

**Philipstown Planning Board Meeting
Butterfield Library
10 Morris Avenue
Cold Spring, New York 10516
January 16, 2014
Agenda**

Public Hearing

Olspan Warehouse LLC

Pledge of Allegiance

Roll Call

Approval of Minutes – November 19, 2103

1. **Olspan Warehouse LLC** (Cyberchron Building) – Site plan application – 2700 Route 9, Cold Spring: Submission of revised materials/discussion
2. **Hudson Highlands Reserve** – Conservation subdivision application – Horton Road and East Mountain Road No., Cold Spring: Informal review

Adjourn

Note: All items may not be called. Items may not always be called in order.

Anthony Merante, Chairman

**Philipstown Planning Board
Public Hearing – January 16, 2014**

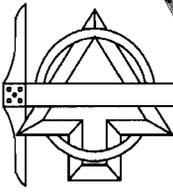
The Philipstown Planning Board for the Town of Philipstown, New York will hold a public hearing on Thursday, January 16, 2014 at 7:30 p.m. at the Butterfield Library on 10 Morris Avenue in Cold Spring, New York to consider the following application:

Olspar LLC Warehouse - Application dated November 7, 2013 for site plan approval and wetland application for the renovation of an existing light manufacturing/office building and the construction of a new addition for a new passive warehouse space for the storage of personal property. The property also contains an existing single-family residence, which will remain on-site as a caretaker residence. The renovation and new construction will be completed in currently developed portions of the property. The existing building on the site is 10,798 square feet in size. The expansion will add 8,676 of new space to the building with a small open courtyard in the central area of the warehouse. In total, the proposed warehouse space will contain approximately 19,474 square feet. The property is located at 2700 Route 9 in the Town of Philipstown. The project is located in an "OC" (Office/Commercial/Industry Mixed-Use) district. (tax map #38-3-24)

At said hearing(s) all persons will have the right to be heard. Copies of the application, plat map, site plan and related material may be seen in the Office of the Planning Board at the Town Hall.

Dated at Philipstown, New York this 30th day of December 2013.

Michael Leonard, Chairman



BADEY & WATSON

Surveying & Engineering, P.C.

Land Surveying
Civil Engineering
Laser Scanning
GPS Surveys
Site Planning
Subdivisions
Landscape Design

3063 Route 9, Cold Spring, New York 10516
(845)265-9217 (877)3.141593 (NY Toll Free) (845)265-4428 (Fax)
email: info@badey-watson.com website: www.badey-watson.com

Glennon J. Watson, L.S.
John P. Delano, P.E.
Peter Meisler, L.S.
Stephen R. Miller, L.S.
Jennifer W. Reap, L.S.
Robert S. Miglin, Jr., L.S.
Mary Rice, R.L.A., Consultant
George A. Badey, L.S., (1973-2011)

January 2, 2014

Anthony Merante, Chairman
Philipstown Planning Board
238 Main Street
Cold Spring, NY 10516

RE: Olspan - Submission of Revised Plans

Dear Mr. Merante and Honorable Board Members:

We are submitting herewith 13 copies of sheets 4 and 5 of our site plan for the captioned property. The plans were revised on December 30, 2013. As you review the plans you will see that the additional landscaping suggested by Mr. Zuckerman during the Planning Board's site visit has been added to the plan. The additional landscaping activity will require additional erosion control measures (silt fence), which have also been added to the plan. The other sheets in the set have not changed.

We look forward to discussing the plans during the Public Hearing scheduled for January 16, 2014.

As always, thank you for your consideration of this matter.

Yours truly,

BADEY & WATSON,
Surveying & Engineering, P.C.

by
Glennon J. Watson, L.S.

GJW/bms
Enclosures (13 sets of 2 sheets)
cc: File 74-148B\AM02JA14BP_SubmitRevPlan.doc
Nancy Olnick, via email only
Giorgio Spanu, via email only
Miguel Quismondo, via email only
Tim Miller, AICP, via email only
Jon Dahlgren, via email only

Owners of the records of:

◆ Joseph S. Agnoli ◆ Barger & Hustis ◆ Burgess & Behr ◆ Roy Burgess ◆ Vincent Burruano ◆ Hudson Valley Engineering Company ◆ G. Radcliff Hustis ◆
◆ Peter R. Hustis ◆ J. Wilbur Irish ◆ James W. Irish, Jr. ◆ Douglas A. Merritt ◆ E.B. Moebus ◆ Reynolds & Chase ◆ General Jacob Schofield ◆
◆ Sidney Schofield ◆ Steven J. Shaver ◆ Allan Smith ◆ Taconic Surveying and Engineering ◆ D. Walcutt ◆

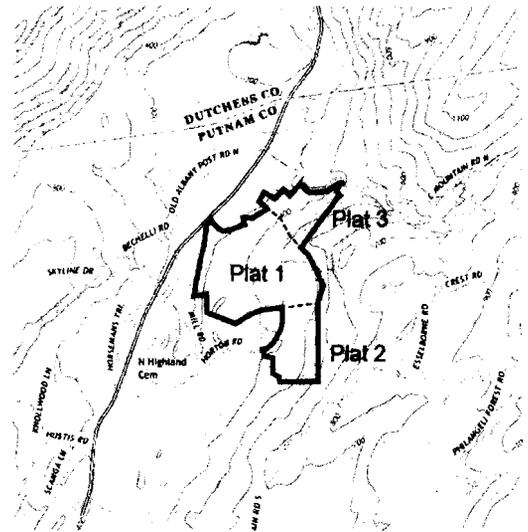


Project Name Hudson Highlands Reserve
Owner Horton Road LLC
Designer Fractal Group LLC
Project Address US Route 9 / Horton Road / East Mountain Road North
Cold Spring, NY 10516

