

MEETING AGENDA
TOWN OF PHILIPSTOWN PLANNING BOARD
Old VFW Hall, 34 Kemble Ave., Cold Spring, New York 10516
February 15, 2018
7:30 PM

Pledge of Allegiance
Roll Call
Approval of Minutes – January 18, 2018

Return of Escrow:

Kristen E. Sorenson, 1000 Old Albany Post Road, Garrison **TM#50.-2-48&49**

Public Hearing:

Hudson Highland Reserve, Rte 9 & Horton Road (continued from 1/18/18)

(The 210.1-acre tract, involving 6 separate tax parcels, is located on the east side of Route 9 between Horton Road and East Mountain Road North. The eastern edge of the property has frontage on East Mountain Road South. The largest part of the property, 194.5 acres, is located in the “Rural Residential” (RR) zoning district, of which 153.5 acres are also in the “Open Space Overlay” (OSO) district. There are 11.1 acres of the property, in the most westerly part of the tract with frontage along Route 9, that are located in the “Industrial/Manufacturing” (M) zone. The remainder of the property, 4.5 acres is located in the “Highway Commercial” (HC) zone along Route 9. The application for Preliminary Approval is being processed as a "Conservation Subdivision" pursuant to the standards contained within §175-20 of the Zoning Ordinance. A minimum of 154 acres of the overall tract is proposed to remain undeveloped, and protected as “Open Space”. The Applicant seeks Preliminary Approval of a subdivision that includes 25 residential lots, each containing approximately 1 acre. The 25 lots will be served by individual wells and community wastewater treatment facilities. An equestrian center is also proposed. The 4.5-acre parcel, which is improved with an office building will remain a separate but smaller lot making room for the proposed access road.)

Robert Miller/Alltec Service Center, 1380 Route 9, Garrison **TM# 82.-2-7**

(The applicant is seeking site plan approval for a motor vehicle service center with apartment above, for an existing 3-bay garage which has previously been utilized for motor vehicle repair but for which the commercial use is currently not operating. The applicant wishes to also use the site for limited automotive sales.)

SEJE Realty, LLC, 1510 Route 9, Garrison **TM# 82.-7-14**

(Minor Site Plan - The applicant is seeking approval of an additional use, light industrial (steel fabrication), while retaining existing single family residential use, the existing off street parking and some of the existing storage. Applicant also seeks to add a limited amount of outside storage as part of the light industrial use.)

Old Business (All Old Business Pending):

Surprise Lake Camp, 382 Lake Surprise Road **TM# 27.-1-1.1**

(The applicant is seeking amended site plan approval for various site improvements proposed to improve vehicle/pedestrian safety and circulation as well as stormwater improvements to preserve the quality of the lake.)

James Copeland, 3052 Route 9, Cold Spring

TM# 27.16-1-27

(The applicant is seeking a change in use from retail to office space. The space was previously an antiques store and is located in the HC zoning district.)

PHILIPSTOWN PLANNING BOARD
MEETING MINUTES
January 18, 2018

The Philipstown Planning Board held its regular monthly meeting on Thursday, January 18, 2018 at the Old VFW Hall, 34 Kemble Ave., Cold Spring, New York.

Present: Anthony Merante, Chairman
 Kim Conner
 Peter Lewis
 Neal Tomann
 Dennis Gagnon
 Neal Zuckerman
 David Hardy
 Stephen Gaba, Counsel
 Ronald Gainer, Town Engineer

Chairman Merante opened the meeting at 7:30 p.m. with the Pledge of Allegiance. Roll call was taken by Ms. Percacciolo.

A. Minutes:

The minutes of December 14, 2017 were reviewed. Mr. Tomann made a motion to adopt the minutes and Mr. Lewis seconded the motion. The vote was as follows:

Anthony Merante	-	Aye
Kim Conner	-	Aye
Dennis Gagnon	-	Aye
Peter Lewis	-	Aye
Neal Tomann	-	Aye
Neal Zuckerman	-	Aye
David Hardy	-	Aye

B. Return of Escrow:

Olspan LLC, 2700 Route 9, Cold Spring

TM# 38.-2-24.2

Chairman Merante stated the correspondence was for a request to close out their permit and questioned Mr. Gainer and Mr. Gaba as to how to proceed. Mr. Gainer stated it was his belief that the applicant was seeking a return of escrow. He added there is no action to be taken by the Planning Board in terms of closing out the permit.

Chairman Merante stated he would be rearranging the agenda.

C. New Business:

SEJE Realty, LLC, 1510 Route 9, Garrison

TM# 82.-7-14

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Mr. Glenn Watson of Badey & Watson was in attendance representing the applicant. Mr. Watson reported that the property is known currently as CK Trucking and is located on the east side of route 9 opposite Cross Road and a little bit north of the intersection at route 403, where the Appalachian Market is located. The property has operated for many years as a trucking and truck repair yard. Mr. Watson stated the applicant has a small steel fabricating company, currently located in Tarrytown, but wishes to relocate to the proposed site. Mr. Watson reported there are no planned improvements as the building is adequate for his needs and is proposing some outside storage along the backside of the building between the building and the concrete retaining wall, which is hidden from view. He stated there is some parking, where the employees of the Appalachian Market currently park and the present owner will continue to keep a few of his trucks on site. Mr. Watson stated the site has been fairly cleaned up since the applicant has entered into contract. He added, they do not anticipate any physical change to the site and the existing trees provide fairly dense cover; the entry will remain the same. Mr. Watson reported the welding and painting would all take place inside the building.

Mr. Watson stated, the material coming through the site is not enormous but is also not small. The applicant would bring in pre-cut material, do the welding of the material on site, then take it off site and deliver it to the job site and install it.

Mr. Gainer stated this is the initial appearance of the applicant before the board and the board is in receipt of a technical memorandum from his office. He stated there are some procedural matters to address. He stated initially, the board should classify the project pursuant to 175-60(c), and procedurally it meets the classification as a minor project. Mr. Gainer stated the application can also be deemed "complete" at this time.

Mr. Gagnon moved to declare this proposal a minor project and Mr. Tomann seconded the motion. The vote was as follows:

Anthony Merante	-	Aye
Kim Conner	-	Aye
Dennis Gagnon	-	Aye
Peter Lewis	-	Aye
Neal Tomann	-	Aye
Neal Zuckerman	-	Aye
David Hardy	-	Aye

Chairman Merante questioned what referrals were necessary.

Mr. Gainer stated it is along the Route 9 corridor and so must be referred to County Planning. He added that Annsville Creek runs along the frontage of the property, so the board may wish to refer the matter to the Conservation Board for comment. Mr. Gainer stated there are no site improvements proposed so a referral to the Garrison Fire Department is not required but may be made as part of the normal procedure.

Mrs. Conner questioned if there would painting done at the site and what kind of process it is, if it will take place. Mr. Watson reported that any painting is done with a brush; there is no spray-painting involved so a booth is not required.

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Mrs. Conner moved to schedule a site visit for January 28th, 2018 at 9:30 am and Mr. Tomann seconded the motion. The vote was as follows:

Anthony Merante	-	Aye
Kim Conner	-	Aye
Dennis Gagnon	-	Aye
Peter Lewis	-	Aye
Neal Tomann	-	Aye
Neal Zuckerman	-	Aye
David Hardy	-	Aye

Chairman Merante questioned if a public hearing could be scheduled tonight for the February meeting because the site visit will have been held. Mr. Gainer stated that would be fine. Mr. Watson reported that the public hearing is an optional item for this application. Chairman Merante stated he could not recall a time when the board did not hold a public hearing on an application. Mr. Gainer added that the board must await comments from the County as well; they have 30 days to comment after the referral is made. Chairman Merante suggested scheduling the public hearing for the February meeting.

Mr. Gaba stated the board had not yet voted on the 239m referral and suggested the Planning Board declare themselves lead agency as there is no other involved agency and is an uncoordinated review, and the board should list it as an unlisted action for SEQRA.

