

# Town of Philipstown Planning Board

**Meeting Agenda**  
**Butterfield Library, Cold Spring, New York 10516**  
**January 21, 2016**  
**7:30 PM**

*Pledge of Allegiance*

*Roll Call*

*Approval of Minutes – October 15, 2015 and November 19, 2015*

**Joseph Tuana** – Application for three-lot subdivision – 992 Old Albany Post Road, Garrison: Letter dated January 4, 2016 from Mr. Joseph A. Tuana requesting return of escrow

**Evelyn Gex** - Lot Line Adjustment - 24 Hummingbird Lane, Garrison, NY: Letter dated December 1, 2015 from Luke P. Hilpert regarding a request for extension

**ConteFisher Construction Inc.** - 19 Sky Lane, Garrison, NY: Submission of minor amended site plan

**County Line Equities, LLC** – 1980 Route 9, Garrison, NY: Submission of amended site plan

Adjourn

Anthony Merante, Chairman

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

January 4, 2016

Town of Philipstown Planning Board  
Att: Ann Gallagher  
PO Box 155  
Cold Spring, NY 10516

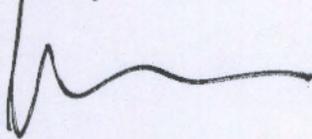
**Re: Subdivision  
Tax map nos. 50-2-50.1, -50.2 and -50.3**

Dear Ms. Gallagher:

I am requesting a refund of the balance of the \$5,000 deposit sent to you in 2007 for the above-referenced matter.

Please include an accounting of the expenses along with the refund check. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph A. Tuana". The signature is fluid and cursive, with a long horizontal stroke at the end.

Joseph A. Tuana

116 Central Park South  
New York, NY 10019

917-378-8701

January 2016  
Ann Gallagher

Rec'd 12/22/15

**THE HILPERT LAW OFFICES**  
75 SOUTH RIVERSIDE AVENUE  
CROTON-ON-HUDSON, NY 10520  
TEL: 914 271-2100  
FAX: 914 271-2141

ROBERT J. HILPERT, ESQ.  
LUKE P. HILPERT, ESQ.

JEFFREY P. ROGAN, ESQ.

LAURA L. STEDMAN, PARALEGAL

December 1, 2015

COLD SPRING OFFICE  
68 MAIN STREET  
COLD SPRING, NY 10516  
TEL: 845 265-4949  
FAX: 845 265-4981

Anthony Merante, Chairman  
Town of Philipstown Planning Board  
Attn: Ann Gallagher  
238 Main Street  
P.O. Box 155  
Cold Spring, NY 10516

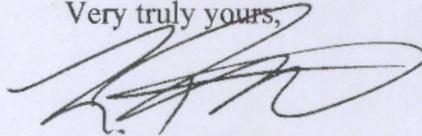
Re: Evelyn Gex – Lot Line Adjustment  
24 Hummingbird Lane, Garrison, NY 10524

Dear Mr. Merante:

Unfortunately, I find that we are still waiting for the Putnam County Health Department to sign off on the documents that we have submitted and, as such, I request that Ms. Gex be added to the upcoming Planning Board Agenda for an extension. I remain hopeful that we will have an answer prior to the next meeting and if we do, we will contact the Board to advise of same.

Please contact my office if you require anything further.

Very truly yours,



LUKE P. HILPERT

LPH/lls

Cc: Ms. Evelyn Gex (via email)

# **Town of Philipstown**

**238 Main Street  
Cold Spring New York 10516**

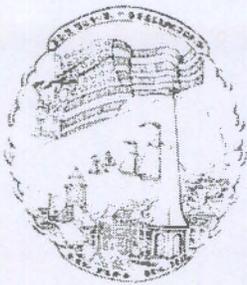
## **PLANNING BOARD**

### **AMENDMENT of SITE PLAN**

### **APPLICATION PACKAGE**

**Project Name:** Amended Site Plan prepared for ConteFisher Construction, Inc

**Date:** January 7, 2016



# Town of Philipstown

Planning Board  
238 Main Street, PO Box 155  
Cold Spring, NY 10516

Office (845) 265-      Fax (845) 265-2687

## Application for Planning Board Special Use & Site Plan Approval

Date: 1/7/2016

TM# 83.18-1-18

Project Name: Amended Site Plan prepared for ConteFisher Construction, Inc.

Street Address: 19 Sky Lane Garrison, NY 10524

Fee Amount: \$250.00

Received: \_\_\_\_\_

Bond Amount: \_\_\_\_\_

Received: \_\_\_\_\_

### Applicant:

Name ConteFisher Construction, Inc.

Address 1420 Journeys End Road

Croton on Hudson, NY 10520

Telephone 914-774-0292 (Victor Conte)

### Design Professional:

Name John P. Delano, P.E.

Address Badey & Watson Surveying & Eng. P.C.

3063 Route 9 Cold Spring, NY 10516

Telephone 845-265-9217

### Tenant:

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

### Surveyor:

Name Glennon J. Watson, L.S.

Address Badey & Watson Surveying & Eng. P.C.

3063 Route 9 Cold Spring, NY 10516

Telephone 845-265-9217

### Property Owner (if more than two, supply separate page):

Name ConteFisher Construction, Inc.

Address 1420 Journeys End Rd.

Croton on Hudson, NY 10520

Telephone 914-271-3387 (Conte Electric)

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

TM# 83.18-1-18

Project Name: Amended Site Plan prepared for ConteFisher Construction, Inc.

Project Description: New single family residence.

**ZONING INFORMATION**

175-7 Zoning District: SR

175-10 Proposed Use: Primary single family residence

Proposed Accessory Use(s): None

**175-7 Overlay Districts on the property:**

Yes or No

175-13 Floodplain Overlay District -- NFIP Map ----- (FPO) No

175-18.1 Mobile Home Overlay District ----- (MHO) No

175-14 Cold Spring Reservoir Water Shed Overlay ----- (WSO) No

175-15 Scenic Protection Overlay ----- (SPO) No

175-16 Aquifer Overlay District ----- (AQO) Yes (RA)

175-18 Open Space Conservation Overlay District ----- (OSO) No

175-35 Within 100 foot buffer of Wetlands or Watercourse ----- No

175-36 Steep Terrain ----- Yes

175-36 Ridge Line Protection ----- Yes

175-37 Protection Agricultural ----- No

**Note**

\*This Application is required due to a change in the height of the proposed building. It is the only substantive change of the plan approved by Resolution PPB #13 dated, September 19, 2013.

TM# 83.18-1-18

Project Name: Amended Site Plan prepared for ConteFisher Construction, Inc.

**175-11 Density and Dimensional Regulations**

Zoning District <u>SR</u>	Required	Existing	Proposed	Complies	Variance
Minimum front yard setback					
Measured from the travel way Town Road	50'		59.5	x	
Measured from the travel way County/State					
Minimum side yard setback	30		91.5	x	
Minimum side yard setback (2)			119.0	x	
Minimum side yard setback (3)					
Minimum rear yard setback	25		207.3	x	
Maximum impervious surface coverage	20%		13.7 %	x	
Maximum height	30' *		17.6 ft.		
Maximum footprint non-residential structures	NA		N/A	N/A	

\* Basic Requirement of 40 ft is modified by Section 175-36C

**SUBMISSION:**

**13 copies with one electronic file in .pdf format** of the following;

1. Pre-Application meeting decision and comments (Not required)
2. Application
3. Proof of Ownership
4. Site Plan
5. A long-form Environmental Assessment Form or Draft Environmental Impact Statement.
6. An agricultural data statement as defined in §175-74, if required by §175-37C.
7. The Site Plan application fee, as established by the Town Board and any required escrow deposit for review costs, as required by the Planning Board.
8. FEE: \$250.00 Received: \_\_\_\_\_
9. Escrow: \_\_\_\_\_ Received: \_\_\_\_\_

## Town of Philipstown Town Code Chapter 175

### **D. Site Plan Amendments**

An approved Site Plan may be amended by filing an application with the Planning Board for a Site Plan amendment.

