

MEMORANDUM

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

Date: April 14, 2021

Subject: **Smith 3 Lot Subdivision**
Tax Lot 6157-02-899515

As requested, we reviewed the application submitted by Lawrence Paggi, PE (the "Applicant") on behalf of Pamela and Ronald Smith (the "Owner") for Subdivision Plat Approval. Since the Applicant has not submitted new plans since the March 15th meeting, the comments found in this memo are unchanged from our March 10 memo.

The Property

The subject property is known as Tax Lot 6157-02-899515 on the Town of Wappinger Tax Assessment Maps and is located at the corner of Old Hopewell Road and Losee Road within the 1 Family Residence District (R-20) zoning district (the "Subject Property" or "Site").

The Proposal

The Applicant is proposing to subdivide an existing 3.98 acre lot into 3 lots. The existing buildings are proposed to remain on Lot 1 (1.98 acres) with 2 buildable lots created as Lot 2 and Lot 3 (each approximately 1 acre) (the "Project" or "Proposed Action").

Submission

The Applicant has submitted for review an Application for Subdivision Plat Approval dated 12/9/20; a Short Environmental Assessment Form (Short EAF) dated 12/4/20; and the following plans generally entitled "Lands of Smith" prepared by Lawrence Paggi, dated 12/7/20, most recently revised 2/16/21:

1. Sheet C1, "Preliminary Subdivision Plat,"
2. Sheet C2, "Grading and Utility Plan,"
3. Sheet C3, "Details."

We offer the following comments for your consideration.

REVIEW COMMENTS

1. Site Plan.

- a. We defer to the Town Superintendent of Highways and the Town Engineer with respect to sight distance measurements at the proposed and existing driveways.
- b. We defer to the Town Attorney regarding any existing or necessary access, utility, or maintenance easements required for the Proposed Action.
- c. There appears to be grading proposed outside the proposed area of disturbance and within an area of existing vegetation proposed to remain. The Applicant should address this and clarify if this is a typographical error or if the area of disturbance needs to be revised.

2. SEQRA. The Proposed Action is considered an Unlisted action pursuant to SEQRA.

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

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Practice Lead - Planning

Malcolm Simpson
Planner

cc: Paul Ackermann, Esq.
Barbara Roberti
Peter D. Setaro, PE
Michael Sheehan
Lawrence Paggi (Applicant)

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