Mrs. Conner moved to have the Planning Board declare themselves Lead Agency for the SEQRA Review Process for an “uncoordinated” review and Mr. Hardy seconded the motion. The vote was as follows:

Anthony Merante	-	Aye
Kim Conner	-	Aye
Dennis Gagnon	-	Aye
Peter Lewis	-	Aye
Neal Tomann	-	Aye
Neal Zuckerman	-	Aye
David Hardy	-	Aye

Mrs. Conner moved to send the proposal to the Putnam County Department of Planning for a 239m referral and Mr. Lewis seconded the motion. The vote was as follows:

Anthony Merante	-	Aye
Kim Conner	-	Aye
Dennis Gagnon	-	Aye
Peter Lewis	-	Aye
Neal Tomann	-	Aye
Neal Zuckerman	-	Aye
David Hardy	-	Aye

Mr. Tomann moved to schedule the public hearing for February 15th and Mr. Lewis seconded the motion. The vote was as follows:

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Anthony Merante	-	Aye
Kim Conner	-	Aye
Dennis Gagnon	-	Aye
Peter Lewis	-	Aye
Neal Tomann	-	Aye
Neal Zuckerman	-	Aye
David Hardy	-	Aye

Mrs. Conner moved to declare the proposal an "unlisted action" and Mr. Hardy seconded the motion. The vote was as follows:

Anthony Merante	-	Aye
Kim Conner	-	Aye
Dennis Gagnon	-	Aye
Peter Lewis	-	Aye
Neal Tomann	-	Aye
Neal Zuckerman	-	Aye
David Hardy	-	Aye

D. Old Business:

Surprise Lake Camp, 382 Lake Surprise Road

TM# 27.-1-1.1

Chairman Merante reported that the site visit which had been scheduled for January 7th had been canceled due to weather.

Mrs. Conner moved to schedule a site visit for January 28th, 2018 at 10:00 am and Mr. Hardy seconded the motion. The vote was as follows:

Anthony Merante	-	Aye
Kim Conner	-	Aye
Dennis Gagnon	-	Aye
Peter Lewis	-	Aye
Neal Tomann	-	Aye
Neal Zuckerman	-	Aye
David Hardy	-	Aye

E. Public Hearing

Hudson Highland Reserve, Route 9 & Horton Road

Ms. Percacciolo read the public notice.

In attendance for the applicant were Glenn Watson of Badey & Watson, Ulises Liceaga, owner representative, Richard O'Rourke, attorney and Steve Gross, Environmental Planner.

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Mr. Watson stated the project started out as a 33-lot subdivision on approximately 90 acres. He added there have been several iterations and early in the process it became a Conservation Subdivision and there has been a significant amount of work done, including a conservation analysis. Mr. Watson stated, under the Conservation Subdivision the applicant has an obligation to preserve approximately 155 acres of the property; the entire property is 210 acres. He stated that Route 9 is up at the northwest corner of the map and the proposed entrance to the property is next to the former PemCorp building where Studio 9 is now located, along with other businesses, just south of Jaymark Jewelers. Mr. Watson stated they wish to construct a new road that goes up the hill onto the property, through the core of the property, where the intent is to develop 25 single-family residential lots that are located through the core of the property and partially around the existing pond. He stated that the subdivision grew from the original 89 acres with a 20-acre piece, then a 30 acre piece then another approximately 55 acre piece, in order to provide a stable forest for the project and to assure that there would be some significant preservation of the land.

Mr. Watson stated there are 2 physical ways into the property; one from East Mountain Road North, which is the driveway to the former Frisenda house, and one from the extension off Horton Road on the south, which was an open area development for a couple of lots that were approved several years ago that were never developed. He added that there is a driveway off East Mountain Road that goes to a lot which was approved but never built on.

Mr. Watson stated the plan calls for collection of sewage into a common system that will be treated in a common septic system and run by a corporation that is set up specifically for that purpose.

Mr. Watson added, there will be an equestrian center for 40 horses, including paddocks and a barn. He stated his team looked at all of the potential environmental impacts that the Planning Board identified and submitted a rather lengthy, full Environmental Assessment Form and have made additions as recently as last month. He stated the EAF talks about the health of the lake and what they will do to protect it. Mr. Watson added, the EAF also discusses the sewage treatment, where it is located and what testing has been done. The EAF recognizes that the flatter areas of the site have been used as well as changes in design, which have occurred about 10 or so times.

Mr. Watson stated there is an old farm road that services the former Ulmar house which continues through the property and when the architectural historian took a look at it, she suggested it be improved and protected. The original design called for just using that road, but after the suggestion from the architectural historian, it was changed to work the roads around it so that road could be preserved.

Mr. Watson stated that the plan originally called for a 100-foot buffer around the lake but has since been increased to 140 feet. He added that one of the earlier plans showed Horton Road being extended through the property but at the first site visit there were some residents of Horton Road present who expressed their concern about traffic on the road. The applicant's team decided to leave the access road, but for use as an emergency access only. Mr. Watson stated they plan to block that access but believe it is a safety feature to have that access available if ever needed. He stated the former driveway for the Frisenda house at the north end will also provide an alternate means out of the project, although steep.

Mr. Watson stated they are proposing a dry hydrant, potentially at the north end of the lake, but input from the fire department will help decide the exact location.

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Mr. Watson reported that each residential lot is approximately 1 acre, and each will have their own well. He added, the EAF discusses the water supply; there have been a few reports that this is a high-yield area and the recharge rate for the whole piece of property is significant.

Ulises Liceaga, owner representative, stated they have been working on this project for about 4 years now and have gone through roughly 14 iterations. He stated, they view the Planning Board as their partners, guiding the design process along to where it is today. Mr. Liceaga stated they have responded to the board's comments and have worked with the Hudson Highlands Land Trust, met with Andy Chmar early on and heeded his comments and bought more land. Mr. Liceaga explained, they bought 55 more acres based on comments that they were fragmenting the forest and it was decided, if they added more land to the development, it would be gifted in perpetuity to the Trust and would help their cause. He stated they also bought an extra piece of land here, the commercial land, to avoid getting close to the creek. Mr. Liceaga stated, in order to address all of the environmental concerns, they have hired roughly 12 different consultants, experts in aquatic life, cultural resources as well as archaeologists. He stated it has taken endless hours of hard work over 4 years, and 6 pieces of land, to get to this point of the process.

Mr. Liceaga stated, in 2002 he and his wife bought a piece of land up the mountain and built a house. They have 5 children who are avid horse riders, hence the equestrian center as part of the plan. Mr. Liceaga stated they love the area and they envision this development as some sort of weekend community, the way they would use it. He added, they live in the city and they enjoy coming to the area and riding their horses. Mr. Liceaga stated they have been supportive of this community for about 15 years, they pay their taxes and support the local school, though their kids do not use the services here.

Steve Gross of Hudson Highlands Environmental Consulting discussed the Conservation Analysis and the impact it had on the plan. He stated, when they first looked at the plan they saw many features worthy of preserving. Mr. Gross stated that right off the bat, the one large portion, which he pointed out on the map, was the area on the property that had the most native vegetation versus the lower area, again pointed out on the map, which has historically been utilized and disturbed, and contains many exotic, invasive species in the proposed development area. He added, they made sure to preserve all of the hydrologic features, streams, wetlands.

Mr. Gross explained there is a stream system that comes down the hill, flows into Ulmar Pond, out of Ulmar Pond, through a dam, goes off site and wraps around again and flows into Clove Creek, which also flows off the property then back on again. He stated they have made an effort to leave all of that untouched; the closest they get with the development is with the pond itself with 140 feet and that only goes to a backyard, adding that the practical buffer is even greater than what is required by the code.

