



## MEMORANDUM

**TO:** Town of Amenia Planning Board  
**FROM:** John V. Andrews, Jr., P.E.  
**PROJECT:** Cascade Mountain Lands–Lot Line Re-Alignment  
**SUBJECT:** Review Comments  
**JOB NO.:** 25-352-132  
**DATE:** February 19, 2025

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

1. Letter to Town of Amenia Planning Board-Cascade Mountain Lands Lot Line Change from Rennia Engineering, PLLC dated February 10, 2025.
2. Town of Amenia Planning Board-Subdivision/Lot Line Preliminary Plat Plan Application-Cascade Mountain Lands dated February 7, 2025.
3. Town of Amenia-Subdivision Final Plat Plan Application- Cascade Mountain Lands.
4. Town of Amenia Planning Board Authorization of Agent-Cascade Mountain Road dated February 7, 2025.
5. Town of Amenia Agricultural Data Statement -Jeff Wandersman.
6. Drawing 1 of 1-Agricultural District Map-Cascade Mountain Lands prepared by Rennia Engineering Design, PLLC, dated February 6, 2025, scale 1" =1,000'.
7. Short Environmental Assessment Form-Cascade Mountain Lands Lot Line Change dated February 7, 2025.
8. Drawing 1 of 1-Lot Line Realignment Plat-Cascade Mountain Lands prepared by Rennia Engineering Design, PLLC dated February 10, 2025, scale As Noted.

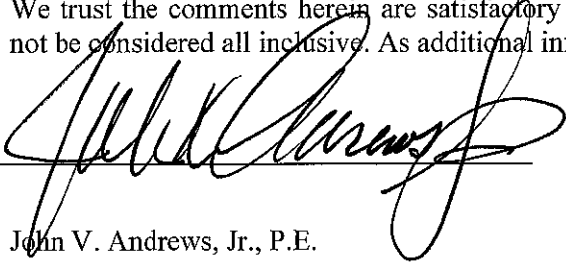
The project is located in the Rural Agricultural (RA) and Rural Residential (RR) Zoning Districts. The area along Cascade Mountain Road, involving the first two (2) parcels, is in the RR District. The portion beyond those parcels to the west is in the RA District. Portions of all of the parcels are in the Scenic Protection Overlay (SPO). This includes the northerly portion of the front two (2) parcels and the majority of the westerly end of the project. All the parcels are located in the Upland Aquifer. None of the parcels involved are located in Agricultural District 21, although many of the surrounding parcels are and have been referenced on the Agricultural Data statement submitted with this application.

The project, as we understand it, involves a lot line realignment among three (3) existing parcels which results in three (3) parcels of differing size, all now with frontage on Cascade Mountain Road. No improvements or physical changes are proposed as a result of this action.

The following comments are offered for your consideration:

1. Lot line realignment involving up to three (3) lots are considered Minor Subdivisions under the Town Code. This should be processed as a minor Subdivision. A public hearing is required.
2. Lot lines changes (realignments) 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.
3. The Owners Consent Note will need to be signed and dated following the date of last revision by representatives of both owners.
4. The Surveyors certification will need to be signed and sealed prior to signature by the Chairman.
5. Permission to file will need to be obtained from Dutchess County Department of Health prior to signature by the Chairman.
6. Ownership of the parcels involved is unclear. The Plat indicates one owner, the application a different Owner. The most current deed reflects a third owner. Future submittals shall clarify the ownership issue.
7. Proposed Lot 2 meets the definition of a flag lot. Flag lots are subject to the provisions of Town Code Section 105.21.F. Flag lots (also referred to as "rear lots") are allowed only by express waiver of the Planning Board granted in its sole discretion. Future submittals shall provide such information as required by the Town Code to allow the Planning Board to make the necessary determination with respect to the applicability of the proposed lot. A driveway plan and profile demonstrating a suitable means of access for Lot 2 should be provided.

We trust the comments herein are satisfactory for your purposes. The comments contained herein shall not be considered all inclusive. As additional information is provided further comment may be possible.



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

cc: Paul Van Cott, Esq.