1. If the Planning Board finds that such proposed amendment is consistent with the terms of any applicable Special Permit approval (or if no Special Permit is required) and does not represent a substantial change from the approved Site Plan, it shall grant the amendment without a hearing.
2. If the Planning Board determines that the proposed amendment is consistent with the terms of the applicable Special Permit approval (or if no Special Permit is required), but is a substantial change from the approved Site Plan, it shall follow the procedures for Site Plan approval contained in §175-66F and hold a public hearing if the amendment would be considered to be a Major Project.
3. If the Planning Board determines that the proposed amendment is inconsistent with the terms of any Special Permit approval, it shall consider the application to be one for a Special Permit amendment and proceed pursuant to §175-62.
4. Notwithstanding any other provision of this chapter, in considering any site plan amendment or any site plan approval for an existing use or structure, the Planning Board shall be limited to reviewing proposed changes and shall not require changes to any structures or conditions on the property legally in existence prior to such application, even if such structures or conditions are nonconforming.

Adjoiners  
for  
ConteFisher Construction, Inc.

Town of Philipstown	Town of Putnam Valley
83.18-1-12 Richard Meister, Jr. 29 Ridgecrest Road Lake Peekskill, NY 10537	83.72-1-4 John B. McManus P.O. Box 331 Lake Peekskill, NY 10537  Vera McManus 21 Elinor Place Lake Peekskill, NY 10537
83.18-1-13 Thomas & Elaine V. Henderson Rd 1 Box 63A McDonough, NY 13801	83.72-1-6 Laura Present 11 Stonehenge Road Great Nyack, NY 11023
83.18-1-14 & 83.18-1-24 County of Putnam 25-1301 40 Gleneida Ave. Carmel, NY 10512	83.72-1-8 & 83.72-1-9 Ronald Kemperle 176 New Highway No. Amityville, NY 11701
83.18-1-20 Jose L. Cabrera 11 Elinor Place Lake Peekskill, NY 10537	83.72-1-10 Richard J. Zapp, Jr. 5 Ridgecrest Road Lake Peekskill, NY 10537
83.18-1-22 & 83.18-1-23 James J. Morrell 6 Johnson Road Latham, NY 12110	83.72-1-17 Joseph J. Cardinale P.O. Box 269 Putnam Valley, NY 10579
83.18-1-47 Charles Custodio 64 Mountain Drive Garrison, NY 10520  Maria Custodio 46 Pocantico Street Sleepy Hollow, NY 10591	83.72-1-18 William B. Blundon 3 Hillair Road Lake Peekskill, NY 10537
	83.72-1-68 Marcia S. Presser & Ramia Aleschin 67 Ridge Road Hartsdale, NY 10530
	83.72-1-69 James G. Lynch 3 Camden Road Brewster, NY 10509
	83.72-1-70 Lake Peekskill Improvement District Town Hall Putnam Valley, NY 10579

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Amended Site Plan for ConteFisher Construction, Inc.			
Name of Action or Project: Approval of Amended Site Plan prepared for ConteFisher Construction, Inc.			
Project Location (describe, and attach a location map): 19 Sky Lane Garrison, New York 10524			
Brief Description of Proposed Action: Proposed Action: Approval of an Amended Site Plan. Previous Site Plan Approval was issued to Arthur Fisher in 2013. Mr Fisher has since constructed part of the site plan (Access Road, Driveway and Foundation), formed a corporation with Victor Conte and transferred the property to the corporation. The applicant has determined that the approved site plan is adequate, but the single family residential building, which was originally a 1 story building to be constructed with a flat roof, is not. Approval of the Amended Site Plan will allow the construction of a 1 story single family residential building with a pitched roof. Approval of the Amended Site Plan was required by the Building Inspector because the building is with in an area protected by Section 175 C of the Philipstown Zoning Law (Ridge lines and Hillside Protections), which lowers the maximum height of a building from 40 feet to 30 feet. The height of the previously approved building was to be 12.8 feet. The height of the building on the amended site plan is 17.6 feet.			
Name of Applicant or Sponsor: ConteFisher Construction, Inc.		Telephone: 914-271-3387 E-Mail: vic@conte.org	
Address: 1420 Journeys End Road			
City/PO: Croton-on-Hudson		State: New York	Zip Code: 10520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Philipstown Planning Board (Health Department & Putnam Valley Approvals were granted under previous Action)			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.9 acres	
b. Total acreage to be physically disturbed?		0.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.67 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

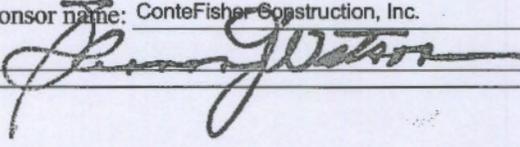


<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: ConteFisher Construction, Inc.

Date: January 7, 2016

Signature: 

Surveyor for Applicant

PHILIPSTOWN PLANNING BOARD

TOWN OF PHILIPSTOWN, NEW YORK

RESOLUTION PPB # 13 Fisher Access Approval. 3.250 +/- Acres of Land located on Sky Lane.  
Tax Map # 83.13-1-18.

WHEREAS, Arthur Fisher owns a parcel of some 3.250 +/- of acres located on Sky Lane in the Suburban Residential ("SR") Zoning District, and

WHEREAS, an application was made to the Planning Board of the Town of Philipstown by Arthur Fisher for approval to allow access into the lot from Sky Lane, an existing private road which extends from Ridge Road and terminates as a "paper road" (undeveloped) at the Putnam Valley town boundary to the east; and

WHEREAS, because the existing developed portion of Sky Lane contains steep grades well in excess of that permitted by Town Code, and which cannot practically be improved so as to achieve the maximum permitted roadway grades, Mr. Fisher proposes to extend a driveway through the "paper road" to the Town boundary, and thence through a portion of a lot owned by Mr. Albert lying within the Town of Putnam Valley in order to obtain access to his lot; and

WHEREAS, Mr. Albert and Mr. Fisher seek approval of a subdivision of Mr. Albert's property in Putnam Valley that will allow Mr. Fisher to purchase a small portion of the property for the purpose of constructing a driveway connecting Elinor Drive, a Town of Putnam Valley public road to Sky Lane, a Town of Philipstown private "paper road". This subdivision occurs entirely within the Town of Putnam Valley, and will create a non-conforming lot that Mr. Fisher will purchase in order to obtain access, thus requiring a variance from the Putnam Valley Planning Board. The subdivided lot will not be used for building purposes, except for the driveway. Construction of the driveway by Mr. Fisher, on the lot purchased from Mr. Albert, will also require a Major Grading Permit. These subdivision, grading and variance approvals and permits are being sought from the Planning Board of the Town of Putnam Valley; and

WHEREAS, Mr. Fisher seeks Approval of Access to his lot via the driveway mentioned above and Sky Lane. He also seeks site plan approval to construct his home within a Ridge Line and Hillside Protection Area, which approvals are being sought from the Philipstown Planning Board; and

WHEREAS, provision of this lot access from the private road will not exceed the Town Code requirement (per §112-34A(1)(d)) that no more than four (4) lots derive access from such private roads; and

WHEREAS, no new lots will be created by this application; and

WHEREAS, referral of the application pursuant to GML §239-m has been duly made to the County Planning Department, which has responded with approval of the project; and

WHEREAS, the Town Attorney, by letter of July 10, 2013, has confirmed that the Planning Board may grant access approval for lots to be served by a "paper road" provided that the improvements to be constructed within the "paper road" comply with the Town of Philipstown private road standards; and

WHEREAS, the Planning Board has carefully considered all of the comments raised by the public, the Board's consultants, and other interested agencies, organizations and officials; and

WHEREAS, the Planning Board has completed SEQRA review for this project; and

WHEREAS, the applicant has submitted the following materials for consideration:

Author	Title	Last Revision Date
Badey & Watson, Surveying & Engineering, P.C.	Subdivision Plat prepared for Arthur Fisher & John M. Albert	May 2, 2013
Badey & Watson, Surveying & Engineering, P.C.	Site Plan prepared for Arthur Fisher	May 2, 2013

WHEREAS, the Town Planning Board has been duly authorized to grant approval for lot access for properties lying along private roads within the Town; and

WHEREAS, appropriate application fees have been received by the Town

**NOW, THEREFORE, BE IT RESOLVED, that:**

Access & Site Plan Approval:

- 1) The Planning Board finds that the applicant has met the requirements of the Town of Philipstown for grant of access approval; and
- 2) The Planning Board grants approval of the intended lot access as depicted on the plans listed above, subject to the following conditions.
  - A. Payment of all outstanding fees for review and approval of this application.
  - B. The applicant must present documentation of the following approvals to the Town of Philipstown Planning Board from the Town of Putnam Valley for the Albert parcel:

- granting of a variance, and subdivision approval of the Albert property
- granting of a Major Grading Permit

C. Pursuant to Section 148-3C(2) of the Philipstown Code, the plat shall contain the approved street numbering on the Mylar signed by the Board for filing in the Putnam County Clerk's office; and

D. Resolution of comments offered by the Town Engineer in his May 13, 2013 and June 14, 2013 technical memoranda shall be resolved: and

E. Prior to the construction of any lot improvements shown on the drawings, an erosion/sediment control plan conforming to applicable NYS and Town Stormwater Pollution Prevention Plan (SWPPP) requirements, and including all necessary construction details required therein, acceptable to the Building Inspector and Town Stormwater Management Officer shall be prepared and implemented

3) The Chairman is authorized as officer of the Planning Board to endorse the plat when Conditions 3A through E have been met.

