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MEMORANDUM

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

Date: January 21, 2025

Subject: **Mountainview Ranch Lot Line Re-alignment Review**
Tax Lot 6359-01-134683, 050625, & 182562

As requested, we reviewed the application of John and Derek Ostuni, (the “Applicant”) for Lot Line Re-alignment Approval.

The Property

The subject property is known as Tax Lots 6359-01-134683, 050625, & 182562 on the Town of Wappinger Tax Assessment Maps and is located at 90 Smith Crossing Road and 50 Ostuni Way in R-3A single family zoning district (the “Subject Property” or “Site”).

The Proposal

The Applicant is proposing to realign the adjoining property lines of three existing tax parcels to create better access to each individual lot (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted for review an Application for Lot Line Realignment dated 11/21/24; and a 1 sheet subdivision plat entitled “Lands of Ostuni” prepared by Decker Surveying, dated 6/20/23, last revised 11/20/24:

REVIEW COMMENTS

1. SEQRA. The Proposed Action is a Type II Action with respect to SEQRA provided the Application does not require any area variances. Should this continue to be true, no further SEQRA actions will be required.
2. 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-3A single family zoning district. This information is required to determine the zoning compliance of the proposed lots.
3. Zoning Compliance. Proposed Lot 1 appears to have two residential buildings and no well shown. Additionally, the locations of the existing on-site sewage systems are not shown for all lots. All existing lots are currently a part of the Agricultural District and farm worker housing is awarded protections from local zoning laws under Section 305-a of the Agriculture and Markets Law. We defer to the Planning Board Attorney regarding what legal agreements may be required for the sharing of wells and/or on-site septic across lots.

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

cc:
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Barbara Roberti
Lawrence Paggi, PE
Michael Sheehan