



Site Planning	Environmental Studies
Civil Engineering	Entitlements
Landscape Architecture	Construction Services
Land Surveying	3D Visualization
Transportation Engineering	Laser Scanning

August 18, 2017

Honorable Chairman Mark Galezo and
Members of the Conservation Board
Philipstown Town Hall
238 Main Street
Cold Spring, NY 10516

Re: JMC Project 15004
Homeland Towers Philipstown – NY171
50 Vineyard Road
Town of Philipstown, NY

Dear Chairman Galezo and Members of the Board:

At the June 13, 2017 Conservation Board meeting, concerns were expressed regarding the subject property and its location within certain overlay districts in the Town. The three overlay districts are the Scenic Protection Overlay District, Scenic Ridgeline Overlay, and the Open Space Conservation Overlay District.

Attached are the three maps that make up the Town of Philipstown Resource Protection Overlay District Zoning Map. Each map identifies the subject property and shows its relation to each district. As shown on the Scenic Protection Overlay District map, the property does not lie within the district, but the southwest corner of the property abuts it. The second sheet is the Scenic Ridgelines map, and depicts scenic ridgelines within the Town. As shown on the map, the subject property does not contain any scenic ridgelines. The last map depicts the Open Space Conservation Overlay District with the project site identified. As shown, the site does not lie within the Open Space overlay.

We trust that this information is sufficient to complete your review of this application and look forward to discussing this matter with you further. Please feel free to contact our office at (914) 273-5225 with any questions you may have regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'James E. Caris', is written over the typed name.

James E Caris
Project Manager

cc: Vincent Xavier, Homeland Towers, LLC w/ enc.
Robert Gaudio, Esq. w/ enc.

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