Mr. Gross stated they have also made sure to preserve wildlife corridors. He added, the most important wildlife corridor is the same hydrologic system described earlier, where you'll have amphibians, reptiles, small mammals following along the creek then going between the pond and Clove Creek.

As far as cultural resources, they identified a barn that dates to the very early 1800s, part of which has been converted to a residence while the rest remains in its original condition. Mr. Gross reported there is another home on the property, built in the 1930s, adding that from the outside it doesn't look like anything exciting, but the inside has all of the features, chestnut woodwork and fixtures, that are exactly the way they were when it was first installed, and they have made sure to preserve this structure

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as well. Mr. Gross pointed out on the map another location where there is an existing house, also built around the 1930s, but is in much greater state of disrepair and has also lost its integrity after being remodeled over the years. That structure has been proposed to be removed. There is also a foundation to a house which has collapsed and has been deemed not to be significant.

Mr. Gross stated in addition to the barn and the house, as Mr. Watson previously stated, the old road, also built around the 1800s with stone walls lining either side, will also be preserved and essentially be a linear park behind the houses. He added, that will also preserve a secondary wildlife corridor of movement north to south through the property. Mr. Gross stated they have made sure to preserve steep slopes in 2 designated areas not from the viewpoint of them being a valuable resource, but rather as a constraint in making sure that they do not create any environmental problems by development on the steep slopes.

Richard O'Rourke, attorney with the law offices of Keane & Beane, PC and part of the applicant's team, asked that anyone who addresses the board state their name clearly as they have employed a court stenographer to transcribe the meeting verbatim.

At this time, Chairman Merante opened the meeting for comments from the audience, asking that anyone who speaks state their name and address.

Richard Nairn, 36 Horton Road – Mr. Nairn stated he has lived at his property for almost 26 years and quite a bit has happened in the area in that time. He stated his concern is the magnitude of this project and the stormwater runoff and where it will end up. He questioned if there would be a retention pond. Mr. Watson stated it is a possibility, but they are looking to infiltrate. Mr. Nairn stated that normally in construction and projects of this magnitude, there would be retention ponds, which are designed to overflow when the need arises, as he has witnessed with Glassbury Court. Mr. Nairn reminded the Planning Board that the Clove Creek corridor is a protected creek and this project is very serious to that corridor. He stated, the fact of the matter is the water has to go somewhere and it is his feeling that it will end up in Clove Creek. He stated the magnitude of the project needs to be looked at as far as the number of houses. He suggested the board pay a lot of attention to the stormwater issue in the long term. Mr. Nairn reported that the outlet pipe for that pond, which heads back out onto the southern part of Horton Road, is only about 12-14 inches in diameter. He stated if there is a massive rainfall or storm, it could potentially blow out Horton Road, which happened when Hurricane Irene blew out the whole back side of Horton Road.

Toshi Yano, 61 Horton Road - Mr. Yano stated he had a letter from a neighbor, Celia Imrey, who could not make it this evening, which he wished to read. Chairman Merante stated the board was already in receipt of her letter. Mr. Yano questioned if the board had received a letter from the Hudson Highlands Land Trust as well to which Chairman Merante stated the board has received several. Mr. Yano stated it was his understanding that HHLT would not accept the conservation easement for the property and asked if that was correct. Chairman Merante stated that is what the latest letter stated, if changes are not made. Mr. Yano stated he is a horticultural manager on an 80-acre estate in Westchester County which is a one house property and has a zoo and gardens. He stated where he works, they have a pesticide regimen and there is a lot they go through to have one house on 80 acres with roughly 80 small animals, mostly birds. Mr. Yano stated his concern, living on Horton Road, is that there will be 25 separate homes therefore 25 separate pesticide regimens for the 25 separate lawns. Another concern of Mr. Yano's is the waste management treatment for 40 horses. He suggested there are some environmental assessments that need to be done, especially with regard to any kind of pesticide

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regiment and animal treatment/animal medicine regiment and suggested they also be made public, if they haven't already. Mr. O'Rourke responded that there is an Environmental Assessment Form, roughly 1000 pages long, as well as a conservation analysis, both of which have on file with the Planning Board for the last several months, which addresses herbicides, pesticides and manure management plans developed by people who have expertise in those particular areas. Another concern of Mr. Yano is the potential entrance on Horton Road as well as traffic concerns on Route 9. Mr. Yano questioned how many horses would be kept on the property. He reiterated the concerns of Mr. Nairn and stormwater and the potential for animal waste to end up in the creek. Mr. Yano expressed his extreme concern that the creek is being compromised.

Richard Butensky, 407 East Mountain Road S. - Mr. Butensky congratulated the applicant on getting to this point in the process. He stated his main question was, how is the density calculated and stated he does not fully understand how it comes to be. Mr. Butensky stated it is his understanding that the steep slopes and wetlands are not included in any calculation and that it is based on the developable land. Mr. Watson explained that there is a calculation that deducts the constrained land; once you deduct the constrained land, certain allowances are made for roads and then there's a density factor that you divide it into the remaining land, and that gives you a potential lot count. Mr. Watson added, the lot count was done by his office and was also done by Mr. Gainer's office and they were within one unit of each other. Mr. Watson explained the law has a secondary way of doing it which is to actually develop a subdivision with a certain density, that's specified in the law, and basically do a plan of a conventional type subdivision. He stated the applicant chose calculation adding that it is less expensive. Mr. Watson reported the board had asked them to do the other, which yielded more lots than the first calculation. Mrs. Conner clarified that this is a Conservation Subdivision, not a conventional subdivision, which operates under different criteria. Mr. Butensky stated he understands that, but his understanding was that you don't necessarily get credit for preserving land that is undevelopable.

Joe Spina, 17 Horton Road - Mr. Spina stated that the emergency access from the development on to Horton Road had been addressed but questioned how the applicants plan on managing the construction activity, vehicles transversing the development, during the process. Mr. Watson reported that they intend to make the entry from Route 9 first and build the entrance up from Route 9 to the developable area where they will put a plant, enabling them to mix their own item 4 and sub-base material for the road, to minimize traffic out onto Route 9. He added, they do not anticipate any construction materials coming in from Horton Road. Mr. Spina stated that is the preference but questioned how construction vehicles would be prevented from using Horton Road. Mr. Spina mentioned that there had been talk of a crash gate once construction is completed and questioned if there would be a construction gate preventing construction vehicles from using that route. Mr. Watson stated that a construction gate implies that there will be construction traffic using the route, which is not the case.

Andy Galler, 170 Old Albany Post Road - Mr. Galler stated he is a member of the Philipstown Conservation Board, adding they have reviewed this project in an advisory capacity. Mr. Galler added that he was speaking not on behalf of the Conservation Board but for himself only. He stated he is not an engineer, architect, or land planner but has taken several courses on conservation subdivisions. Mr. Galler stated, this is not a conservation subdivision in any way. Mr. Liceaga questioned where Mr. Galler lives. Mr. Galler stated he lives about a half mile from the Westchester border, in the most southern part of this town, on Old Albany Post Road and that this project will have no effect on his property values whatsoever. He stated he feels very strongly that, because this is the first conservation subdivision to be looked at in this town, that it is done properly. Mr. Galler stated his appreciation for all the time and work the applicant's team has put into this project. He added that this is not a

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conservation subdivision because the pond and the wetland system, although compromised, is functioning and is an important piece of land which should be conserved. He believes everyone should have access to the pond for passive recreation and that building around the pond should be limited to a clubhouse, or similar structure. In terms of the 100-140 foot wetland buffer, it has always been a compromise in wetland laws that exist in towns, mainly because you're dealing with much smaller pieces of property adding that in many situations, you need a buffer that is far greater than 100 feet.

