

Memorandum

To: Town of Washington Planning Board
From: AKRF, Inc. (A. Werner, AICP, A. Moore, AICP)
Date: June 25, 2025
Re: Casertano Site Plan (20 Short Road)
cc: Anthony Frisenda (Applicants' architect / representative)
Hannah Atkinson (PB Attorney)

AKRF, Inc. has reviewed the following documents and plans for the above referenced application:

- Planning Board Pre-Application Request dated 5/20/25
- Planning Board Application dated 6/17/25
- Owner's Endorsement dated 5/20/25
- Consent to Inspection dated 6/17/25
- Property survey prepared by Johnson Surveying and dated 8/30/21.
- Site Plan (1 sheet) prepared by Frisenda Architects and signed/dated 6/17/25.
- Property Deed.
- Short Environmental Assessment Form (EAF), unsigned, undated.

PROJECT DESCRIPTION

The Applicants and property owners, Alexander and Renee Casertano, are seeking site plan approval from the Planning Board to expand a preexisting nonconforming house on a 1.2-acre lot located at 20 Short Road (tax ID: 6965-00-041827-0000) in the RR-10 zoning district. According to the Applicants' architect, the existing 2-story, 3-bedroom, 1 bathroom house is 1,086 sf including a roofed porch and finished basement. The proposed two-story addition would extend from the eastern (rear) side of the house, adding 1,889 sf consisting of a new finished basement; new living room, mud room, and half bath on the first floor; and a new bedroom and full bath on the second floor. According to the architect there will be no net increase in bedrooms with the addition (i.e. the house would remain 3 bedrooms) because the 3 bedrooms on the second floor of the existing house (before the addition) will be consolidated into 2 bedrooms following the addition. The addition would increase the size of the house by 174%.

The project required the following approvals from the Zoning Board of Appeals (ZBA) which were granted by the ZBA at its April 15, 2025 meeting:

- A special permit to expand the nonconforming house (§ 165-84.G) (which triggers Planning Board site plan approval)
- Three area variances: 1) to exceed the 25% expansion permitted by the special permit (174% proposed), 2) to allow a side yard setback of 45' where 100' is permitted (55' of setback relief requested), and 3) to increase bulk within the reduced southern side yard setback.

COMMENTS

APPLICATION COMPLETENESS

1. If the application proceeds to the Planning Board following the ZBA's review, the site plan should be revised to include the correct zoning district (RR-10), the existing/proposed setbacks for the house and the approximate location of the septic system.

2. The Site Plan should be updated to depict the limit of disturbance necessary to accommodate the proposed construction and any proposed erosion control measures during site disturbance and construction (i.e. silt fence).
3. In addition to the owner/applicant signature block shown on the submitted Site Plan, the Site Plan will require the Planning Board signature block to be completed by the Planning Board Chair should the application be approved. Template provided below.

TOWN OF WASHINGTON PLANNING BOARD
PLAN APPROVAL

The plan of development for the property as depicted hereon was approved by a majority of the members of the Town of Washington Planning Board at a meeting held on _____, and the conditions of Site Plan Approval have been satisfied or arrangements have been made to ensure the completion of any outstanding or incomplete conditions.

Chair

Date

CODE COMPLIANCE

4. According to the application, the subject property is 1.2 acres (52,272 sf) allowing a maximum lot coverage of 5,227 sf (10% for the RR-10 district). The application states that the existing structural coverage on the property (house, garage, barn) is approximately 1,990 sf (approximately 3.8%) which is below the maximum allowable coverage of 10% for the RR-10 district. With the proposed addition (approximately 846 sf of additional coverage per the application) the coverage would increase to approximately 5.4% which remains below the maximum allowable coverage.
5. Per the submitted floor plans, the addition would consist of a new finished basement space; new living room, mud room, and half bath on the first floor; and a new bedroom and full bath on the second floor. According to the architect there will be no net increase in bedrooms with the addition (i.e. the house would remain at 3 bedrooms) because the 3 bedrooms on the second floor of the existing house (before the addition) will be consolidated into 2 bedrooms following the addition.

If the septic system is currently sized for a 3-bedroom house, no additional information on the adequacy of the septic system should be required.

6. According to the Town’s Natural Resource Inventory (NRI) Map 12 and the New York State Dept. of Environmental Conservation (NYSDEC) Environmental Resource Mapper, the project property does not contain wetlands or watercourses, and the site of the proposed addition is beyond 100 feet of any off-site wetlands/watercourses. No wetland permits should be necessary.

REFERRALS

7. The property is within 500 feet of a State road (Route 44) and within 500 feet of a farm operation in an agricultural district (AD 21). Since this is a site plan application, it is subject to referral to County Planning pursuant to General Municipal Law (GML) 239-m. The County is required to respond within 30 days.

SEQRA

8. This application is considered a Type II Action under the State Environmental Quality Review Act (SEQRA), which requires no environmental review or submission of an Environmental Assessment Form. The applicable Type II citations are as follows:

“6 NYCRR 617.5(c)(11) – construction or expansion of a single-family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections as provided in paragraph (13) of this subdivision and the installation, maintenance or upgrade of a drinking water well or a septic system, or both, and conveyances of land in connection therewith.”

RECOMMENDATION

At the July 1, 2025 meeting, AKRF recommends that the Planning Board discuss the application and consultant comments, classify the application as Type II under SEQRA (6 NYCRR 617.5(c)(11)), refer the application to Dutchess County Planning pursuant to GML 239-m, and set a public hearing for August 5, 2025.