Description

The 136.57 acre property is composed of three parcels; Tax Map No. 17.-1-76.11, 17.-1-77.2 and 17.-1-39 zoned (RR) Rural Residential and (M) Industrial / Manufacturing with a standing permit for a mining operation. Rather than pursuing the mine, we propose a residential subdivision consistent with new open space development guidelines outlined in Chapter 175, Article V of the Town of Philipstown, New York code. Such an endeavor would overcome any negative impact to the community associated with mining and encourage responsible long-term growth for the area. Furthermore, the new subdivision will target the second-home market that will use the property as a family weekend home. This will generate new tax income for the town dramatically impacting the town infrastructure, services, and school system.

The owner will be pursuing an application for approval of subdivision plat to create 24 single-dwelling units and one equestrian center. Land reserved for conservation will be open to the public with new parks, gardens, and trails for community use. to be managed by a homeowner's association



Project Site



Site

The 136.57 acre site sits on the western slope of East Mountain with a retention pond along Horton Road to the south and Clove Creek occupying a small corner of the site to the west. The terrain is moderately hilly with 43% of the site at a slope of 20% or more.

A 2.37 acre portion of the site lies within the Clove Creek watershed, a designated protected wetland by the New York State Freshwater Wetland Map. Moreover, 33.35 acres are within the Clove Creek Aquifer Overlay. The boundaries for both designations are referenced in drawing A0.

45.28 acres are designated with a (SMO) soil mining overlay. The boundary is referenced in drawing A0.

Plats 1 and 2 (Tax Map No. 17.-1-76.11, 17.-1-77.2) are designated an (OSO) Open Space Conservation Overlay District. The boundary is referenced in drawing A0.

Conservation Subdivision Density Calculation Worksheet			
	PLAT 1	PLAT 2	PLAT 3
	(in acres)	(in acres)	(in acres)
Gross acreage	86.876	27.709	19.989
Constrained land (acres)			
wetlands	0.96	0	0
watercourses	2.11	0	0
floodplains	2.37	0	0
cemeteries	0	0	0
slopes 20% +	32.65	15.25	9.6
Total:	38.09	15.25	9.6
75% of constrained land	28.5675	11.4375	7.2
Unconstrained acreage	56.1525	16.6825	14.02
Development Loss Factor	0.85	0.85	0.85
Total:	47.729625	14.180125	11.917
Max density for district	3	3	3
Dwelling units	15.909875	4.726708333	3.9723333
Rounded-up	16 units	5 units	4 units

Conservation Subdivision Worksheet



Sustainability: LEED Platinum

The 24 single-dwelling residential units will follow the guidelines set forth for Rural Residential zones to maintain the nature and aesthetics of the vicinity. Furthermore, we will pursue LEED Platinum certification for new construction and aim to achieve zero-net energy use and low to zero impact on the environment.

Privacy: Residential units will be sited with adequate distance from neighboring units to ensure privacy. Forested areas will be utilized to screen units from roads and adjacent units. This will significantly decrease unwanted noise and visuals.

Health: The park network will be integrated with the residential units to encourage a healthy lifestyle for the lot owners and the greater community. This will provide easy access to children's playgrounds, public gardens, and scenic areas through a network of pedestrian and horse paths.

Site Preservation: New roads designated as either town roads or private roads will follow topography lines to reduce intrusive grading. Buildable areas will be designed to preserve large swaths of old-growth trees and all other areas will preserve the present condition of the fauna.

Septic System: To address septic issues, we have been in consultation with John Todd Ecological Design, the waste water consultants for the Omega Institute in Rhinebeck, NY. Like the Omega Institute, we propose a neighborhood wastewater treatment facility that integrates constructed wetlands, phytoremediation processes, and limit the use of chemicals to discharge clean water back to the ecosystem.

Solar Arrays: Rooftop solar panels will be included in the design for the residential units. They will be implemented to be visually unobtrusive and lessen the dependence on the energy grid.

Rainwater Capture: We will use the footprint of the building to capture rainwater as gray-water. This water can be utilized for gardening and flushing toilets.