Sam Isaly, 1001 5th Ave, NYC – Mr. Isaly stated that he has a fiduciary interest in this project and added he is an advocate for the project. He stated he believes that it has been environmentally, sensitively designed and has watched the process and various iterations it has been through. Mr. Isaly stated this project will bring major benefits to the community. There will be 25 nice, well designed, well built homes and countless jobs will be created, which in his opinion is the most important piece. He stated that the community set the stage for this some years ago and the laws changed to encourage conservation subdivisions, understanding that this is the first such effort to respect those laws. Mr. Isaly stated that a lot of work has been done to satisfy all parties. It is Mr. Isaly's belief that the regulations and law has been respected and he urged the board to approve it.

Alexis Lowry, 130 Horton Road – Ms. Lowry expressed her concerns about the waste management for 40 horses, Horton Road being used as an access road, and most importantly, the water. She expressed her concerns for what may happen to the pond when there are 25 houses, with no control over the chemicals that get used in the yards and in and around the houses, potentially filtering into the pond.

Joe Hyatt, Assistant Chief - North Highlands Fire Department – Mr. Hyatt stated he was present representing the department with questions about the project. He stated the department received a packet about this project on December 26th asking them to review it and express any concerns or comments they may have. Mr. Hyatt stated that on December 31st their firematic officers met and compiled a list of questions but stated those questions could not be addressed until they went to their firematic board, which they did on January 11th. Mr. Hyatt stated their first questions have to do with the roads; are they going to be dirt roads or blacktopped roads? Mr. Watson stated the main road up from Route 9 up through the middle of the property and down to the equestrian center and the turn-around will all be paved; the side roads will be gravel. Mr. Hyatt stated the department's heaviest truck is a 3500-gallon tanker weighing about 70,000 pounds. If for some reason there were ever the necessity to have a ladder truck get into the property, he is unsure what the ladder truck they use from Dutchess County weighs. Mr. Hyatt questioned if the roads would hold these pieces of apparatus and what the width of the roads would be, because they cannot have 2 pieces of apparatus passing each other on soft shoulders.

Mr. Watson stated he was unable to answer the question in terms of the load but would make note of it and make sure that the cross section of the road is designed to hold their equipment. He went on to explain that, if you look in the environmental assessment form, a significant portion of the property was done to prove the turning radius's of the trucks and in fact, they called the fire department and were informed that the biggest truck the NHFD uses is the one that comes from Rombout, and they used that as their model for the turning radius's. Mr. Watson stated they have demonstrations of that turning ability at all of the intersections. Mr. Hyatt questioned if they involve any 3 or 4-point turns. Mr. Watson replied no, they are all normal turns. Mr. Hyatt questioned if they know what any of the grade slopes on the roads will be. Mr. Watson reported that the maximum grade is coming up into the property, which is 12%.

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Mr. Hyatt questioned if the extension roads are going to be maintained, plowed, and accessible during the winter time; will they be maintained for fire apparatus, whatever it may be. Mr. Watson said yes and that there will be a Homeowner's Association with mandatory dues and there will be a plowing organization in charge to make sure that happens. Mr. Hyatt stated that Mr. Watson mentioned a few times this evening about a crash gate and informed him that the department is not in favor of crash gates; they will not drive a half million dollar piece of equipment through a crash gate. Mr. Watson stated they would be happy to supply the gate that the department would like to have.

As far as water supply, Mr. Hyatt stated that Mr. Watson mentioned installing a dry hydrant in the pond. Mr. Hyatt reported that when the Quarry Pond development was put together, they installed piping throughout the entire road system and dry hydrants throughout that the department pressurize from the pond, if need be, and questioned if they have investigated possibly doing that. Mr. Watson stated they have not looked into doing that. Mr. Hyatt stated one of his biggest concerns in regard to the plan for a dry hydrant in the pond, is that he is aware that this pond is not very deep, and lily pads are visible, during the summertime, throughout the entire pond. Mr. Hyatt's concern is that once this development gets put in, and the water level of the pond drops, the department doesn't have a water source. He questioned if this possibility had been looked into. Mr. Watson reported they had not looked into the issue beyond installing the dry hydrant. Mr. Hyatt then questioned if the applicant's team has looked into possibly putting sprinklers in the houses, adding that he is aware it is not something mandated by the town but would help if for some reason the pond ever did dry up. Mr. Hyatt stated there are many benefits to putting sprinklers in the homes; they knock down fires quickly and would help with homeowner's insurance.

Mr. Hyatt requested that these questions from the North Highlands Fire Department be answered before the board approves/does not approve the project.

Mr. Gaba requested that the questions from the department be submitted in writing to the board.

Michelle Smith, Hudson Highlands Land Trust – Ms. Smith thanked the Planning Board as well as the applicants team for all the hard work that has been put in to this project thus far. She stated the Hudson Highlands Land Trust has put in hard work as well, reading all the submissions and making many comments on the project. Ms. Smith stated that from day one they have been very concerned about the water resources related to this property, including the pond and tributaries to Clove Creek and the Creek itself. She reported that this property sits on the Clove Creek Aquifer Overlay District. Ms. Smith stated the Trust is in agreement with Mr. Galler's earlier statement that this is not a Conservation Subdivision, adding the intent of the Conservation Subdivision was to create significant conservation value relative to a conventional subdivision. Ms. Smith stated the intended conserved space is primarily steep slopes and wetlands. Ms. Smith stated, in order to meet the open space requirement of the code for a Conservation Subdivision, all the developer has to do is buy developable land and buy adjacent steep slopes and wetlands to cover the open space need which then gives them the ability, under the existing code, to develop much more than they would be able to under a conventional subdivision. Ms. Smith stated that steep slopes and wetlands are already protected by the Zoning Code of Philipstown. Ms. Smith stated, most of this property lies in the Open Space Overlay District, so if you were developing a conventional subdivision in this district, you would only be allowed one house per 15 acres and would end up with no more than 10 houses on this property and be unable to develop a commercial equestrian facility. Ms. Smith added you would also not have 8 houses wrapped around the

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pond. She stated it is the belief of the Land Trust that there would be a better conservation outcome if there were a conventional subdivision on this property.

In regard to the January 12, 2018 letter submitted by the Hudson Highlands Land Trust, Ms. Smith stated that whenever the Trust looks at holding a conservation easement, which requires resources to negotiate, monitor, and enforce, they evaluate the cost of maintaining the easement versus the value of the conservation easement itself. One question HHLT asks when making that evaluation is, does the conservation easement, or the act that leads to it, give a lot of conservation value relative to how the property could be developed; they would compare the conservation subdivision to a conventional subdivision and evaluate if they have a significantly better conservation outcome. Ms. Smith stated that in this case, that answer is no. In addition, when HHLT evaluated the resources it would take to negotiate, monitor, and enforce this easement, in what is really very fragmented open space, the layout of the open space makes it very hard to monitor and enforce. She added that each one of the 25 houses border the open space and there is the possibility of dealing with encroachments, from 25 different parties, as well as the equestrian facility, which would make it that more difficult to monitor and enforce. Ms. Smith stated there is a very low conservation value which would require a large amount of resources to negotiate, monitor, and enforce the easement and therefore it is an easement that the Hudson Highlands Land Trust could not take. Ms. Smith added that, from the perspective of HHLT, this is a precedent setting subdivision. She added, there are a lot of flaws in the Zoning Code and now there is a big disconnect between what the Comprehensive Plan wanted to do and how it tried to protect open space in the Open Space Overlay area and what actually ended up in the Zoning Code and that there are loopholes such as, you can take developable land and then go buy a bunch of steep slopes next door which would then allow you to develop quite a lot of property that you couldn't develop in a conventional subdivision in the Open Space Overlay District. Ms. Smith stated, word gets around the development community quickly and this is potentially a precedent setting case that is very worrisome to the Trust. Ms. Smith added, the Trust would now focus their attention on trying to get the Zoning Code fixed.

In regard to the water resources, Ms. Smith stated, if this plan were to go ahead, they would recommend that there be triggers set on the water quality, water quality testing while construction is underway for the groundwater sources and the surface water sources, and if those triggers are exceeded then construction be stopped, and the plans revisited.

