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MEMORANDUM

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

Date: January 2, 2025

Subject: **Obercreek & Chapel of Sacred Mirrors (COSM) Lot Line Re-alignment**
Tax Lots 6057-02-855674 & 6057-02-855674

As requested, we reviewed the application of Alex Grey and Alexander Reese, (the “Applicant”) for Lot Line Re-alignment Approval.

The Property

The subject property is known as Tax Lots 6057-02-855674 & 6057-02-855674 on the Town of Wappinger Tax Assessment Maps and can be identified as Lots 2 and 1 on Wheeler Hill Road in the R-40/80 single family zoning district (the “Subject Property” or “Site”).

The Proposal

The Applicant is proposing to convey approximately 1.47 acres from Lot 2 to Lot 1. The area to be conveyed hosts a 2-story frame house with accessory garage (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted for review an Application for Lot Line Realignment dated 3/14/25; and a 1 sheet subdivision plat entitled “Lot Line Revision Lands of Obercreek L.P. & Lands of the Church of Sacred Mirrors (CoSM)” prepared by LaBella, dated 3/11/25:

REVIEW COMMENTS

1. Setback Requirements. The schedule of use requirements (240 Attachment 1) states that Places of worship, including rectories, parish houses and religious schools are permitted uses in the R 40/80 zoning district with minimum setbacks from *adjacent residential*

properties equal to twice those otherwise required in the district in which the property is located. The Applicant has represented that while the adjacent property is zoned R 40/80, it is not developed as a residential property and is within a conservation easement and therefore will not be developed for residential use and so the setbacks have not been doubled from those otherwise required in the district. We concur with this interpretation but defer to the Zoning Administrator's interpretation of the code.

2. Existing Conditions. The existing conditions survey shows the area to be conveyed and does not show the existing conditions of Lot 1 or Lot 2 beyond the immediate area. The subdivision code (Section 217 Attachment 1 A.(4)) requires the location of all existing structures. We defer to the Zoning Administrator as to whether this requires the existing conditions surveyed and depicted for the totality of the lots in the instance of a lot line realignment.
3. SEQRA. The Action is a Type 2 action under SEQRA and requires no further action.

Malcolm Simpson
Planner