Adjacent Properties

Tax Map #	Property Address	Owner(s)	Address	City	Zip	Class	Acres
17.-1-48	3590 RT 9	Kehr, Bruce & Donna	54 Innsbruck Blvd	Hopewell Jct	12533	Office bldg.	4.5199
17.-1-47	3602 RT 9	Moore, Barbara A & Raymond B	3602 Rt 9	Cold Spring	10516	1 use sm bld	2.39
17.-1-46	3612 RT 9	Jaymark Jewelers III LLC	3612 Rt 9	Cold Spring	10516	Misc Service	3.099
17.-1-45	3620 RT 9	Iebba, Nicolas & Angela	23 Ryan's run	Pleasant Valley	12569	Restaurant	1
17.-1-44	3622 RT 9	3622 Route 9 LLC	108 Hudson Pointe Dr	Poughkeepsie	12601	Converted Res	4.019
17.-1-43	3626 RT 9	Chauvin, Wayne & Richard	3626 RT 9	Cold Spring	10516	Vacant comm.	1.88
17.-1-42	18 East Mountain Road N	Frisenda, Antoinette	18 East Mountain Rd N	Cold Spring	10516	1 Family Res.	3.309
17.-1-41	22 East Mountain Road N	Frisenda, Carl & Denise A	22 East Mountain Road N	Cold Spring	10516	1 Family Res.	1.039
17.-2-1	21 East Mountain Road N	Pitcher, Colleen & Gray, Geraldine	21 East Mountain Road N	Cold Spring	10516	1 Family Res	1.169
17.-2-2	6 Babbling Brook Ln	Gray, Carol	6 Babbling Brook Ln	Cold Spring	10516	1 Family Res	1.23
17.-2-3.1	10 Babbling Brook Ln	Miller, Raymond & Donna	10 Babbling Brook Ln	Cold Spring	10516	1 Family Res	1.039
17.-2-3.2	14 Babbling Brook Ln	Miller, Raymond & Donna	14 Babbling Brook Ln	Cold Spring	10516	1 Family Res	1.07
17.-2-6	39 East Mountain Road N	Merandy, David E	39 East Mountain Road N	Cold Spring	10516	1 Family Res	2.309
17.-2-7	47 East Mountain Road N	Swenson, Carol	47 East Mountain Road N	Cold Spring	10516		
17.-2-8	55 East Mountain Road N	Szypula, Richard M	55 East Mountain Road N	Cold Spring	10516	Vacant rural	18.139
17.-2-9	59 East Mountain Road N	Mogan, Patrick	59 East Mountain Road N	Cold Spring	10516	Vacant Rrural	0.5
17.-2-11	65 East Mountain Road N	City of Beacon				Water supply	1.769
17.-1-40	26 East Mountain Road N	Holdam, James V	26 East Mountain Rd N	Cold Spring	10516	1 Family Res.	1.159
17.-2-24	148 Esselborne Rd	Mogan, Patrick	59 East Mountain Road N	Cold Spring	10516	Vacant rural	1.94
17.-1-37	167 Esselborne Rd	Roesslein, Fred	PO Box 33	Cold Spring	10516	Rural res	37.7
17.-1-27	56 Stone Hill Rd	Brucato, Linda	56 Stone Hill Rd	Cold Spring	10516	Rural res	25.52