Ms. Smith added that she does not recall ever seeing an analysis of the number of horses and hoped to see more on the carrying capacity of the land for the equestrian facility and the number of horses.

Irv Flinn, Chair of the Public Policy Committee – Hudson Highlands Land Trust – Mr. Flinn stated that the Hudson Highlands Land Trust has “pressed the case” over the last few years that there is a serious problem with this plan relating to the circling of the pond with residential houses. He added that about 10 years ago he served as a member of the Zoning Advisory Committee of Philipstown and worked very closely with Joel Russell, who was tasked with writing the new zoning code in order to implement the new Comprehensive Plan. Mr. Flinn stated that when he reached out to Mr. Russell to tell him about this new project, Mr. Russell was very concerned and in turn wrote a letter to the Planning Board, which was presented in December, to point out what his concerns were. Mr. Flinn stated the pond is one of the principal assets of the land that should be conserved. He added that it is his belief that it would be a very serious mistake for this plan to proceed as proposed as it would set a bad precedent. He added that it has come to his attention recently that, at least one if not more, real estate brokers in town are touting conservation subdivisions as a way to get more housing units in an area

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than conventional subdivisions would allow. If the plan is approved as is, it should be made clear that this is not to serve as a precedent for the future.

David Hunter, 47 Horton Road – Mr. Hunter stated he lives on property on Horton Road that has frontage on Clove Creek. Mr. Hunter reiterated the concerns his neighbors have over stormwater and animal waste and the possibility of it getting into Clove Creek. He expressed his concerns of this being a possible precedent setting project and stated his belief that it looks more like a traditional subdivision than a conservation subdivision. Mr. Hunter stated he lives right along the hairpin turn described earlier and has witnessed numerous vehicular accidents as well as close calls. Mr. Hunter also questioned the need for the emergency access to the development from Horton Road if it doesn't meet the requirements for emergency vehicle traffic, especially considering that hairpin turn an emergency vehicle would have to take. He added his concern about the entrance from route 9 and traffic related to the equestrian center and questioned if there have been considerations made on how the access point to the property would be made off route 9, if the road would be widened or a turning lane would be made. Mr. Watson clarified that the emergency access off of Horton Road is intended to be used to get people out, not in, if the main road were ever blocked. He added, if you look at the environmental assessment form, there is a traffic study that was done on how the subdivision would impact the traffic in several different scenarios and at this point does not warrant anything further than the standard intersection. Regarding the equestrian center, Mr. Hunter questioned if there is a way to specifically cap the amount of horses to 40 and what there is to prevent that number from increasing. Mr. Watson stated that the equestrian center would be subject to Planning Board approval and is designed for 40 horses. He added, there would also be a restriction in the conservation easement, no matter who holds it, with regard to what could be done in that area.

Evan Thompson, Park Manager – Fahnestock & Hudson Highlands State Park – Mr. Thompson stated he manages Fahnestock and Hudson Highlands State Parks which are on either side of this subdivision. He stated he wished to highlight the visual impacts; it can be seen from Scofield Ridge as mentioned in the EAF. He stated that Clove Creek comes out at Fahnestock, goes through this subdivision, and ends up back in Hudson Highlands State Park and eventually into Fishkill Creek and they want to really look at the water quality issues. Mr. Thompson added their concerns about the cutting of trees and the way they are cut because recently the Indiana Bat, which is a federally listed species, was identified in Fahnestock Park within a five-mile radius of this development.

Mr. Liceaga thanked the audience for their questions as well as concerns. He stated he and his team do have a difference of opinion when it comes to some of the concerns and stated they have prepared a short PowerPoint presentation showing neighboring conditions that addresses a lot of the questions raised in terms of density and water management. He expressed his appreciation for the Planning Board and all the hard work and long nights spent reviewing this project.

9:20pm*****The board took a 5-minute break while the applicant set up for his presentation.

Mr. Zuckerman departed the meeting at this time.

9:25pm the meeting was back in session.

Mr. Liceaga then gave a powerpoint presentation showing other properties in the vicinity of his 210 acres that have structures built closely to or surrounding bodies of water. His presentation also showed where vegetation had been cleared to access the body of water, for each structure, some even showing

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where owners had installed docks in the water. Mr. Liceaga included the proposed plan and layout for the area surrounding the pond located on his 210 acres. Mr. Liceage also showed examples of density on other properties in Philipstown and how development tends to cluster around the developable area, even when not part of a conservation subdivision. To conclude his presentation, Mr. Liceaga stated that only a conservation easement would guarantee protection of land in perpetuity and would provide more environmental protection inside the developed area. He added, no wildlife corridor will be disturbed and that development around the pond will not have adverse environmental impacts. He stated that, as owners, the pond is worth protecting.

Mr. O'Rourke requested that the public hearing be closed to oral comments.

Chairman Merante stated it would be the board's preference to adjourn it next month, continue to take written and oral comments and continue discussion at the next meeting.

Mr. Gaba stated there has been an awful lot brought out by the public comment this evening and suggested it may be a good idea to hold a workshop on this particular application and completing SEQRA review on it and close out the public hearing. He suggested holding a workshop at 7 pm next month, right before the regularly scheduled meeting. Chairman Merante stated he would entertain a motion to adjourn the hearing until next month.

Mrs. Conner moved to adjourn the hearing until next month and Mr. Tomann seconded the motion. The vote was as follows:

Anthony Merante	-	Aye
Kim Conner	-	Aye
Dennis Gagnon	-	Aye
Peter Lewis	-	Aye
Neal Tomann	-	Aye
Neal Zuckerman	-	Absent
David Hardy	-	Aye

Mr. Tomann moved to schedule a workshop at 7 pm before the start of next month's regularly scheduled meeting and Mrs. Conner seconded the motion. The vote was as follows:

Anthony Merante	-	Aye
Kim Conner	-	Aye
Dennis Gagnon	-	Aye
Peter Lewis	-	Aye
Neal Tomann	-	Aye
Neal Zuckerman	-	Absent
David Hardy	-	Aye

F. New Business

James Copeland, 3052 Route 9, Cold Spring

TM# 27.16-1-27

James Copeland, applicant, was in attendance and reported that the property is located along Route 9 headed north. He stated he had been looking for a way to make the building accessible and is seeking a

PHILIPSTOWN PLANNING BOARD - January 18, 2018 Meeting Minutes

change in use. He reported that most of the parking is located in the back and they wish to make an entry off the main floor off the back, down to where the parking is located. Mr. Copeland added he would also like to put a parking area up in front. He is proposing a small spur, about 100 feet of driveway, which would be brought up to the front of the garage and give them the ability to put in handicapped spaces, that are on grade with the front door. In addition to that access, he wishes to build a covered staircase in the back which would go down to the parking area in the rear. He envisions gravel roadways and plans to use pervious material. He added that the inside is to be renovated for office use with new bathrooms and stated the septic system has been tested and yields a capacity of around 450 gallons per day, which is about the same as the previous store use and correlates to what is needed for the office use. Mr. Copeland stated the property is near Clove Creek but there exists a considerable bank between the waters edge so that the 100-year flood plane does not encroach on the upper parking level to be built. He summarized, they are looking to make the building more accessible and to change the use to allow office use.

Mr. Lewis questioned the possibility of a beer hall, as spoken of previously. Mr. Copeland reported that he had been approached by 2 men who wish to bring a brewery to Cold Spring and another who wished to make the space into a chocolate factory. He also stated that no sooner had he turned his application into the board, someone approached him and asked if they could have a cabinet store in the space. Mr. Copeland then questioned how broad the definition of 'office space' is and if it is conceivable to have office/retail.

