson	<i>Project:</i>	Heinemann Caretakers Cottage
<i>cc:</i>	Kyle Barnett, Barbara Roberti, and Bea Ogunti		
<i>Subject:</i>	1109-111 Routh 376 Tax Lots 6358-01-205670		

As requested, we reviewed the application made by Sarah Ryan (the “Applicant”) on behalf of Michelle Heinemann (the “Owner”) for Site Plan and Special Use Permit Approval.

The Property

The property is approximately 21.28 acres in size and located at 1109-1111 Route 376. It is designated as tax lot 6358-01-205670 on the Town of Wappinger tax maps and is within the R-80 zoning district (the “Subject Property” or “Site”).

The Proposal

The Applicant is proposing the legalization and conversion of an existing accessory structure to a caretaker’s residence (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted an Application for Site Plan Approval dated 2/5/24; an Application for Special Use Permit dated 2/5/24, a Short Environmental Assessment Form (EAF) dated 2/2/24; and a plan set (4 sheets) generally entitled “Amended Site Plan and Special Use Permit for Heinemann,” prepared by Day Stokosa Engineering, dated 1/31/24.

REVIEW COMMENTS

1. Application Forms. The application should be revised to note that the property is located within the R-80 Zoning District.

2. Special Use Permit. In accordance with Section 240-61.C of the Zoning Law, each structure shall be placed in a manner that will allow a future subdivision based upon compliance with current zoning regulations. The plans should be revised to demonstrate that the caretaker's residence could be provided on a conforming lot.
3. SEQRA. The Application is considered a Type II action with regard to SEQRA and no further SEQRA action is required.