4) Compliance with Condition 3C above shall be subject to the review and determination of the Town's Code Enforcement Officer and Stormwater Management Officer.

5) By this approval the Town of Philipstown Planning Board also hereby grants the requisite Site Plan approval for construction of the proposed residential dwelling within a Ridge Line and Hillside Protection Area, which shall be accomplished in strict conformance with the Site Plan drawings referenced herein.

6) Pursuant to Section §175-68 of the Philipstown Code, within 6 months after receiving approval of a Site Plan, with or without modifications, the applicant shall submit multiple copies of the Site Plan, as determined by the Planning Board, for stamping and signing. The Site Plan submitted for stamping shall conform strictly to the Site Plan approved by the Planning Board, except that it shall further incorporate any required revisions or other modifications and shall be accompanied by the following additional information:

- a) Record of application for and approval status of all necessary permits from Federal, State, and County officials.
- b) Detailed sizing and final material specification of all required improvements
- c) An estimated project construction schedule. If a performance guarantee is to be provided by the applicant for all or some portion of the work, a detailed site improvements cost estimate shall be included.
- d) Proof of payment of the Planning Board's reasonable review costs.
- e) Upon stamping and signing the Site Plan, the Planning Board shall forward copies of the approved Site Plan to the Zoning Administrative Officer and the applicant. The Zoning Administrative Officer

may then issue a Building Permit. A Certificate of Occupancy may only be issued if the project conforms to all applicable requirements of the Site Plan Approval.

7) This Site Plan approval shall expire if the applicant fails to obtain any necessary Building Permits, falls to comply with the conditions of the Site Plan approval, or fails to initiate the use within 24 months of its issuance. The Planning Board may grant a one-time six-month extension, and additional extensions, upon a showing of hardship or extenuating circumstances.

Adopted at a meeting of the Philipstown Planning Board on September 19, 2013

**PHILIPSTOWN PLANNING BOARD**



Michael Leonard, Chairman

c: Richard Shea Town Supervisor  
Kevin Donohue, Code Enforcement Officer  
David Klotzle, Wetlands Inspector

**RESOLUTION ADOPTING A NEGATIVE DECLARATION UNDER SEQRA**

WHEREAS, Arthur Fisher has applied to the Town of Philipstown Planning Board for approval to permit lot access for certain real property located on Sky Lane, Philipstown, New York within the Suburban Residential "SR" Zoning District and identified as Town of Philipstown Tax Map No. 83.18-1-18, and

WHEREAS, in regard to proposed development of the property a Full Environmental Assessment Form-Part 1 ("EAF") has been submitted pursuant to the New York State Environmental Quality Review Act ("SEQRA"), and

WHEREAS, the Planning Board is deemed the responsible agency for review under SEQRA; and

WHEREAS, the Planning Board has duly reviewed the latest EAF, the public record and latest plans;

NOW, THEREFORE, BE IT RESOLVED as follows:

That the Planning Board does hereby adopt the Negative Declaration attached hereto.

*Anthony Perrotti* presented the foregoing resolution which was seconded  
by *ME Fisher*

Adopted at a meeting of the Philipstown Planning Board on September 19, 2013.

**PHILIPSTOWN PLANNING BOARD**

*Michael Leonard*

Michael Leonard, Chairman

## NEGATIVE DECLARATION

### Fisher Access Approval *Town of Philipstown Planning Board, County of Putnam*

Date: September 19, 2013

This Notice is issued pursuant to Part 617 of the Implementing regulations pertaining to Article 8 (the State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Philipstown Planning Board as Lead Agency has determined that the proposed action described below will not have potential significant harmful effects on the environment, and a Draft Environmental Impact Statement will not be prepared.

Name of Project: Fisher Access Approval  
Action Type : Unlisted  
Site Location : Sky Lane, Garrison, NY  
Location : Town of Philipstown

Summary of Action: The action is granting of approval for lot access onto Sky Lane, a private roadway, for an existing residential lot which is to be served by a new individual subsurface sanitary disposal system and well.

Reasons Supporting This Determination: No significant environmental effects are associated with the proposed subdivision plan as per review of the EAF prepared and duly adopted herein.

Agency Address: Town of Philipstown Planning Board  
Town Hall - 238 Main Street  
Cold Spring, New York 10516  
Tel. No. (845) 265-5200

Contact Person: Planning Board Chairman, Michael Leonard

PHILIPSTOWN PLANNING BOARD  
TOWN OF PHILIPSTOWN, NEW YORK

RESOLUTION CONFIRMING EXTENSION OF  
SITE PLAN APPROVAL & GRANTING ~~ADDITIONAL~~ EXTENSION

WHEREAS, Arthur Fisher owns a parcel of some 3.250 +/- of acres located on Sky Lane in the Suburban Residential ("SR") Zoning District; and

WHEREAS, an application was made to the Planning Board of the Town of Philipstown by Arthur Fisher for approval to allow access into the lot from Sky Lane, an existing private road which extends from Ridge Road and terminates as a "paper road" (undeveloped) at the Putnam Valley town boundary to the east; and

WHEREAS, because the existing developed portion of Sky Lane contains steep grades well in excess of that permitted by Town Code, and which cannot practically be improved so as to achieve the maximum permitted roadway grades, Mr. Fisher proposed to obtain site access through a portion of a lot owned by Mr. Albert lying within the Town of Putnam Valley; and

WHEREAS, this proposed site access required that Mr. Albert and Mr. Fisher also obtain multiple approvals from Putnam Valley; and

WHEREAS, on September 19, 2013 the Planning Board adopted a resolution granting access and site plan approval with conditions, including the requirement that evidence of all necessary approvals from Putnam Valley have been received; and

WHEREAS, the resolution specified that the applicant was required to satisfy all conditions of approval and present the Site Plan to the Chairman for endorsement within six (6) months of the date of the Planning Board's approval. The resolution also specified that the Planning Board may grant time extensions upon a showing of hardship or extenuating circumstances; and

WHEREAS, the required approvals have now been received from the Town of Putnam Valley to permit the site access sought by Mr. Fischer; and

WHEREAS, by letter of April 3, 2014 the applicant's consultant acknowledged the delays in obtaining the requisite approvals from the Town of Putnam Valley and requested that the Planning Board retroactively grant a time extension from the expiration of the 6-month period in which they were required to obtain the Chairman's endorsement of the Site Plan, and also to extend the approval for an additional 4 months to July 19, 2014; and

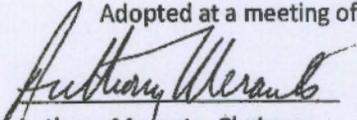
WHEREAS, the Planning Board has duly considered all pertinent facts and circumstances pertaining to the said request for a time extension; and

WHEREAS, the Planning Board finds that the proposed time extension request, resulting from circumstances beyond the applicant's control, is reasonable and appropriate and consistent with the SEQRA determination previously rendered in regard to this action and does not present any potential for adverse environmental impacts.