Mr. Gainer reported the zoning ordinance does have a table of acceptable uses which relate to the specific zone that it is in. He added that, once Mr. Copeland better defines what the activity may be within both floors, he should compare those uses to the Zoning Code's "Use Table" to see if they're compatible with what's permitted in the zone. Mr. Copeland stated that would be something he would like to look into.

Chairman Merante questioned if the fact that an EAF had not been completed was a factor. Mr. Gainer stated that the board is in receipt of a technical memorandum from his office and that this is the first meeting for the applicant to present to the board. Typically, the board would classify the project pursuant to the zoning ordinance, adding it would also classify as a minor project since there are no significant exterior improvements planned and the existing building is 4000 feet or less. With respect to completeness of the application, the absence of an EAF deems the application to be incomplete. Mr. Gainer stated that with respect to SEQRA, it would be deemed an unlisted action and the board could declare itself as lead agency. Mr. Gainer stated there are statutory referrals that are necessary. Since the project lies along Route 9 it must be referred to County Planning, pursuant to GML 239m. Also, recognizing the property's vicinity to Clove Creek, the board may wish to refer it to the town Conservation Board.

Mr. Gaba suggested that the board declare itself lead agency, declare it an unlisted action, and refer it to County Planning, subject to submission of a completed EAF, but there will be no official declaration and no referral, until the EAF is received.

Mrs. Conner moved to classify the project as a minor site plan and Mr. Tomann seconded the motion. The vote was as follows:

Anthony Merante	-	Aye
Kim Conner	-	Aye

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Dennis Gagnon	-	Aye
Peter Lewis	-	Aye
Neal Tomann	-	Aye
Neal Zuckerman	-	Absent
David Hardy	-	Aye

Mr. Hardy moved to declare the proposal an "unlisted action", pending the receipt of the completed EAF, and Mr. Lewis seconded the motion. The vote was as follows:

Anthony Merante	-	Aye
Kim Conner	-	Aye
Dennis Gagnon	-	Aye
Peter Lewis	-	Aye
Neal Tomann	-	Aye
Neal Zuckerman	-	Absent
David Hardy	-	Aye

Mr. Tomann moved to have the Planning Board, pending the receipt of the completed EAF, declare themselves Lead Agency for the SEQRA Review Process for an "uncoordinated" review and Mrs. Conner seconded the motion. The vote was as follows:

Anthony Merante	-	Aye
Kim Conner	-	Aye
Dennis Gagnon	-	Aye
Peter Lewis	-	Aye
Neal Tomann	-	Aye
Neal Zuckerman	-	Absent
David Hardy	-	Aye

Mrs. Conner moved, pending the receipt of the completed EAF, to send the proposal to the Putnam County Department of Planning for a 239m referral and Mr. Tomann seconded the motion. The vote was as follows:

Anthony Merante	-	Aye
Kim Conner	-	Aye
Dennis Gagnon	-	Aye
Peter Lewis	-	Aye
Neal Tomann	-	Aye
Neal Zuckerman	-	Absent
David Hardy	-	Aye

Mrs. Conner moved to schedule a site visit for February 4th, 2018 and Mr. Tomann seconded the motion. The vote was as follows:

Anthony Merante	-	Aye
Kim Conner	-	Aye
Dennis Gagnon	-	Aye
Peter Lewis	-	Aye

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Neal Tomann	-	Aye
Neal Zuckerman	-	Absent
David Hardy	-	Aye

Mr. Gagnon moved to adjourn the meeting and Mr. Tomann seconded the motion. The vote was as follows:

Anthony Merante	-	Aye
Kim Conner	-	Aye
Dennis Gagnon	-	Aye
Peter Lewis	-	Aye
Neal Tomann	-	Aye
Neal Zuckerman	-	Absent
David Hardy	-	Aye

The motion passed unanimously, and the meeting adjourned at 9:36pm.

Date approved _____

Respectfully submitted by,

Tara K. Percacciolo

Kristin E. Sorenson
1000 Old Albany Post Rd
Garrison, N.Y. 10524
845-558-2490

To: Philipstown Town Board
Supervisor Shea and Town Board Members
CC: Philipstown Planning Board

September 11, 2017

Dear Richard,

This letter is a formal request for the return of the remainder of the \$5,000 escrow for the lot line adjustment to lot 50-2-48 approved by the Planning Board on April 20 2017.

The remainder amount is \$1,579.35 according to the town records.

Thank you,

Kristin E. Sorenson

Subject: Fwd: Linda please pass along to Tara, Thank you
From: Linda Valentino <lvalentino@philipstown.com>
Date: 1/31/2018 8:40 AM
To: tpercacciolo@philipstown.com

----- Forwarded Message -----

Subject:Linda please pass along to Tara, Thank you
Date:Tue, 30 Jan 2018 22:44:07 +0000 (UTC)
From:tre <hvreanita@yahoo.com>
Reply-To:tre <hvreanita@yahoo.com>
To:lvalentino@philipstown.com <lvalentino@philipstown.com>

To Chairman Merante and The Philipstown Planning Board

1/24/2018

I would like to comment on the Hudson Highlands Reserve. After listening to the speakers at the public meeting, I left the meeting with sadness. I have been living in Philipstown for over 30 years. I remember the meetings when the comprehensive plan was being drawn. I was so happy when I saw how many citizens were so involved in Philipstown and how they wanted to protect our wonderful area.

When I saw the public announcement in the paper and saw it was 210 acres and 154 acres were going to be a conservation easement I was delighted. I listened to the citizens, the representatives from HHLT and realized this wasn't something to be excited about. I looked at the overlay maps and saw that much of the 210 acres had lots of yellow and tan colors, significant of steep slopes and Open Space land, (probably more than 80%).

The land around the pond is steep sloping and yet there are houses going around, basically, the entire pond. Not only do I see houses, but unless I am looking at the maps wrong, there are little squares on each lot that say "pool". There is so much in the "Hudson Highlands Reserve" environmental review about the negative impact on plants, animals, flooding, open space, and the water.

The "Philipstown Community Congress" voted and thought that water should be one of Philipstown's major priorities. They realized how important it is to keep our water clean and that we need to protect it, yet this subdivision is going to be so close to the Aquifers, Clove Creek, Ulmer Pond and state protected wetlands.

It appears that this subdivision will displace much of the wildlife, is there much conservation around the pond for the wildlife to come and get a drink? Will the buffer around the pond be wild or will it be

Fwd: Linda please pass along to Tara, Thank you

manicured? Although I don't think the environmental assessment mentioned seeing snakes, fox or other mammals, they are there. Where are those animals going to go? Whenever there is construction nearby, I see more Copperheads and Rattlesnakes in my yard!

An equestrian facility and a development, this suburban subdivision with beautiful fertilized and pesticide lawns seems to be too large and should not be called a "Conservation Subdivision". **The speakers from the HHLT, the member of the conservation board, and others, found the development around the pond to be particularly troubling. Even the Environmental Review found it "inconsistent with local land use plans and zoning regulations".**

This generation is seeing the importance of protecting the environment and owes it to the next generation, to pass on healthy natural resources. I would hope that you can substantially limit the amount of homes around the pond (or eliminate all of them) with an additional natural conservation easement around the pond. The plan calls for an acre plus barn with an indoor arena, plus about an acre outdoor arena, lots of parking, and common areas. The developer is asking for a lot with his trade off for the steep slope land. If they do believe in conservation, they would realize from the passion of the speakers that the reduction in houses is good for everyone. I would also hope that you would minimize the amount of horses. Forty is way too many.

I don't know the procedures, but does this also go to the Conservation Board since it is so close to the Aquifers and Clove Creek?

