

## **MEMORANDUM**

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

Date: June 3, 2021

Subject: **Colon Hyrdotherapy Kent Road – Special Permit Applicant**  
Tax Lot 6156-02-710924

As requested, we reviewed the application of Colon Hyrdotherapy Kent Road made by Marie E. Laroque (the “Owner” and “Applicant”) for Special Permit Approval.

### **The Property**

The subject property is a 0.59-acre lot located at 58 Kent Road, and is designated as tax lot 6258-03-461023 on the Town of Wappinger tax maps and is located within the R-20 Residential District (the “Subject Property” or “Site”).

### **The Proposal**

The Applicant seeks to convert an existing single-family residence to include a Home Occupation special permitted use. The existing building footprint and surrounding parking areas are proposed to remain unchanged (the “Project” or “Proposed Action”).

### **Submission**

The Applicant has submitted for review an Application for Special Use Permit dated 5/11/21; a Short Environmental Assessment Form (SEAF) with no date; a project narrative dated 5/11/21.

We offer the following comments for your consideration.

## **REVIEW COMMENTS**

1. SEQRA.
  - a. The Proposed Action is considered a Type II action pursuant to SEQRA. No further SEQRA action is required.
  
2. Site Plan.

- a. The narrative suggests that there is no improvements proposed outside of the existing single family residence and that there would not be an area of disturbance. However, the short EAF identifies a 1384 SF area of disturbance (sEAF 3.a). The Applicant should address this.
- b. The narrative suggests but does not explicitly state that the driveway would be able to accommodate the vehicles of potential clientele. This should be confirmed, and the Applicant should address if they anticipate on street parking as a result of the change in use.
- c. The Applicant should address if they propose any signage or outdoor lighting to accommodate the change in use.

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

David H. Stolman, AICP, PP  
Practice Lead - Planning

Malcolm Simpson  
Planner

cc: Paul Ackermann, Esq.  
Barbara Roberti  
Peter D. Setaro, PE  
Michael Sheehan  
Marie E Laroque (Applicant)

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