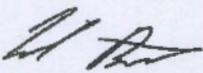
**NOW, THEREFORE, BE IT RESOLVED, that:**

- 1) The Planning Board finds that it would constitute a hardship to deny the request for an extension of access and site plan approval, and hereby grants the said extension to July 19, 2014.

Adopted at a meeting of the Philipstown Planning Board on April 10, 2014.

  
Anthony Merante, Chairman

cc: Richard Shea, Supervisor  
Kevin Donohue, Code Enforcement Officer  
David Klotzle, Wetlands Inspector

 <p>Michael C Bartolotti, County Clerk Putnam County Office Building 40 Glencida Avenue Room 100 Carmel, New York 10512</p>	 ACS-00000000369435-00000000742877-004
Endorsement Page	
Document # 1502437 Document Type: DEED Document Page Count: 4	Drawer # 06 Book 1993 Page 486 Receipt # 16896
PRESENTER: FLATIRON ABSTRACT LLC 321 S RIVERSIDE AVENUE CROTON ON HUDS, NY 10520	RETURN TO: ROSEANN SCHUYLER ESQ 321 S RIVERSIDE AVENUE CROTON ON HUDSON, NY 10520
PARTIES	
GRANTOR ARTHUR D SR FISHER	GRANTEE CONTEFISHER CONSTRUCTION INC
<p style="text-align: center;"><b>FEE DETAILS</b></p> Consideration: \$175,000.00 1502437 DEED 4 40.00 TP-584 1 5.00 CULTURAL EDUCATION 15.00 RECORD MANAGEMENT 5.00 RP-5217 RESID/AGRIC 125.00 TRANSFER TAX 700.00 PROCESSING FEE 1 1.00 AMOUNT FOR THIS DOCUMENT: 891.00 RETT # 000000537	<p style="text-align: center;">RESERVED FOR CERTIFICATION</p>
THIS DOCUMENT WAS EXAMINED PURSUANT TO S315 REAL PROPERTY LAW	<p style="text-align: center;">EXEMPTIONS</p>
 Michael C. Bartolotti Putnam County Clerk	<p style="text-align: center;">RESERVED FOR CLERKS NOTES</p>

— Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)

**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.**

THIS INDENTURE, made the 16 day of OCTOBER, in the year 2015

BETWEEN ARTHUR D. FISHER SR RESIDING AT 1911 LONGVUE STREET, YORKTOWN HEIGHTS NY 10598  
AND MONICA BORBA RESIDING AT 829 KING STREET, PEEKSKILL NY 10566

*Monica*  
party of the first part, and CONTEFISHER <sup>\*Construction</sup> CONSTRUCTION INC. AT 1420 JOURNEYS END ROAD, CROTON ON HUDSON NY 10520, 12

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

10 dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the 19 SKY LANE, PHILLIPSTOWN NY -----SEE SCHEDULE A

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

\_\_\_\_\_

*Arthur D. Fisher SR*  
ARTHUR D. FISHER SR

\_\_\_\_\_

*Monica Borba*  
MONICA BORBA

**FLATIRON ABSTRACT LLC**

as Agent for  
Stewart Title Insurance Company

**SCHEDULE A (Description)**

Title Number: FAL1900

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Philipstown, County of Putnam and State of New York, known and designated as Lot Nos. 73 and 74 as shown on a certain map entitled, "Map 17 of Continental Village, Town of Philipstown and Putnam Valley, County of Putnam, New York", made by Hans E. Frommholz, P.E. and L.S., Yorktown Heights, New York, surveyed June 29, 1954 and filed in the Office of the Putnam County Clerk on July 9, 1956 s Filed Map No. 372-Q.

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of WESTCHESTER, ss:

On the 16<sup>th</sup> day of OCT in the year 2015, before me, the undersigned, personally appeared ARTHUR D. FISHER, SR, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

*[Signature]*  
Kenneth E. Austin  
Notary Public, State of NY  
No. 01AL6150885  
Qualified in Westchester Co.  
Commission Expires 08/07/20 18

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of \_\_\_\_\_, ss:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(If the place of residence is in a city, include the street and street number if any, thereof), that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of WESTCHESTER, ss:

On the 16<sup>th</sup> day of OCT in the year 2015 before me, the undersigned, personally appeared MONICA BORBA, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

*[Signature]*  
Harry C. Kaufman  
Notary Public - State of New York  
No. 4941769  
Qualified in Westchester County  
My commission expires 8-29-20 18

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

\*State of \_\_\_\_\_, County of \_\_\_\_\_, ss:

\*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me \_\_\_\_\_ the undersigned personally appeared

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

**Bargain and Sale Deed  
With Covenants**

Title No. FALI900  
Fisher / Borba  
TO  
ConteFisher Construction

SECTION. 83 18  
BLOCK. 1  
LOT. 18  
COUNTY OR TOWN PUTNAM

Roseann Schuyler, Esq.  
321 S Riverside Ave  
Croton on Hudson, NY  
10530

FOR COUNTY USE ONLY

C1. SMS Code 3,7,2,6,8,9  
C2. Date Deed Recorded 10/21/2015  
C3. Book 1993 C4. Page 486



New York State Department of Taxation and Finance  
Office of Real Property Tax Services  
RP-5217-PDF  
Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location Sky Lane Philipstown 10516  
2. Buyer Name ConteFisher Construction  
3. Tax Billing Address 1420 Journeys End Rd Croton on Hudson NY 10520  
4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel  
5. Deed Property Size X OR 2.35  
6. Seller Name Fisher, Sr. Arthur D Borba Monica  
7. Select the description which most accurately describes the use of the property at the time of sale:  
A. One Family Residential  
8. Ownership Type is Condominium  
9. New Construction on a Vacant Land  
10A. Property Located within an Agricultural District  
10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

SALE INFORMATION

11. Sale Contract Date  
12. Date of Sale/Transfer 10/16/2015  
13. Full Sale Price 175,000.00  
14. Indicate the value of personal property included in the sale .00

15. Check one or more of these conditions as applicable to transfer:  
A. Sale Between Relatives or Former Relatives  
B. Sale between Related Companies or Partners in Business  
C. One of the Buyers is also a Seller  
D. Buyer or Seller is Government Agency or Lending Institution  
E. Deed Type not Warranty or Bargain and Sale (Specify Below)  
F. Sale of Fractional or Less than Fee Interest (Specify Below)  
G. Significant Change in Property Between Taxable Status and Sale Dates  
H. Sale of Business is Included in Sale Price  
I. Other Unusual Factors Affecting Sale Price (Specify Below)  
J. None  
Comment(s) on Condition:

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken 15  
17. Total Assessed Value 117,200  
18. Property Class 210  
19. School District Name Lakeland  
20. Tax Map Identifier(s)/Full Identifier(s) (If more than four, attach sheet with additional Identifier(s))  
83.18-1-18

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

SELLER SIGNATURE DATE

BUYER SIGNATURE

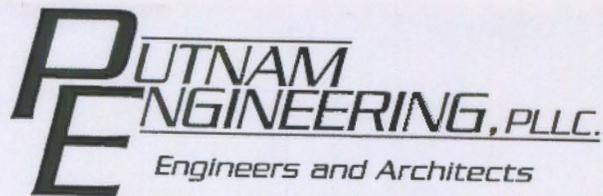
BUYER SIGNATURE DATE



BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individually responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

ConteFisher Construction  
1420 Journeys End Road  
Croton on Hudson NY 10520  
BUYER'S ATTORNEY  
Schuyler Roseann  
(914) 862-0990



February 6, 2016

Mr. Anthony Merante, Chairman  
Philipstown Planning Board  
238 Main Street  
P.O. box 155  
Cold Spring, NY 10516

Re: County Line Equities, LLC  
1980 Route 9  
TM #60-2-84

Dear Chairman Merante and Members of the Board:

This project first came before the Board in December 2011. The property owners had received a violation in conjunction with their tenant exceeding the number of vehicles (parked on site) shown on the 1993 site plan approval. An application for an Amendment of Site Plan was submitted to the Town.

The project was reviewed by the Town's consultants and there were several follow-up submissions and reviews. In mid-2012 this project became dormant and no further action took place until Putnam Engineering, PLLC (P/E) submitted revised plans in October 2015 and approved before the Board on November 19, 2015.