Thank you,

Anita Chester
Stone Hill Rd

PHILIPSTOWN PLANNING BOARD
Public Hearing – February 15, 2018

The Philipstown Planning Board for the Town of Philipstown, New York will hold a public hearing on Thursday, February 15, 2018 starting at 7:30 p.m. at the Old VFW Hall, 34 Kemble Ave. in Cold Spring, New York to consider the following application:

Robert Miller/Alltec Service Center, 1390 Route 9, Garrison – The applicant is seeking Amended Site Plan approval concerning a 1.91 acre developed, vacant property where an automotive repair garage formerly operated but which has been abandoned. The application seeks re-authorization for its continued use as of an auto repair garage. Associated with this use would be some limited automotive sales. There is an existing residential apartment above which will continue to be used for residential use. The property is located on the east side of Route 9 just south of the Route 403 intersection.

The property is situated in the "HC" (Highway Commercial) Zoning District in the Town of Philipstown. TM# 82.-2-7.

At said hearing all persons will have the right to be heard. Copies of the application, plat map, and other related materials may be seen in the Office of the Planning Board at the Philipstown Town Hall.

Dated at Philipstown, New York, this 25th day of January, 2018.

Anthony Merante, Chairman

PHILIPSTOWN PLANNING BOARD
Public Hearing – February 15, 2018

The Philipstown Planning Board for the Town of Philipstown, New York will hold a public hearing on Thursday, February 15, 2018 starting at 7:30 p.m. at the Old VFW Hall, 34 Kemble Ave. in Cold Spring, New York to consider the following application:

SEJE Realty, LLC – The application seeks approval of an additional use, light industrial (steel fabrication), while retaining the existing single family residential use, the existing off street parking and some of the existing storage. The applicant also seeks to add a limited amount of outside storage as part of the light industrial use. The property is located at 1510 Route 9, Garrison, NY.

The property is situated in the “HC” (Highway Commercial) Zoning District in the Town of Philipstown and consists of 1.97 acres. TM# 82.-7-14.

At said hearing all persons will have the right to be heard. Copies of the application, plat map, and other related materials may be seen in the Office of the Planning Board at the Philipstown Town Hall.

Dated at Philipstown, New York, this 26th day of January, 2018.

Anthony Merante, Chairman



January 30, 2018

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

RE: Surprise Lake Camp
Lake Surprise Road
Tax Map # 27.-1-1.1

Dear Chairman Merante and Members of the Board:

Enclosed please find ten (10 copies) of the following items, unless otherwise noted:

- Full Environmental Assessment Form, dated January 30, 2018.
- Drawing Set, 11 sheets, dated November 30, 2017.
- Drawing FM-1, Fire Truck Maneuvering Plan, dated January 30, 2018.
- Preliminary Stormwater Pollution Prevention Plan (SWPPP), dated January 30, 2018 (3 copies).

With respect to the comments offered by Mr. Ronald J. Gainer, P.E. in his December 13, 2017 letter, we offer the following:

Plans:

1. A project narrative will be provided as requested under separate cover. The narrative addresses the overall camp use activities, camp population, hours and times of year the camp is in operation.
2. A limit of disturbance line is shown on Drawings SP-3.1 and SP-3.2. These drawings also quantify the total amount of disturbance. The new impervious surfaces for this project include the walking path along the slope adjacent to the lakeside area, a small increase in impervious surfaces around the visitor parking area, and along the lower access road where it is being widened. A construction sequence has been added to Drawings SP-3.1. A Preliminary Stormwater Pollution Prevention Plan (SWPPP) has been provided as requested.
3. This comment acknowledges no structures are proposed in this application and suggests several waivers of the site plan requirements. The suggested waivers are requested by the applicant.
4. The Town standard site plan notes have been added to Drawing OP-1 as requested.
5. This comment indicates there are additional technical comments contained in the memorandum. Responses to the additional comments are provided below.

Preliminary Technical Comments:

1. EAF Comments:
 - a. A 12-month construction period has been specified on question D1(e)(i). Construction is not anticipated to take 12 months of continuous construction, but based on timing of permitting, may be constructed in two phases. All construction will be performed outside of camp season. The current expectation is to construct the lower access road this spring prior to the camp season starting, and then construct the balance of the improvements either this fall or in the spring of 2019.
 - b. Question E1(d) has been revised as requested.
 - c. Question E1(e) has been revised to include information on Lake Surprise Dam.
2. Relative to Drawing SP-1.1 we offer the following:
 - a. The width of the existing upper access road has been provided on Drawing SP-1.1 as requested.
3. Relative to Drawing SP-2.1 we offer the following:
 - a. There is no curbing proposed as part of this project.
 - b. Rim and invert elevations have been added on the drainage table on Drawings SP-2.1 as requested.
 - c. Pipe size and materials have been provided on the drawings. Pipe sizing calculations will be provided in the final project SWPPP.
 - d. A Fire Truck Maneuvering Plan has been provided as requested.
 - e. Sizing criteria has been provided in the project SWPPP.
4. Relative to the Detail sheets we offer the following:
 - a. General Note #4 has been added to Drawing OP-1 and a call out added to Drawing SP-2.1 addressing the removal of pavement and restoration of lawn areas.
 - b. Drawing D-1 contains a detail for the proposed Item 4 Walking Paths.
 - c. A Boulder Retaining / Sitting Wall detail has been shown on Drawing D-1. The Boulder Retaining Wall has been designed so it is less than 4 feet in height. The proposed stone masonry wall located downhill of the visitor parking area will require a design by a licensed professional engineer as it exceeds four feet in height. General Note #5 has been added to the drawings requiring submission of the design to the Consulting Town Engineer prior to construction.
 - d. A geotextile fabric has been specified under the Item 4 Driveway Detail as requested.
 - e. There are no benches proposed in this project. The proposed seat walls along the slope will be constructed as boulder walls. The Boulder Retaining \ Sitting Wall Detail has been provided on Drawing D-1.

- f. Details for the proposed pavers will be provided on future submissions.
- g. Manufacturers model numbers for all frames and grates have been provided as requested.

We look forward to presenting the revised plans at the next Planning Board meeting. If you have any questions or comments regarding this information, please do not hesitate to contact our office.

Very truly yours,

IN SITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:



Scott W. Blakely, R.L.A.
Senior Principal Landscape Architect

SWB/RDW/kff

cc: B. Solmsen (with enclosures)

Insite File No. 17166.100

Full Environmental Assessment Form
Part I - Project and Setting

Instructions for Completing Part 1

Part I 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 I 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 I is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Surprise Lake Camp Lakeside Improvements		
Project Location (describe, and attach a general location map): 382 Lake Surprise Road, Cold Spring, Putnam County, NY		
Brief Description of Proposed Action (include purpose or need): Various site improvements are proposed to improve vehicle / pedestrian safety and circulation. Stormwater improvements to preserve lake quality are also proposed.		
Please Note: Surprise Lake Camp is approximately 465 acres. Approximately 2.8 acres of the overall site is within the project area. This EAF focuses on the 2.8 acres related to the project area.		
Name of Applicant/Sponsor: Suprise Lake Camp c/o Bradley Solmsen		Telephone: 212-924-3131 E-Mail:
Address: 307 Seventh Avenue, Suite 900		
City/PO: New York	State: NY	Zip Code: 10001
Project Contact (if not same as sponsor; give name and title/role): Same As Sponsor		Telephone: E-Mail:
Address:		
City/PO:		State: Zip Code:
Property Owner (if not same as sponsor): Same As Sponsor		Telephone: E-Mail:
Address:		
City/PO:		State: Zip Code:

B. Government Approvals

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 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Philipstown Planning Board- Amended Site Plan Approval	11/30/2017
c. City Council, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals	Philipstown Conservation Board- Wetland Permit	12/2017
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC Coverage under GP-0-15-001	03/2018
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 Yes No only approval(s) which must be granted to enable the proposed action to proceed?

- 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 Yes No where the proposed action would be located?