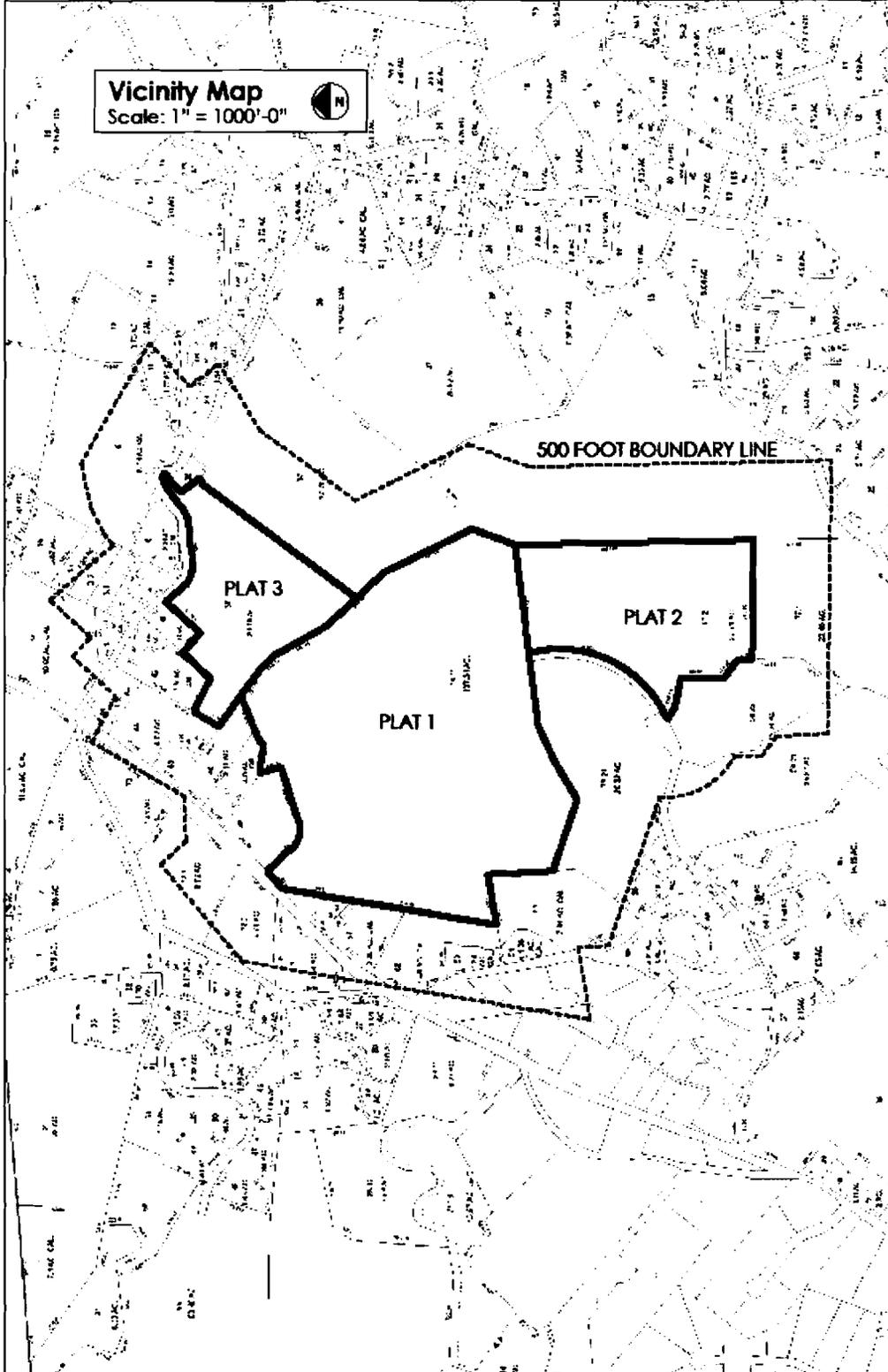


Adjacent Properties continued

Tax Map #	Property Address	Owner(s)	Address	City	Zip	Class	Acres
17.-1-76.12	East Mountain Road S	Lyons Realty Company	3175 Route 9	Cold Spring	10516	Rural vac<10	52.5
17.-1-77.1	388 East Mountain Road S	Weber, Rodney	388 East Mountain Rd S	Cold Spring	10516	Rural res	20.479
17.-1-59.22	130-140 Horton Rd	Lowry, Glenn D & Susan	15 W 53rd St., Apt. 38A	New York	10019	Rural res	11.039
17.1-59.21	Horton Road	Lowry, Glenn D & Susan	15 W 53rd St., Apt. 38A	New York	10019	Rural vac>10	35.86
17.-1-76.21	145-155 Horton Rd	Ulmar, Catherine Isabel	155 Horton Rd	Cold Spring	10516	Res Multiple	20.819
17.-1-55	50 Mill Rd	Mansur, Janice & Hustis, Donald A	47 Pine St	Nelsonville	10516	1 Family Res	7.94
17.-1-54	Mill Rd	County of Putnam	40 Gleneida Ave	Carmel	10512	Rural vac<10	1.259
17.-1-53	18 Mill Rd	Duffy, Lynn & James	18 Mill Rd	Cold Spring	10516	1 Family Res	1.34
17.-1-52	3541 RT 9	Gorman, Michael & Feely, Eileen	215 Ketchum Ave	Buchanan	10511	Vacant comm.	5.489
17.-1-51	3556 RT 9	Formisano, Madeline	3556 Route 9	Cold Spring	10516	Motel	3.079
17.-1-50	3562 RT 9	Dallow, Barbara	2548 Hollers Ave	Bronx	10475	1 Family Res	0
17.-1-49	3564 RT 9	Ululas, Fahriye Isil	192 Agor Ln	Mahopac	10541	Vacant comm.	1.309
17.-1-71	3577-3585 RT 9	Patel, Dahyabhai & Chandrika	3577 Route 9	Cold Spring	10516	Motel	3.3399
17.-1-72.2	RT 9	Thomson, Carl L & Dona L	19 E 75h St	New York	10021	Rural vac <10	4.71
17.-1-72.1	60 Old Albany Post Road N	Thomson, Carl L & Dona L	19 E 75h St	New York	10021	1 Family Res	8.72



Lot Calculations								
PLAT 1			PLAT 2			PLAT 3		
	% Open	acres		% Open	acres		% Open	acres
OSO	0.80	75.52	OSO	0.80	28.12	OSO	0.80	0
Else	0.60	9.2	Else	0.60	0.00	Else	0.60	21.22
% open sp	78%		% open sp	80%		% open sp	60%	
	Acres	Frontage (ft)		Acres	Frontage (ft)		Acres	Frontage (ft)
Lot 6	1.09	448	Lot 1	1.15	251	Lot 22	2.40	434
Lot 7	1.12	435	Lot 2	1.03	225	Lot 23	1.86	35
Lot 8	1.09	67	Lot 3	1.02	181	Lot 24	2.01	356
Lot 9	1.04	92	Lot 4	1.14	194	Lot 25	2.31	296
Lot 10	1.03	220	Lot 5	1.11	107			
Lot 11	1.04	320						
Lot 12	1.03	246						
Lot 13	1.23	530						
Lot 14	1.01	42						
Lot 15	1.01	41						
Lot 16	1.05	36						
Lot 17	1.06	226						
Lot 18	1.10	219						
Lot 19	1.01	235						
Lot 20	1.07	368						
Lot 21	3.74	939						
Built Acres	19.73		Built Acres	5.45		Built Acre	8.57	
Conserv Acres	64.99		Conserv Acres	22.67		Conserv Acres	12.65	
% Build	77%		% Build	81%		% Build	60%	
% Open	23%		% Open	19%		% Open	40%	



TOWN OF PHILIPSTOWN
PUTNAM COUNTY, NEW YORK

Tax Map No 17.-1-76.11 & 17.-1-77.2 & 17.-1-39

APPLICATION FOR APPROVAL OF SUBDIVISION PLAT

The undersigned hereby make application to the Planning Board of the Town of Philipstown under Part-Cne Subdivision Regulations for one of the following (check one):

- for approval of a Preliminary Plat;
- for approval of a Final Plat;
- for approval of a Minor Subdivision as a Final Plat; or
- for revision of a previously Filed Plat.