At the November 19, 2015 meeting, the original application was discussed and several questions arose, which I have prepared the following responses:

1. The original applicant in 2011 was County Line Equities, LLC. Therefore the application that was submitted is still valid and monies deposited into the escrow account in 2015 was correct. I have included a copy of the original application for your review. Since the 2011 application there has been a change in partners and a new Amendment of Site Plan Application has been prepared. There are also some various changes to dimensions found in the Zoning Chart on Page 4.
2. A short Environmental Assessment Form (EAF) was submitted in 2011.

Since the proposal before the Board is to increase the number of parking spaces on the lot, a long Form EAF has been prepared. The EAF has been prepared comparing the current proposal to the 1993 approval.

3. Fees:

A five hundred dollar (\$500.00) application fee was paid in 2011.

The fee should have been calculated as follows:

\$250.00 base fee + \$750.00 major amendment + \$20.00 per parking and loading space.

The application proposes to increase parking by 32 spaces. The number of loading areas will remain the same. Therefore, the fee is calculated as:

$\$250.00 + \$750.00 + \$20.00 \times 32 \text{ spaces} = \$1,640.00.$

The applicant has submitted a check for \$1,140.00 which is the balance due when deducting the original \$500.00 paid.

4. Escrow:

Monies were deposited into the Escrow Account and a balance exists.

Additional Information:

The property is within the Town of Philipstown Resource Protection Overlay District Zoning Map (attached) with Scenic Protection Overlay District (SPO). The property is zoned HC and in accordance with Section 175-15 (B) is excluded. Copies of the map with a blow-up of the site are included with this submission.

Front Yard Parking Calculation:

Section 175-38 A (4)(a)(3) stipulates that within the HC district, a maximum of one row of on-site parking may be located in front of the principal building but not within the required front yard.

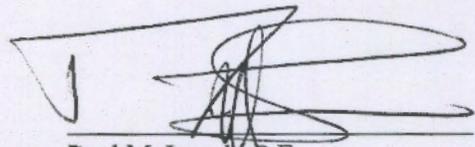
We have prepared a sketch parking plan in order to establish a benchmark for the number of cars which can be located in front of the building. The sketch is included with this submission and shows 20 spaces which we have used as justification for the plans that we submitted to the Board.

Our concept with developing the current proposed plan was to break up the front yard parking so that the areas chosen for spaces can be better screened and not visible from the two roads.

We look forward to appearing before the Board at the January 2016 meeting to further discuss the project.

Sincerely,

PUTNAM ENGINEERING, PLLC



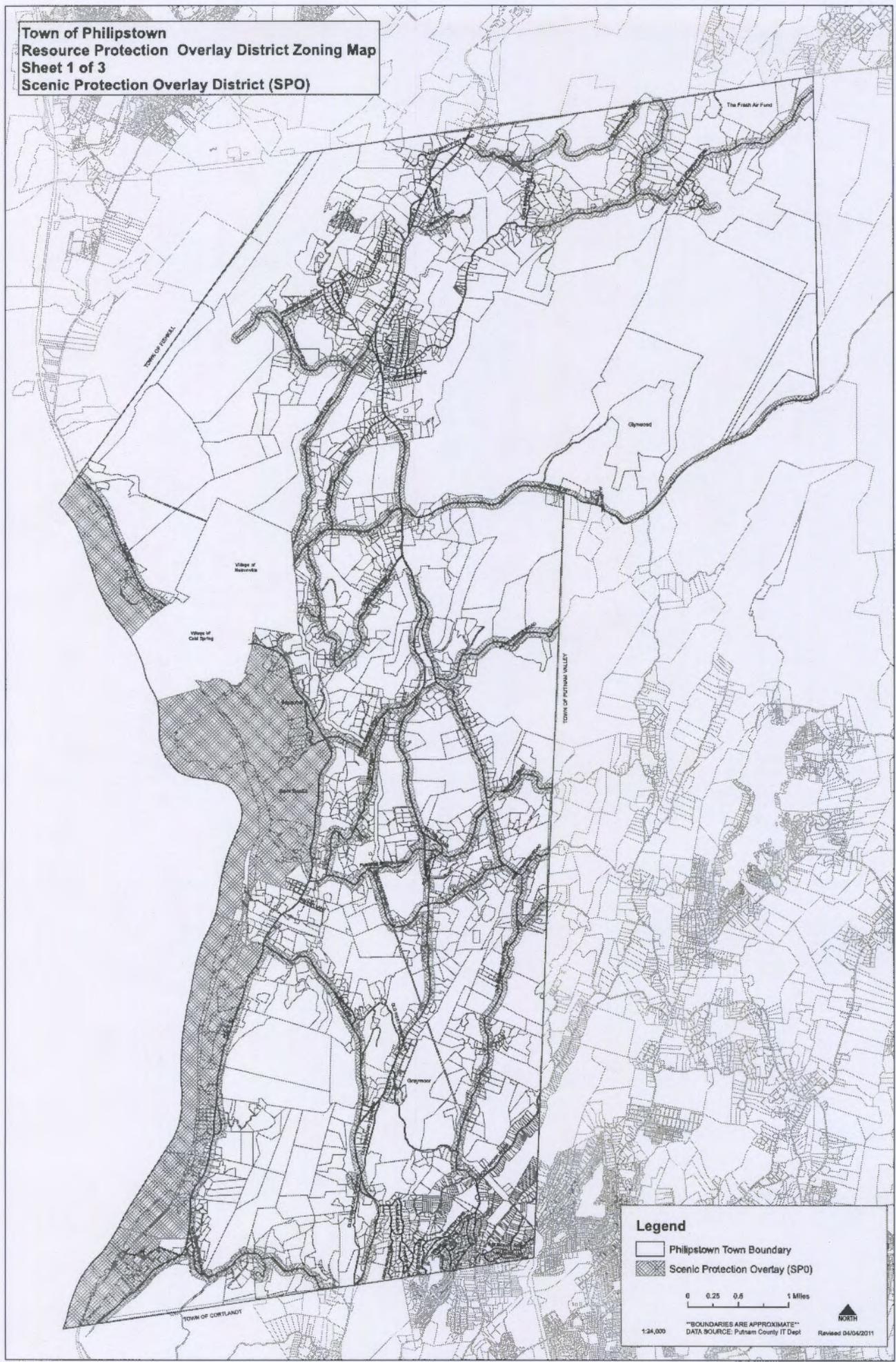
Paul M. Lynch, P.E.

