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Wappingers Falls, New York 12590
Phone: 845-223-3202

March 1, 2024

Mr. Bruce Flowers, Planning Board Chairman & Planning Board Members
Town of Wappingers Planning Board
20 Middlebush Road
Wappingers Falls, NY 12590

Re: Heinemann Caretaker Cottage
Amended Site Plan and Special Use Permit
Town of Wappinger

Mr. Chairman and Planning Board Members:

With this cover letter I am submitting a revised Site Plan for the Heinemann project located at 1111 Route 376.

I offer the following responses to the review memo from Malcolm Simpson, H & H dated February 28, 2024:

REVIEW COMMENTS

1. Application Forms. The application should be revised to note that the property is located within the R-80 Zoning District.
Response: The applications state the Zoning district is R-80.
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.
Response: A visibility property line has been shown on the plans to demonstrate a possible subdivision should the need arise.
3. SEQRA. The Application is considered a Type II action with regard to SEQRA and no further SEQRA action is required.
Response: Comment acknowledged.

I offer the following responses to the Planning Board comments from the March 4, 2024 Planning Board meeting:

- The application must be amended to reflect that the property is in the R-80 Zone
Response: The application reflects the R-80 Zoning District.
- The plans need to depict the ability for a future/ hypothetical subdivision of the caretaker's cottage from the main house while meeting all setback requirements.
Response: A feasible property line has been shown on the plans to demonstrate a possible subdivision should the need arise.
- We need to determine what grading will be involved in the septic replacement (may trigger the need for a grading permit).
Response: Grading is required for the septic system and has been detailed on the attached plan set.
- Any additions necessary for the tiny home structure to meet square footage requirements need to be shown on the plan.
Response: The square footage for the proposed Caretakers Cottage has been added to the architectural plans.
- We will need to follow up with County Emergency Services for a determination as to whether the caretaker's cottage will need a separate address for the purpose of emergency calls. They were concerned that if someone called 911 there would be confusion about to which house they would respond.
Response: County Emergency Services will be contacted to determine if Caretaker's Cottage needs a separate address. Once we have a determination from them, we will share that information with the Board.

Please feel free to contact me if you require any further information or have questions about the information provided herein.

Sincerely,



Brian J. Stokosa, P.E.

Cc:file