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MEMORANDUM

To: Bruce M. Flower, Chairman,
and the Town of Wappinger Planning Board

Date: January 2, 2025

Subject: **Horbar & Hochweiss Lot Consolidation Review**
Tax Lots 6057-02-970725 & 978713

As requested, we reviewed the application of Sharon Hochweiss and Gary Horbar, (the “Applicant”) for Lot Consolidation Approval.

The Property

The subject property is known as Tax Lots 6057-02-970725 & 978713 on the Town of Wappinger Tax Assessment Maps and can be identified as Lots 3 and 4 in the Obercreek subdivision on New Hamburg Road in the R-40/80 single family zoning district (the “Subject Property” or “Site”).

The Proposal

The Applicant is proposing to merge two existing tax parcels (0.923 acres & 1.093 acres) to create one lot proposed to be 2.016 acres in size (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted for review an Application for Lot Line Realignment dated 7/11/24; and a 1 sheet subdivision plat entitled “Lot Merger Map Prepared for Sharon Hochweiss” prepared by Robert F. Oicle, dated 8/15/24:

REVIEW COMMENTS

1. Bulk Table. The plat should be revised to include a bulk table which includes the setback requirements of the zoning district and how the proposed conditions will satisfy those requirements. Given the nature of the lot consolidation, it is anticipated that these setback

requirements are not at risk of non-compliance. At the discretion of the Planning Board, the bulk table can be considered a condition of final approval.

2. SEQRA. This Application is categorized as a Type II Action under SEQRA and requires no additional SEQRA action.

Malcolm Simpson
Planner

cc:
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Michael Sheehan