PML/tal

Enclosures

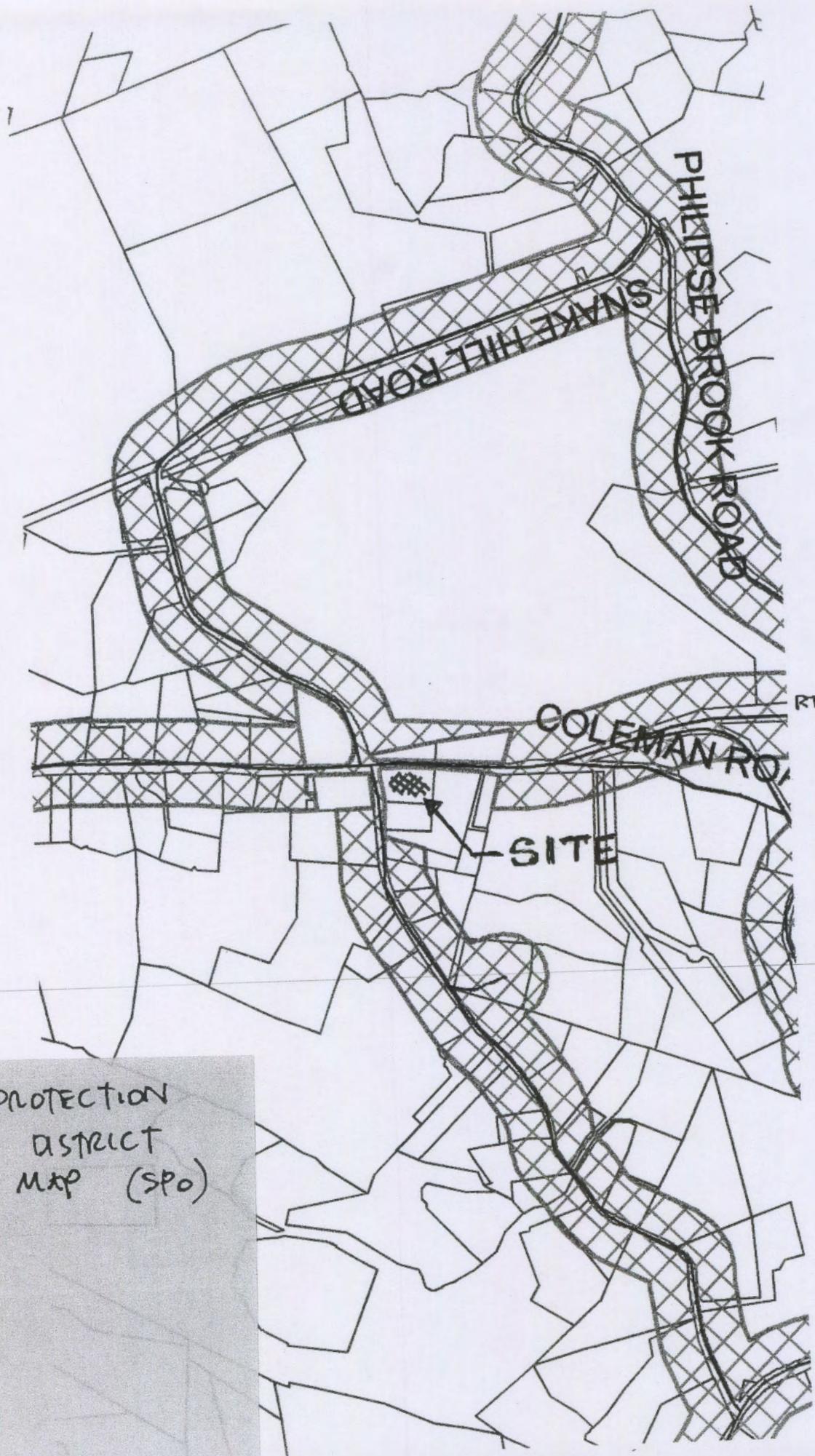
Page 2

Town of Philipstown  
Resource Protection Overlay District Zoning Map  
Sheet 1 of 3  
Scenic Protection Overlay District (SPO)



- Legend**
- Philipstown Town Boundary
  - Scenic Protection Overlay (SPO)

0 0.25 0.5 1 Miles  
1:24,000 "BOUNDARIES ARE APPROXIMATE"  
DATA SOURCE: Putnam County IT Dept Revised 04/06/2011



RT 9

RT 9

COLEMAN ROAD

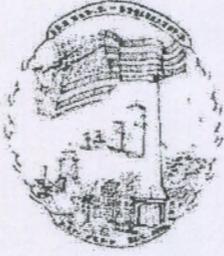
SNAKE HILL ROAD

PHILIPS BROOK ROAD

SITE

SCENIC PROTECTION  
OVERLAY DISTRICT  
ZONING MAP (SPO)





# Town of Philipstown

238 Main Street  
Cold Spring New York 10516

## PLANNING BOARD

### AMENDMENT of SITE PLAN

### APPLICATION PACKAGE

Project Name: Amendment to Site Plan for  
County Line Equities, LLC.

Date: 9-16-2011  
Revised 3-1-2012

Town of Philipstown

Planning Board  
238 Main Street, PO Box 155  
Cold Spring, NY 10516

Office (845) 265-      Fax (845) 265-2687

**Application for Planning Board  
Special Use & Site Plan Approval**

Date: 9-16-2011      TM# 60-2-84  
Project Name: Amendment to Site Plan for  
County Line Equities, LLC  
Street Address: \_\_\_\_\_  
Fee Amount: \$500.-      Received: 9-29-11  
Bond Amount: \_\_\_\_\_      Received: \_\_\_\_\_

Applicant:

Name County Line Equities, LLC  
Address 7 Bray Lane  
Wappinger Falls, N.Y.  
Telephone 845-242-6604

Tenant:

Name Rodak Automotive  
Address Route 9  
Garrison NY 10524  
Telephone 845 424 3103

Design Professional:

Name Patti McCormack-Smith P.E.  
Address 11 Black Diamond Hill  
Garrison, N.Y. 10524  
Telephone 845-424-3848

Surveyor:

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_

**Property Owner (if more than two, supply separate page):**

Name Mr. Gary Popovich  
Address 7 Bray Farm Ln.  
Wappinger Falls, NY 12590  
Telephone 845 462 0521

Name Mr. Joseph Gicinta  
Address Route 9  
Cold Spring, N.Y. 10516  
Telephone 845-205 3205

Mr. Paul Apollino  
914-441-0498

Mr. Pat Kartalema  
Route 9  
Garrison, N.Y. 10524

TM# 60-2-84

Project Name: Amendment to Site Plan for County Line Equities

Project Description: An amendment is sought to the Site Plan for (former owners) Pagano & de Roa - Dec. 1992 for an increase in parking for impoundment due to new requirements.

ZONING INFORMATION

175-7 Zoning District: HC

175-10 Proposed Use: no change proposed for use

Proposed Accessory Use(s): \_\_\_\_\_

175-7 Overlay Districts on the property:

Yes or No

- |  |           |
|--|-----------|
| 175-13 Floodplain Overlay District - NFIP Map ----- (FPO)      | <u>No</u> |
| 175-18.1 Mobile Home Overlay District ----- (MHO)              | <u>No</u> |
| 175-14 Cold Spring Reservoir Water Shed Overlay ----- (WSO)    | <u>No</u> |
| 175-15 Scenic Protection Overlay ----- (SPO)                   | <u>No</u> |
| 175-16 Aquifer Overlay District ----- (AQO)                    | <u>No</u> |
| 175-18 Open Space Conservation Overlay District ----- (OSO)    | <u>No</u> |
| 175-35 Within 100 foot buffer of Wetlands or Watercourse ----- | <u>No</u> |
| 175-36 Steep Terrain -----                                     | <u>No</u> |
| 175-36 Ridge Line Protection -----                             | <u>No</u> |
| 175-37 Protection Agricultural -----                           | <u>No</u> |

3. Proof of Ownership Deed

4. Site Plan

5. A long-form Environmental Assessment Form or Draft Environmental Statement

6. An Agricultural Use Statement as defined in §175-74, if required by §175-37C

7. The Site Plan application fee, as established by the Town Board and any required survey report for review only, as required by the Planning Board

8. Fee: \$1000

9. Exemptions

Not including agricultural land

TM# 60-2-84

Project Name: Amendment to Site Plan for County Line Equities

175-11 Density and Dimensional Regulations

Zoning District <u>HC</u>	Required	Existing	Proposed	Complies	Variance
Minimum front yard setback					
<u>n/a</u> Measured from the travel way Town Road	25	n/a	n/a	n/a	n/a
<u>West</u> Measured from the travel way County/State	35	104'	104'	yes	no
Minimum side yard setback <u>South</u>	15	132'	132'	yes	no
Minimum side yard setback (2) <u>North</u>	15	94'	76'	yes	no
Minimum side yard setback (3)					
Minimum rear yard setback	35	68'	68'	yes	no
Maximum impervious surface coverage	60%	43%	60%	yes	no
Maximum height	40	22	22	yes	no
Maximum footprint non-residential structures	40,000	4,200	4,200	yes	no

76

SUBMISSION:

13 copies with one electronic file in .pdf format of the following:

- ✓ 1. Pre-Application meeting decision and comments
- ✓ 2. Application
3. Proof of Ownership Deed
- ✓ 4. Site Plan
5. A long-form Environmental Assessment Form or Draft Environmental Impact Statement.
6. An agricultural data statement as defined in §175-74, if required by §175-37C, N/A \*\*\*
7. The Site Plan application fee, as established by the Town Board and any required escrow deposit for review costs, as required by the Planning Board.
8. FEE: \$ 500.- Received: \_\_\_\_\_
9. Escrow: \_\_\_\_\_ Received: \_\_\_\_\_

**\*\* Not abutting agricultural land**

# Town of Philipstown

238 Main Street

Cold Spring New York 10516

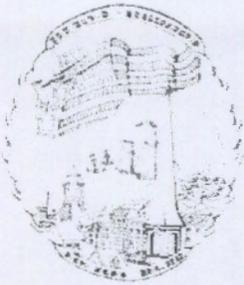
## PLANNING BOARD

### AMENDMENT of SITE PLAN

### APPLICATION PACKAGE

Project Name: COUNTY LINE EQUITIES, LLC

Date: 12/31/15



# Town of Philipstown

Planning Board  
238 Main Street, PO Box 155  
Cold Spring, NY 10516

Office (845) 265-      Fax (845) 265-2687

## Application for Planning Board Special Use & Site Plan Approval

Date: 12/31/15

TM# 60-2-84

Project Name: COUNTY LINE EQUITIES, LLC.

