



MEMORANDUM

TO: Town of Amenia Planning Board
FROM: John V. Andrews, Jr., P.E.
PROJECT: Broughton – Lot Line Re-Alignment and GMSES -Revised Submittal
SUBJECT: Review Comments
JOB NO.: 23-352-119
DATE: February 26, 2024

Pursuant to your request, we have reviewed the following revised documents submitted in support of the above-described project:

1. Town of Amenia Planning Board-Subdivision/Lot Line Preliminary Plat Plan Application-Broughton dated December 22, 2023.
2. Town of Amenia Planning Board-Land Use Application-Broughton dated December 22, 2023.
3. Town of Amenia Agricultural Data Statement
4. Town of Amenia Planning Board – Subdivision-Final Plat Plan Application-Broughton dated December 22, 2023.
5. Lot Line Adjustment Map-Dimitriou Subdivision-prepared by Kirk K. Horton, LS, dated October 27, 2023, last revised January 22, 2024, scale 1" = 50'.

The project site is in the Suburban Residential(SR) Zoning District, the Scenic Protection Overlay District, and the Primary Valley Bottom Aquifer (PVBA).

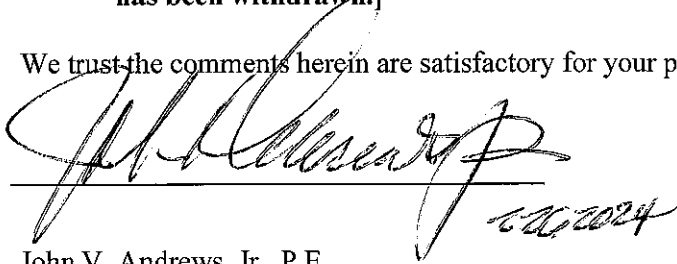
The project originally involved two (2) actions, a lot line realignment between two (2) existing parcels with one parcel transferring 0.58 acres of land to the other and the installation of a ground mounted solar energy system (GMSES) on that portion of the property that is being transferred between the lots. The solar application has been withdrawn via email from the applicant's authorized representative dated February 21, 2024. The application is for a lot line realignment only.

The following comments are offered for your consideration. The comments are numbered to correspond to the comments contained in our December 12, 2023 review memorandum. New comments are indicated in **BOLD**.

1. Lot line realignments are considered Minor Subdivisions under the Town Code. This should be processed as a minor Subdivision. A public hearing will be required. **[The application is sufficiently complete to permit the scheduling of a public hearing if the Planning Board is ready to do so.]**
2. Lot lines changes are considered Type II actions under SEQRA. No environmental review is required. A fully completed Short Environmental Assessment Form (SEAF) was included with the Application. No conditions of concern were identified.**[No further comment required.]**

3. The Application incomplete. As noted above, there is now a house on one of the lots that does not appear on any of the plans or other documentation. The house on Tax Parcel No, 7166-00- 194282 should be clearly indicated on the plat with all setbacks identified. Further, the lots involved are covered by two separate deeds of record that reflect two different owners. The ownership may include common elements (husband and wife) but because of the way the deeds are worded and other information, both property owners should be reflected in the documentation and sign the various applications and/or authorization. **[The application has been revised to reflect the differing ownership of the two involved parcels. This includes the Owners Consent Note on the plat.]**
4. The Owners Consent Note will need to be signed and dated following the date of last revision by representatives of both owners. **[Both lot owners now indicated.]**
5. The Surveyors certification will need to be signed and sealed prior to signature by the Chairman.
6. Permission to file will need to be obtained from Dutchess County Department of Health prior to signature by the Chairman.
7. The well and onsite wastewater treatment facilities for each lot should be shown and noted on the plat. **[The onsite wastewater treatment system for Lot 1 is no indicated on the plat and should be.]**
8. In the event the applicant elects to pursue a GMSES, the location of the array with all setbacks should be shown on the subdivision plat. **[Comment no longer applies. The solar application has been withdrawn.]**

We trust the comments herein are satisfactory for your purposes. If there are any questions, please advise.



John V. Andrews, Jr., P.E.

cc: Paul Van Cott, Esq.