For Office Use Only	
1.	Application # _____
2.	Fee _____
3.	Rec'd by _____
4.	Date _____

I. Identification of Applicant and Owner.

a. Applicant (name) Horton Road LLC Tel. 212-722-0170
 address 315 East 91st, 2S
New York, NY 10128

b. Owner of property if not same as Applicant:
 (name) Same as applicant Tel. _____
 address _____

II. Attachments: Each of the following, when applicable, shall be attached to and are made a part of this Application (check the items attached).

- A- 1 Affidavit of Ownership, executed by the individual, or by the general partner of a partnership, that is the owner of property if not same as the Applicant; OR
- A-2 Affidavit of Ownership, executed by a corporation that is the owner of property if not same as the applicant.
- Appendix B- 1 certification executed by the Applicant if the Applicant is a partnership, corporation, association or business trust.

II. Attachments (continued)

- Appendix B-2 certification executed by the owner of property if the owner is a partnership, corporation, association or business trust
- Appendix C Disclosure Statement under Sec. 809 of the General Municipal law.
- Appendix D Identification of Property and Proposal.
- Appendix E Identification of Plans and Documents.
- EAF - Environmental Assessment Form
- Application Checklist
- Request for a Waiver of Subdivision Regulations

III. Authorization: The Applicant and Owner hereby grant to the Planning Board, the Town Board and Superintendent of Highways, and their authorized agents, permission to enter upon the property that is the subject of this Application for the purpose of inspection and enforcement of the Subdivision Regulations, including the taking of tests and materials samples:

IV. Endorsements:

a. Applicant

Date 12/16/2013 Signed _____

by Christina Isaly Liceaga

(authorized agent)

b. Owner of Property if not same as Applicant

Date _____ Signed _____

by _____

(authorized agent)

State of New York)

County of Putnam)

Christina Isaly Liceaga, being duly sworn, deposes and says that it resides at 315 East 91st Street, 2S in the County of New York State of New York that she is the Manager of Horton Road LLC
(Title) (Name of Corporation)

which is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Town of Philipstowr , New York, aforesaid and known and designated on the Tax Map of the Town of Philipstown as Lot Number 76.11 Block 1 on Tax Map 17 and that said corporation acquired title to the said premises by deed from Lyons Realty Company

dated May 14, 2013 and recorded in the Office of the Clerk of the County of Putnam on June 6, 2013 in Liber 1923 of Conveyances at Page 198 and that consent is hereby given to

Christina Isaly Liceaga to make the annexed application for approval of the map (or project) entitled Hudson Highlands Reserve

and that statements of fact contained in said application, including the statements contained in all of the exhibits transmitted herewith, are true to the best of deponant's knowledge and belief.

(signed) _____

Sworn to before me this

_____ day of _____ 20____

Notary Public

State of New York)

§ 170

County of Putnam)

Christina Isaly Liceaga, being duly sworn, deposes and says that it resides at 315 East 91st Street, 2S in the County of New York State of New York that she is the Manager of Horton Road LLC
(Title) (Name of Corporation)

which is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Town of Philipstown, New York, aforesaid and known and designated on the Tax Map of the Town of Philipstown as Lot Number 77.2 Block 1 on Tax Map 17 and that said corporation acquired title to the said premises by deed from Rodney Weber

dated September 13, 2013 and recorded in the Office of the Clerk of the County of Putnam on September 20, 2013 in Liber 1932 of Conveyances at Page 371 and that consent is hereby given to

Christina Isaly Liceaga to make the annexed application for approval of the map (or project) entitled Hudson Highlands Reserve

and that statements of fact contained in said application, including the statements contained in all of the exhibits transmitted herewith, are true to the best of deponent's knowledge and belief.

(signed) _____

Sworn to before me this _____ day of _____ 20_____

Notary Public

State of New York)

County of Putnam)

Christina Isaly Liceaga, being duly sworn, deposes and says that it resides at 315 East 91st Street, 2S in the County of New York State of New York that she is the Manager of Horton Road LLC
(Title) (Name of Corporation)

which is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Town of Philipstowr , New York, aforesaid and known and designated on the Tax Map of the Town of Philipstown as Lot Number

17 Block 1 on Tax Map 39 and that said corporation acquired title to the said premises by deed from Joseph & Denise Frisenda

dated December 3, 2013 and recorded in the Office of the Clerk of the County of Putnam on December 6, 2013 in Liber 1939

of Conveyances at Page 101 and that consent is hereby given to

Christina Isaly Liceaga to make the annexed application for approval of the map (or project) entitled Hudson Highlands Reserve

and that statements of fact contained in said application, including the statements contained in all of the exhibits transmitted herewith, are true to the best of deponant's knowledge and belief.

(signed) _____

Sworn to before me this

_____ day of _____ 20____

Notary Public

APPENDIX B-1 CERTIFICATE CONCERNING OWNERSHIP OF APPLICANT

1. If owner or applicant is a general or limited partnership, attach this notarized certification listing names and addresses of all partners and participants. If a partner is a partnership, corporation, association or business trust, provide the information required by this section for such partner.
2. If owner or applicant is a corporation, association or business trust attach notarized this certification listing position, name and address of all officers, directors and all shareholders owning (whether beneficially or equitable) five (5%) percent or more of any class of such party's stock.