Street Address: 1980 ROUTE 9 GARRISON, N.Y.

Fee Amount: \$1,640<sup>-</sup> TOTAL      APPLICANT PREVIOUSLY PAID \$500<sup>-</sup>      Received: \$1,140<sup>-</sup>

Bond Amount: \_\_\_\_\_      Received: \_\_\_\_\_

### Applicant:

Name COUNTY LINE EQUITIES, LLC  
Address 486 FURNACE DOCK RD.  
CORTLANDT MANOR, NY  
10567  
Telephone 914-739-9527

### Tenant:

Name RODAKS GARAGE  
Address 1980 ROUTE 9  
GARRISON, N.Y 10524  
Telephone 845-424-3103

### Design Professional:

Name PUTNAM ENGINEERING PLLC  
Address 4 OLD ROUTE 6  
BREWSTER N.Y 10509  
Telephone 845-279-6789

### Surveyor:

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_

### Property Owner (if more than two, supply separate page):

Name PASQUALE CARTALEMI  
Address 486 FURNACE DOCK ROAD  
CORTLANDT MANOR N.Y 10567  
Telephone 914-739-9527

Name ANGELO CARTALEMI  
Address 486 FURNACE DOCK ROAD  
CORTLANDT MANOR, N.Y. 10567  
Telephone 914 739 9527

TM# 60-2-84

Project Name: COUNTY LINE EQUITIES, LLC.

Project Description: AMMEND 1993 SITE PLAN APPROVAL TO INCREASE ON SITE PARKING AS REQUIRED BY CURRENT TENANT AND TO PROVIDE ADDITIONAL PARKING SPACES FOR THAT PORTION OF THE BUILDING WHICH IS CURRENTLY VACANT  
ZONING INFORMATION

175-7 Zoning District: HC

175-10 Proposed Use: AUTOMOBILE SERVICE STATION (EXISTING)

Proposed Accessory Use(s): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**175-7 Overlay Districts on the property:**

	<u>Yes or No</u>
175-13 Floodplain Overlay District – NFIP Map ----- (FPO)	<u>No</u>
175-18.1 Mobile Home Overlay District ----- (MHO)	<u>No</u>
175-14 Cold Spring Reservoir Water Shed Overlay ----- (WSO)	<u>No</u>
175-15 Scenic Protection Overlay ----- (SPO)	<u>No</u>
175-16 Aquifer Overlay District ----- (AQO)	<u>YES</u>
175-18 Open Space Conservation Overlay District ----- (OSO)	<u>No</u>
175-35 Within 100 foot buffer of Wetlands or Watercourse -----	<u>No</u>
175-36 Steep Terrain -----	<u>No</u>
175-36 Ridge Line Protection -----	<u>No</u>
175-37 Protection Agricultural -----	<u>No</u>

TM# 60-2-84

Project Name: COUNTY LINE EQUITIES LLC

**175-11 Density and Dimensional Regulations**

Zoning District <u>HC</u>	Required	Existing	Proposed	Complies	Variance
Minimum front yard setback					
Measured from the travel way Town Road	25	93.9	93.9	YES	NO
Measured from the travel way County/State	35	104.5'	104.5'	YES	NO
Minimum side yard setback	15	68.9	68.9	YES	NO
Minimum side yard setback (2)	15	83' ±	83' ±	YES	NO
Minimum side yard setback (3)	—	—	—	—	—
Minimum rear yard setback	NA.	—	—	—	—
Maximum impervious surface coverage	60%	54%	54%	YES	NO
Maximum height	40'	<40	<40	YES	NO
Maximum footprint non-residential structures	40,000	4208	4208	YES	NO

**SUBMISSION:**

**13 copies with one electronic file in .pdf format** of the following:

- ✓ 1. Pre-Application meeting decision and comments
- ✓ 2. Application
- ✓ 3. Proof of Ownership
- ✓ 4. Site Plan
- ✓ 5. A long-form Environmental Assessment Form or Draft Environmental Impact Statement.
- ✓ 6. An agricultural data statement as defined in §175-74, if required by §175-37C.
- ✓ 7. The Site Plan application fee, as established by the Town Board and any required escrow deposit for review costs, as required by the Planning Board.
- 8. FEE: \$1140 — Received: 1/7/16
- 9. Escrow: \_\_\_\_\_ Received: \_\_\_\_\_

**Full Environmental Assessment Form  
Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Sponsor Information.**

Name of Action or Project: AMENDED SITE PLAN FOR COUNTY LINE EQUITIES, LLC		
Project Location (describe, and attach a general location map): 1980 ROUTE 9, GARRISON NY - TOWN OF PHILIPSTOWN		
Brief Description of Proposed Action (include purpose or need): PROVIDE ADDITIONAL PARKING SPACES FOR AN EXISTING DEVELOPED PROPERTY. THIS PART 1 HAS BEEN PREPARED USING THE 1993 APPROVAL AS THE BASE PLAN.		
Name of Applicant/Sponsor: COUNTY LINE EQUITIES, LLC	Telephone: 914-739-9527	E-Mail:
Address: 486 FURNACE DUCK ROAD		
City/PO: CORTLANDT MANOR	State: N.Y	Zip Code: 10567
Project Contact (if not same as sponsor; give name and title/role): PUTNAM ENGINEERING PLLC	Telephone: 845 279 6789	E-Mail: plyncheputnameng.com
Address: 4 OLD ROUTE 6		
City/PO: BREWSTER	State: N.Y	Zip Code: 10509
Property Owner (if not same as sponsor):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

**B. Government Approvals, Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	TOWN PLANNING BOARD	3/1/12 (AMMENDED)
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PUTNAM COUNTY PLANNING	FEBRUARY 2016
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?  Yes  No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?  Yes  No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?  Yes  No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)  Yes  No

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?  Yes  No

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?

HC

b. Is the use permitted or allowed by a special or conditional use permit? ALLOWED USE BY ZONING  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No  
If Yes,

i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located?  
GARRISON UNION FREE SCHOOL DISTRICT

b. What police or other public protection forces serve the project site?  
PUTNAM COUNTY SHERIFF DEPARTMENT

c. Which fire protection and emergency medical services serve the project site?  
GARRISON FIRE PROTECTION DISTRICT No. 1

d. What parks serve the project site?  
FAHNESTOCK STATE PARK, HUDSON HIGHLANDS, OPEN SPACE INSTITUTE

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?  
COMMERCIAL

b. a. Total acreage of the site of the proposed action? 1.53 acres

b. Total acreage to be physically disturbed? 0.22 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.59 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: NA

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No

If Yes,  
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) \_\_\_\_\_

ii. Is a cluster/conservation layout proposed?  Yes  No

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will proposed action be constructed in multiple phases?  Yes  No

i. If No, anticipated period of construction: 0 months

ii. If Yes: EXISTING

- Total number of phases anticipated \_\_\_\_\_
- Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year
- Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_

f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,

i. Total number of structures \_\_\_\_\_

ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length

iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,

i. Purpose of the impoundment: \_\_\_\_\_

ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_

iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_

iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres

v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  
 If Yes:

i. What is the purpose of the excavation or dredging? \_\_\_\_\_

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): \_\_\_\_\_
- Over what duration of time? \_\_\_\_\_

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_

v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres

vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres

vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iii. Will proposed action cause or result in disturbance to bottom sediments?  Yes  No

If Yes, describe: \_\_\_\_\_

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No

If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
  
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No

If Yes:

- Name of district or service area: \_\_\_\_\_
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
  
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No

If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

- Do existing sewer lines serve the project site?  Yes  No
- Will line extension within an existing district be necessary to serve the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
\_\_\_\_\_

- iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- What is the receiving water for the wastewater discharge? \_\_\_\_\_

- v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):  
\_\_\_\_\_  
\_\_\_\_\_

- vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No

If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?

