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## MEMORANDUM

<i>To:</i>	Bruce M. Flower, Chairman And the Town of Wappinger Planning Board	<i>Date:</i>	1/31/2024
<i>From:</i>	Malcolm M. Simpson	<i>Project:</i>	Tyburczy Hundley & Carpenter
<i>cc:</i>	James Horan, Barbara Roberti, Bea Ogunti		
<i>Subject:</i>	Tyburczy, Hundley & Carpenter Lot Line Re-alignment Tax Lot 6056-03-227366 & 223388		

As requested, we reviewed the application of Nicholas Tyburczy, (the “Applicant”) for Lot Line Re-alignment Approval.

### The Property

The subject property is known as Tax Lots 6056-03-227366 & 223388 on the Town of Wappinger Tax Assessment Maps and is located at 109 Caroline Drive and 15 Thorn Acres Drive in the R-20 single family zoning district (the “Subject Property” or “Site”).

### The Proposal

The Applicant is proposing to realign the adjoining property lines of two existing tax parcels to transfer 0.144 acres from Lot 1 (227366) to Lot 2 (223388). Lot 1 is currently 1.154 acres and is proposed to be 1.01 acres and Lot 2 is currently 0.334 acres and is proposed to be 0.479 acres (the “Project” or “Proposed Action”).

### Submission

The Applicant has submitted for review an Application for Lot Line Realignment dated 1/12/24; and a 1 sheet subdivision plat entitled “Lot Line Re-Alignment of Lands of Tyburczy of Lands of Hundley/Carpenter” prepared by John J Post, Jr., dated 10/10/23:

## **REVIEW COMMENTS**

1. Schedule of Dimensional Regulations. The plat should be revised to show a bulk table enumerating the compliance of the proposed lots with the Schedule of Dimensional Regulations for the R-20 single family zoning district. As it is shown, Lot 1 will require a back yard variance for the 'Garage' building shown to be 36.7 feet from the rear lot boundary being proposed where a 40' rear yard is required.
2. SEQRA. The Proposed Action is a Type II Action with respect to SEQRA provided the Application does not require any area variances. Should this prove to be true, no further SEQRA actions will be required.

We look forward to discussing our comments with you. If you have any questions with respect to the above, please let us know.

Malcolm Simpson

Planner