

MEMORANDUM

PPBS inc.

Planning Programming Budgeting Services Inc. 50 Elmwood Drive Highland Mills, New York 10930

TO: Town of Gardiner Planning Board

FROM: James M. Freiband, Principal Planner

DATE: December 12, 2018

SUBJECT: Preliminary Plat Public Hearing – Calderone 2 Lot Minor Subdivision – South Mountain Road (20 Calderone Drive)

1. As requested, I have reviewed preliminary subdivision plat for a flag lot subdivision of a 68 acre parcel with frontage on South Mountain Road. The plan dated 11/30/18 shows two lots with fee frontage on South Mountain Road with a right of way to the proposed 58 acre rear parcel. The application has been revised to correspond to the flag lot development per section 220-23. These two lots are a re-subdivision earlier of the parent parcel John M Calderone lot.
2. The proposed lot consists of densely woodland with a small portion of GA-16 at the northern-most boundary. There is no impact on the wetland portion of Lot 2.
3. The essential requirement for flag lot development is that access be established with clearly defined requirements for the parties to the common or right of way to the public road. The driveway agreement must be filed with the subdivision map and referenced thereon.
4. This is a conventional development in the RA Zone and is not subject to a Conservation Analysis or required easements.
5. I have reviewed the SEAF dated October 25, 2018 and have determined that this is an unlisted action. There are no EAF mapper indications that would preclude a negative declaration, as recommended..
6. RECOMMENDATION: This is a minor subdivision and therefore only requires a single hearing unless modifications are required. Based on the application and 11/30 map, the subdivision meets all requirements for a flag lot subdivision, being lots 2 and 3 of the parent parcel subdivision of 2003. Subject to any information at the public hearing, it is recommended that the flag lot subdivision be approved and the Board waive the final public hearing with the conditions that the applicant submit the required driveway agreement and easement documents for filing, owners signature, maps in final form and payment of all fees.