\_\_\_\_\_ Square feet or \_\_\_\_\_ acres (impervious surface)

\_\_\_\_\_ Square feet or \_\_\_\_\_ acres (parcel size)

- ii. Describe types of new point sources. \_\_\_\_\_  
\_\_\_\_\_

- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
\_\_\_\_\_  
\_\_\_\_\_

- If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
\_\_\_\_\_

- Will stormwater runoff flow to adjacent properties?  Yes  No

- iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

- f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No

If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
\_\_\_\_\_

- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
\_\_\_\_\_

- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
\_\_\_\_\_

- g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No

If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No

- ii. In addition to emissions as calculated in the application, the project will generate:

- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
- \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
- \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

- i. Estimate methane generation in tons/year (metric): \_\_\_\_\_
- ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

- i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.
- ii. For commercial activities only, projected number of semi-trailer truck trips/day: \_\_\_\_\_
- iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_
- iv. Does the proposed action include any shared use parking?  Yes  No
- v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_
- vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No
- vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No
- viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

- i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_
- ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_
- iii. Will the proposed action require a new, or an upgrade to, an existing substation?  Yes  No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: \_\_\_\_\_
- Saturday: \_\_\_\_\_
- Sunday: \_\_\_\_\_
- Holidays: \_\_\_\_\_

ii. During Operations:

- Monday - Friday: 9 AM - 6 PM
- Saturday: 9 AM - 6 PM
- Sunday: CLOSED
- Holidays: CLOSED

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration: \_\_\_\_\_

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
Describe: \_\_\_\_\_

---

n.. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
SPOTLIGHTS ON BUILDING - FACING DOWN - NEAREST STRUCTURE = 40'

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
Describe: \_\_\_\_\_

---

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_

---

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored \_\_\_\_\_

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally describe proposed storage facilities: \_\_\_\_\_

---

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No

If Yes:

i. Describe proposed treatment(s): \_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

---

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)
- Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: \_\_\_\_\_
- Operation: \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: \_\_\_\_\_
- Operation: \_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

### E. Site and Setting of Proposed Action

#### E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	4,208 <sub>S.F.</sub> /1993	5,511 <sub>S.F.</sub> CURRENT	+ 0.03 AC
• Forested	NA	NA	
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	NA	NA	
• Agricultural (includes active orchards, field, greenhouse etc.)	NA	NA	
• Surface water features (lakes, ponds, streams, rivers, etc.)	NA	NA	
• Wetlands (freshwater or tidal)	NA	NA	
• Non-vegetated (bare rock, earth or fill)	NA	NA	
• Other Describe: LAWN	40,178 <sub>S.F.</sub> 1993	29,875 <sub>S.F.</sub> CURRENT	- 0.24 AC
GRAVEL DRIVE/PARKING	22,086 <sub>S.F.</sub> 1993	31,086 <sub>S.F.</sub> CURRENT	+ 0.21 AC

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
 i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
 If Yes,  
 i. Identify Facilities: \_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No  
 If Yes:  
 i. Dimensions of the dam and impoundment:  
 • Dam height: \_\_\_\_\_ feet  
 • Dam length: \_\_\_\_\_ feet  
 • Surface area: \_\_\_\_\_ acres  
 • Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
 ii. Dam's existing hazard classification: \_\_\_\_\_  
 iii. Provide date and summarize results of last inspection: \_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
 If Yes:  
 i. Has the facility been formally closed?  Yes  No  
 • If yes, cite sources/documentation: \_\_\_\_\_  
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
 iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
 If Yes:  
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
 If Yes:  
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
 ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
 If yes, provide DEC ID number(s): \_\_\_\_\_  
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ 7 feet WESTCHESTER/PUTNAM SOIL SURVEY

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site: URBAN DEVELOPED U<sub>10</sub> 100 %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 7 feet WESTCHESTER/PUTNAM SOIL SURVEY

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: 100 % of site  
 Poorly Drained: \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: 97 % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: 3 % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100 year Floodplain?  Yes  No

k. Is the project site in the 500 year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: \_\_\_\_\_

m. Identify the predominant wildlife species that occupy or use the project site: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No  
 If Yes:  
 i. Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Source(s) of description or evaluation: \_\_\_\_\_  
 iii. Extent of community/habitat:  
 • Currently: \_\_\_\_\_ acres  
 • Following completion of project as proposed: \_\_\_\_\_ acres  
 • Gain or loss (indicate + or -): \_\_\_\_\_ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  Yes  No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
 If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_  
 \_\_\_\_\_

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No  
 If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
 i. If Yes: acreage(s) on project site? \_\_\_\_\_  
 ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
 If Yes:  
 i. Nature of the natural landmark:  Biological Community  Geological Feature  
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_  
 \_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
 If Yes:  
 i. CEA name: \_\_\_\_\_  
 ii. Basis for designation: \_\_\_\_\_  
 iii. Designating agency and date: \_\_\_\_\_

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?  Yes  No

If Yes:

i. Nature of historic/archaeological resource:  Archaeological Site  Historic Building or District

ii. Name: \_\_\_\_\_

iii. Brief description of attributes on which listing is based: \_\_\_\_\_

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f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  Yes  No

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g. Have additional archaeological or historic site(s) or resources been identified on the project site?  Yes  No

If Yes:

i. Describe possible resource(s): \_\_\_\_\_

ii. Basis for identification: \_\_\_\_\_

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h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  Yes  No

If Yes:

i. Identify resource: \_\_\_\_\_

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): \_\_\_\_\_

iii. Distance between project and resource: \_\_\_\_\_ miles.

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i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  Yes  No

If Yes:

i. Identify the name of the river and its designation: \_\_\_\_\_

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?  Yes  No

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Purdon Engineering PLLC Date 12/31/15

Signature [Signature] Title Principal Engineer

January 15, 2014  
Marian L. Rockwell  
P.O. Box 985  
Ft. Montgomery, N.Y., 10922  
(845) 446-3834 (w)  
(914) 329-9935 (c)

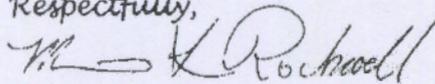
Richard Shea, Supervisor  
Town of Philipstown  
238 Main St. P.O. Box 155  
Cold Spring, N.Y., 10516

Dear Town of Philipstown Board,

Due to access issues unable to be resolved and the projected cost and planning issues associated with alternative access off of Old Albany Post Rd., I am, regrettably, dropping the ~~Cold Spring Farm~~ project.

I wanted to thank everyone on the Board for their time and conscientious consideration, and would kindly request that any unused escrow account balance be sent to the address listed at the top of this letter.

Respectfully,



Marian L. Rockwell

Rec'd 4/14  
to S. Galligan  
11/14

**LAWRENCE J. PAGGI, PE, PC**

**Consulting Engineering**

43 Broad Street  
Fishkill, New York 12524

Phone 845 897 2375

Fax 845 897 2239

Email [ljpaggi@optonline.net](mailto:ljpaggi@optonline.net)

January 4, 2016

*Anthony Merante, Planning Board Chairman*  
Town of Philipstown Planning Board  
c/o Ann Gallagher, Secretary  
238 Main Street  
Cold Spring, New York 10516

Re: *Scanga Realty, LLC Lot 4 Amended Site Plan*  
*Lady Blue Devils Lane*  
*Tax ID No.: 16.16-1-20.4*

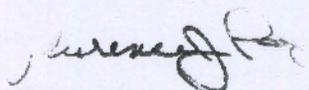
Dear Chairman Merante and Members of the Planning Board:

As you are aware, our client has decided to further reduce the size of the building by eliminating the basement and reducing the total addition to a 10,000 square foot building. This modification will further reduce the overall intensity of the planned development but will require additional time for our office to put together the necessary plans.

Our client respectfully requests that the Public Hearing scheduled for January 21<sup>st</sup> be adjourned.

Please do not hesitate to contact our office if additional information is required. Your attention to this matter is greatly appreciated.

Sincerely,



Lawrence J. Paggi, P.E.  
President

cc John Scanga