Certificate of Horton Road LLC

<u>Position</u>	<u>Name</u>	<u>Address</u>	<u>% Ownership</u>
Owner	David Isaly 2008 Trust	601 Lexington Ave, NY, NY 10022	100 %
Manager	Christina Isaly Liceaga	315 E 91st St, NY, NY 10128	0 %
			%
			%
			%
			%
			%
			%
			%

The undersigned (corporate officer) hereby certifies that the information herein-above set forth is true and correct.

Sworn to before me this _____ day of _____, 20____

Signature and Title

Notary Public

A P P E N D I X C

T O W N O F P H I L I P S T O W N , N E W Y O R K
DISCLOSURE STATEMENT ACCOMPANYING APPLICATION OR PETITION

A. Identification of Application or Petition:

1. TO: Philipstown Town Board
 Philipstown Planning Board
 Zoning Board of Appeals
 Zoning Administration Officer/Building Inspector

2. NAME OF APPLICANT: Horton Road LLC

3. RESIDENCE: 315 East 91st, 4S New York, NY 10128

4. DATE: _____

5. NATURE OF APPLICATION OR PETITION: Application for Approval of
Conservation Subdivision

B. Nature and Extent of Interest of any State Officer or Municipal Officer or Employee in this Application (Set forth in detail).

None

C. Statement that no State Officer or Municipal Officer or Employee has an interest in this Application.

The undersigned Applicant or Petitioner certifies by signature on this Disclosure Statement that, with the exception of the information contained in Paragraph B, above in accordance with the provisions of Sec. 809 of the General Municipal Law, no State officer or any officer or employee of the Town of Philipstown or of any municipality of which the Town is a part has any interest in the person, partnership or association making the above application, petition or request.

Date : _____

Signed _____

(Note: See reverse for the provisions of Sec. 809)

This information is provided especially for those who may be making application without assistance of counsel, so that they will be fully advised as to the purpose and requirements of this statute.

SEC. 809. DISCLOSURE IN CERTAIN APPLICATIONS

1. Every application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map license or permit, pursuant to the provisions of any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any officer or employee of such municipality of which such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.

2. For the purpose of this section an officer or employee shall be deemed to have an interest in the applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them

- (a) is the applicant, or
- (b) is an officer, director, partner or employee of the applicant, or
- (c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
- (d) is a party to an agreement with such an applicant, express or implied, whereby he may receive any payment, or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition or request.

3. Ownership of less than five per cent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.

4. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

APPENDIX D: IDENTIFICATION OF PROPERTY AND PROPOSAL

D-1. Property

- a. Total acres 86.876
- b. Does application cover all contiguous land of the owner? Yes
If no, explain any excluded area _____
- c. Tax Map: Sheet 17 Block 1 Parcel(s) 76.11
- d. Last deed: Date May 14, 2013 Liber 1923 Page 198

D-2. Location:

(RR) - Rural Residential, (M) - Industrial/Manufacturing, (SMO) Soil Mining Overlay.

- a. Zoning District(s) (OSO) - Open Space Conservation, (CCA) Clove Creek Aquifer Overlay
- b. Property abuts (street or roads) U.S. Route 9
- c. Municipal Districts encompassing all or part of property:
 School: Haldane Central School District
 Fire Protection: North Highlands Fire Department
 Other: _____
- d. Does plat propose a new street or private way connecting directly into any State Highway or County Road? Yes If yes, give name and route #
U.S. Route 9
- e. Does plat involve drainage lines connecting directly into any channel lines established by the County of Putnam? _____
- f. Does plat include any land within 500 feet of any abutting municipality, the boundary of any existing or proposed County or State park or recreation area, the right-of-way of any existing or proposed County or State highway, the existing or proposed right-of-way or stream channel owned by the County and for which channel lines have been established, or the boundary of County or State land on which a public building or institution is established? Yes
If yes, specify US Route 9, Clove Creek
- g. Give name and address of all property owners within 500 feet of the perimeter boundary of the proposed plat (as indicated in the current Town Tax Assessor's records): SEE ATTACHED LIST

D-3. Proposal:

- a. Number of Proposed Lots: 5, number already occupied by dwellings, if any: 0
- b. Length of Proposed streets or private ways in Plat: 5237 feet.
- c. Does Applicant propose to dedicate to public use all of the streets shown on the proposed plat? Yes, if not, describe

- d. Approximate acreage of land proposed as open space for parks and playground: 65.2 acres.
- e. Does applicant propose to dedicate to public use all of the open space shown on the proposed plat? Yes, if not, describe

- f. How is water supply to be provided? Private Well Has any application been made to the County of Putnam or State of New York for approval of proposed water supply? No, if yes give date and describe

- g. How is sewage disposal to be provided? Private Sewage Disposal System Has any application been made to the County of Putnam or State of New York for sewage discharge or approval of a sewage disposal system? No, if yes, give date and describe

- h. Does proposed plat include any wetlands and/or water courses as defined by the State of New York or an applicable Local Law? Yes, if yes, describe Clove Creek and New York State Wetland WP17

D-4. Procedures:

- a. Does applicant (in the case of preliminary plats) propose to submit a final subdivision plat to cover entire preliminary plat or to file same in sections?



entire;



in sections.

- b. Does applicant intend to request any special authorization for the plat under any of the following? No If yes, specify,



Sec 281 of Town Law (cluster)



Waiver of Subdivision Regulation (Sec. 5)



Alternate road standards

D-5. Encumbrances: If property is subject to any of the following encumbrances, describe or attach copies:

- a. easements (1) Easement rights contained in Liber 1088 cp 48 and shown on Filed Map No. 3147. (2) Easement rights contained in Liber 1804 cp 333 and shown on Filed Map No. 3147. _____
- b. deed restrictions on use and development _____
- c. mortgages _____
- d. liens _____
- e. leases _____
- f. other _____

D-6. Minor Plat: If request is made for acceptance of an application for final, approval of minor subdivision plat, complete the following:

- a. Does plat incorporate all of the tract from which lots are proposed to be divided? Yes
- b. Does the plat map show all natural water courses, ponds, swamps, flood plains or other land subject to potential flooding within the plat and any other land subject to potential flooding within the plat and any drainage onto the plat from any existing State Highway, County Road or Town Street? Yes

APPENDIX D: IDENTIFICATION OF PROPERTY AND PROPOSAL

D-1. Property

- a. Total acres 27.709
- b. Does application cover all contiguous land of the owner? Yes
If no, explain any excluded area _____
- c. Tax Map: Sheet 17 Block 1 Parcel(s) 77.2
- d. Last deed: Date September 13, 2013 Liber 1932 Page 371

D-2. Location:

- a. Zoning District(s) (RR) - Rural Residential, (OSO) - Open Space Conservation
- b. Property abuts (street or roads) Horton Road
- c. Municipal Districts encompassing all or part of property:
School: Haldane Central School District
Fire Protection: North Highlands Fire Department
Other: _____
- d. Does plat propose a new street or private way connecting directly into any State Highway or County Road? Yes If yes, give name and route #
Horton Road
- e. Does plat involve drainage lines connecting directly into any channel lines established by the County of Putnam? _____
- f. Does plat include any land within 500 feet of any abutting municipality, the boundary of any existing or proposed County or State park or recreation area, the right-of-way of any existing or proposed County or State highway, the existing or proposed right-of-way or stream channel owned by the County and for which channel lines have been established, or the boundary of County or State land on which a public building or institution is established? No
If yes, specify _____
- g. Give name and address of all property owners within 500 feet of the perimeter boundary of the proposed plat (as indicated in the current Town Tax Assessor's records): SEE ATTACHED LIST

D-3. Proposals:

- a. Number of Proposed Lots: 5, number already occupied by dwellings, if any: 0
- b. Length of Proposed streets or private ways in Plat: 0 feet.
- c. Does Applicant propose to dedicate to public use all of the streets shown on the proposed plat? Yes, if not, describe

- d. Approximate acreage of land proposed as open space for parks and playground: 22.7 acres.

- e. Does applicant propose to dedicate to public use all of the open space shown on the proposed plat? Yes, if not, describe

- f. How is water supply to be provided? Private Well Has any application been made to the County of Putnam or State of New York for approval of proposed water supply? No, if yes give date and describe

- g. How is sewage disposal to be provided? Private Sewage Disposal System Has any application been made to the County of Putnam or State of New York for sewage discharge or approval of a sewage disposal system? No, if yes, give date and describe

- h. Does proposed plat include any wetlands and/or water courses as defined by the State of New York or an applicable Local Law? Yes, if yes, describe Clove Creek and New York State Wetland WP17

D-4. Procedures:

- a. Does applicant (in the case of preliminary plats) propose to submit a final subdivision plat to cover entire preliminary plat or to file same in sections?

entire;

in sections.

- b. Does applicant intend to request any special authorization for the plat under any of the following? No If yes, specify,

Sec 281 of Town Law (cluster)

Waiver of Subdivision Regulation (Sec. 5)

Alternate road standards

D-5. Encumbrances: If property is subject to any of the following encumbrances, describe or attach copies:

- a. easements (1) Area to be restricted from development, see Liber 1798 cp 394. _____
(2) Grading easement contained in Liber 1798 cp 453. _____
- b. deed restrictions on use and development _____

- c. mortgages _____

- d. liens _____

- e. leases _____

- f. other _____

D-6. Minor Plat: If request is made for acceptance of an application for final, approval of minor subdivision plat, complete the following:

- a. Does plat incorporate all of the tract from which lots are proposed to be divided? Yes
- b. Does the plat map show all natural water courses, ponds, swamps, flood plains or other land subject to potential flooding within the plat and any other land subject to potential flooding within the plat and any drainage onto the plat from any existing State Highway, County Road or Town Street? Yes

APPENDIX D: IDENTIFICATION OF PROPERTY AND PROPOSAL

D-1. Property

- a. Total acres 19.989
- b. Does application cover all contiguous land of the owner? Yes
If no, explain any excluded area _____
- c. Tax Map: Sheet 39 Block 1 Parcel(s) 17
- d. Last deed: Date December 3, 2013 Liber 1939 Page 101

D-2. Location:

- a. Zoning District(s) (RR) - Rural Residential
- b. Property abuts (street or roads) East Mountain Road North
- c. Municipal Districts encompassing all or part of property:
 - School: Haldane Central School District
 - Fire Protection: North Highlands Fire Department
 - Other: _____
- d. Does plat propose a new street or private way connecting directly into any State Highway or County Road? Yes If yes, give name and route #
East Mountain Road North
- e. Does plat involve drainage lines connecting directly into any channel lines established by the County of Putnam? _____
- f. Does plat include any land within 500 feet of any abutting municipality, the boundary of any existing or proposed County or State park or recreation area, the right-of-way of any existing or proposed County or State highway, the existing or proposed right-of-way or stream channel owned by the County and for which channel lines have been established, or the boundary of County or State land on which a public building or institution is established? No
If yes, specify _____
- g. Give name and address of all property owners within 500 feet of the perimeter boundary of the proposed plat (as indicated in the current Town Tax Assessor's records): SEE ATTACHED LIST

D-3. Proposals:

- a. Number of Proposed Lots: 4, number already occupied by dwellings, if any: 1
- b. Length of Proposed streets or private ways in Plat: 887 feet.
- c. Does Applicant propose to dedicate to public use all of the streets shown on the proposed plat? Yes, if not, describe

- d. Approximate acreage of land proposed as open space for parks and playground:
12.6 acres.
- e. Does applicant propose to dedicate to public use all of the open space shown on the proposed plat? Yes, if not, describe

- f. How is water supply to be provided? Private Well Has any application been made to the County of Putnam or State of New York for approval of proposed water supply? No, if yes give date and describe

- g. How is sewage disposal to be provided? Private Sewage Disposal System
Has any application been made to the County of Putnam or State of New York for sewage discharge or approval of a sewage disposal system? No, if yes, give date and describe

- h. Does proposed plat include any wetlands and/or water courses as defined by the State of New York or an applicable Local Law? Yes, if yes, describe
Clove Creek and New York State Wetland WP17

D-4. Procedures:

- a. Does applicant (in the case of preliminary plats) propose to submit a final subdivision plat to cover entire preliminary plat or to file same in sections?
- entire;
- in sections.
- b. Does applicant intend to request any special authorization for the plat under any of the following? No If yes, specify,
- Sec 281 of Town Law (cluster)
- Waiver of Subdivision Regulation (Sec. 5)
- Alternate road standards

D-5. Encumbrances: If property is subject to any of the following encumbrances, describe or attach copies:

- a. easements (1) Easement rights contained in Liber 369 cp 446. (2) Easement rights contained in Liber 732 cp 866. _____

- b. deed restrictions on use and development _____

- c. mortgages _____

- d. liens _____

- e. leases _____

- f. other _____

D-6. Minor Plat: If request is made for acceptance of an application for final, approval of minor subdivision plat, complete the following:

- a. Does plat incorporate all of the tract from which lots are proposed to be divided? Yes
- b. Does the plat map show all natural water courses, ponds, swamps, flood plains or other land subject to potential flooding within the plat and any other land subject to potential flooding within the plat and any drainage onto the plat from any existing State Highway, County Road or Town Street? Yes

APPENDIX E: IDENTIFICATION OF PLANS AND DOCUMENTS

E-1. Surveyor and Designer(s) Responsible for Plans:

- a. Surveyor (name) Badey & Watson, Surveying & Engineering, PC
Address 3063 Route 9, Cold Spring, NY 10516
Tel. _____
N. Y. License No. 48167
- b. Engineer (name) _____
Address _____
Tel. _____
N. Y. License No. _____
- c. Other (name) Fractal Group, LLC
Address 315 East 91st, 4S, New York, NY 10128
Tel. 212 228 5617
N. Y. License, if any _____

E-2. Maps and Plans:

- a. Title and Date of Proposed Plat Map: Hudson Highlands Reserve

No. of Sheets: _____
- b. Title and Date of Proposed Profiles and Construction Plans: _____

No. of Sheets: _____
- c. Title, Date and Preparer of other maps and plans: _____

E-3. Other: Give titles, dates and preparer of reports and documents accompanying application: (such as results of soils test and reports on drainage, sewage disposal and water supply):

E-4. Attorney (if any):

- a. (name) _____
Address _____
Tel. _____

Applicant: Horton Road, LLC
 Project Name: Hudson Highlands Reserve
 Applicant's Representative: Ulises Liceaga
 Tax Map ID #: 17-1-76.11 & 17-1-77.2 & 17-1-39
 Date: December 31, 2013

PHILIPSTOWN PLANNING BOARD
SUBMISSION CHECKLIST
SUBDIVISION APPLICATIONS

For all subdivision applications, the following requirements are applicable before application review:

A. Land may not be subdivided if the application will result in the following except with Planning Board Approval)

- 2 or more lots located in a Business or Industrial zone
- 2 or more lots (of 10 acres or less) which have frontage on a state highway or county road located in a Res. Zone
- 3 or more lots each of which contains 10 acres or less
- The creation of a street, highway or r.o.w for vehicles

B. Land may not be divided so as to create rights-of-way for power, gas or telephone lines

C. Approved subdivision plats may not be revised

D. Subdivision plat requiring approval may not be used in connection with the conveyance of real property in the Town, or filed with the County Clerk's office until approved.

Preliminary Sketch Plans

1. Location of the plat in the neighborhood
2. Layout of lots, streets and existing contours at 10' intervals
3. Location of watercourses
4. Location of water bodies
5. Location of wetlands
6. Location of major natural features