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action Yes No would be located? The Comp Plan indicates the site is an institutional use and has recommendations for institutional uses in Goal 1) a) vi and R 2.8

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

If Yes, identify the plan(s):

Cold Spring Reservoir Water Shed Overlay, Scenic Protection Overlay, Open Space Conservation Overlay District

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

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?
Institutional Conservation (Zoning Classification), Cold Spring Reservoir Water Shed Overlay, Scenic Protection Overlay, Open Space Conservation Overlay District

b. Is the use permitted or allowed by a special or conditional use permit? 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? Haldane Central School District
b. What police or other public protection forces serve the project site?
Cold Spring Police Department
c. Which fire protection and emergency medical services serve the project site?
North Highlands Fire
d. What parks serve the project site?
Hudson Highland State Park

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)? Pedestrian / Vehicle Circulation, Recreational, Stormwater/erosion control improvements

b. a. Total acreage of the site of the proposed action? 3.3 acres
b. Total acreage to be physically disturbed? 3.3 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 465 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: _____

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: 12 months
ii. If Yes:
• 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.

One Family

Two Family

Three Family

Multiple Family (four or more)

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: stormwater treatment

ii. If a water impoundment, the principal source of the water:

Ground water Surface water streams Other specify:

stormwater

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

iv. Approximate size of the proposed impoundment. Volume: _____ 0.02 million gallons; surface area: _____ 0.1± acres

v. Dimensions of the proposed dam or impounding structure: _____ 1 ft height; _____ 220 length

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

Earth Fill

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

Yes No

viii. Will the excavation require blasting?

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: _____ Yes No
- 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: _____ Yes No
- Name of district: _____ Yes No
- 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

<ul style="list-style-type: none"> Do existing sewer lines serve the project site? Will line extension within an existing district be necessary to serve the project? <p>If Yes:</p> <ul style="list-style-type: none"> Describe extensions or capacity expansions proposed to serve this project: _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?</p> <p>If Yes:</p> <ul style="list-style-type: none"> Applicant/sponsor for new district: _____ Date application submitted or anticipated: _____ What is the receiving water for the wastewater discharge? _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>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): _____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____</p>	
<p>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?</p> <p>If Yes:</p> <ol style="list-style-type: none"> How much impervious surface will the project create in relation to total size of project parcel? 10,000 Square feet or 0.2 acres (impervious surface) _____ Square feet or 465 acres (parcel size) Describe types of new point sources. Two point sources from new stormwater management practices will be created. 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>ii. 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)? Stormwater from existing and new impervious surfaces will be directed to a bioretention filter and water quality swale.</p> <ul style="list-style-type: none"> If to surface waters, identify receiving water bodies or wetlands: Lake Surprise _____ Will stormwater runoff flow to adjacent properties? 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>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?</p> <p>If Yes, identify:</p> <ol style="list-style-type: none"> Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) Construction equipment, delivery vehicles Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) No stationary sources of air emissions are anticipated during construction. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) No sources of air emissions will be included during operation 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>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?</p> <p>If Yes:</p> <ol style="list-style-type: none"> 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) In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> Tons/year (short tons) of Carbon Dioxide (CO₂) Tons/year (short tons) of Nitrous Oxide (N₂O) Tons/year (short tons) of Perfluorocarbons (PFCs) Tons/year (short tons) of Sulfur Hexafluoride (SF₆) Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocabons (HFCs) Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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 ½ mile of the proposed site?		<input type="checkbox"/> Yes <input type="checkbox"/> No
vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?		<input type="checkbox"/> Yes <input type="checkbox"/> No
viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?		<input type="checkbox"/> Yes <input type="checkbox"/> No
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No		
l. Hours of operation. Answer all items which apply.		
i. During Construction:		
<ul style="list-style-type: none"> • Monday - Friday: _____ 7:30 am to 5:00 pm • Saturday: _____ • Sunday: _____ • Holidays: _____ 		
ii. During Operations:		
<ul style="list-style-type: none"> • Monday - Friday: _____ Seasonal / Site is Summer Camp • Saturday: _____ Seasonal / Site is Summer Camp • Sunday: _____ Seasonal / Site is Summer Camp • Holidays: _____ Seasonal / Site is Summer Camp 		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes:	
i. Provide details including sources, time of day and duration:	<u>Noise to be generated by typical construction equipment and machines for construction.</u>
ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Describe:	
n.. Will the proposed action have outdoor lighting?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes:	
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Describe:	
o. Does the proposed action have the potential to produce odors for more than one hour per day?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Describe proposed treatment(s):	
ii. Will the proposed action use Integrated Pest Management Practices?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Describe any solid waste(s) to be generated during construction or operation of the facility:	
• Construction: <u>1 to 2</u> tons per <u>Per Week</u> (unit of time)	
• Operation : <u>N/A</u> tons per <u>N/A</u> (unit of time)	
ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:	
• Construction: <u>Not Applicable</u>	
• Operation: <u>Not Applicable</u>	
iii. Proposed disposal methods/facilities for solid waste generated on-site:	
• Construction: <u>On site dumpster managed by contractor.</u>	
• Operation: <u>Not Applicable</u>	

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): Recreation/Summer Camp

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.1	1.3	+0.2
• Forested	0		
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0		
• Agricultural (includes active orchards, field, greenhouse etc.)	0		
• Surface water features (lakes, ponds, streams, rivers, etc.)	0		
• Wetlands (freshwater or tidal)	0		
• Non-vegetated (bare rock, earth or fill)	0		
• Other Describe: <u>Lawn</u>	1.7	1.5	-0.2

c. Is the project site presently used by members of the community for public recreation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes,	
i. Identify Facilities:	
The project site is a summer camp. Construction of the improvements is not anticipated to be underway while camp is in session.	
e. Does the project site contain an existing dam?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Dimensions of the dam and impoundment:	
• Dam height:	10 feet
• Dam length:	450 feet
• Surface area:	19 acres
• Volume impounded:	60 acre - feet gallons OR acre-feet
ii. Dam's existing hazard classification:	A
iii. Provide date and summarize results of last inspection:	
The NYSDEC Inventory of Dams indicated the information on the website was last updated on May 27, 2015. As a dam with a Hazard Classification of A, neither an inspection, operation or maintenance plan, nor annual certification to NYSDEC is required.	
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Has the facility been formally closed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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:	<input type="checkbox"/> Yes – Spills Incidents database Provide DEC ID number(s): _____ <input type="checkbox"/> Yes – Environmental Site Remediation database Provide DEC ID number(s): _____ <input type="checkbox"/> 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? If yes, provide DEC ID number(s):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Explain: _____ _____ _____	

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site?	>4 feet						
b. Are there bedrock outcroppings on the project site? If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
c. Predominant soil type(s) present on project site:	<table border="1"> <tr> <td>Charlton Fine Sandy Loam</td> <td>51 %</td> </tr> <tr> <td>Udorthents</td> <td>28 %</td> </tr> <tr> <td>Charlton Loam</td> <td>19 %</td> </tr> </table>	Charlton Fine Sandy Loam	51 %	Udorthents	28 %	Charlton Loam	19 %
Charlton Fine Sandy Loam	51 %						
Udorthents	28 %						
Charlton Loam	19 %						
d. What is the average depth to the water table on the project site? Average:	>4 feet						
e. Drainage status of project site soils:	<table> <tr> <td><input type="checkbox"/> Well Drained:</td> <td>_____ % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> Moderately Well Drained:</td> <td>97 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> Poorly Drained</td> <td>3 % of site</td> </tr> </table>	<input type="checkbox"/> Well Drained:	_____ % of site	<input checked="" type="checkbox"/> Moderately Well Drained:	97 % of site	<input checked="" type="checkbox"/> Poorly Drained	3 % of site
<input type="checkbox"/> Well Drained:	_____ % of site						
<input checked="" type="checkbox"/> Moderately Well Drained:	97 % of site						
<input checked="" type="checkbox"/> Poorly Drained	3 % of site						
f. Approximate proportion of proposed action site with slopes:	<table> <tr> <td><input checked="" type="checkbox"/> 0-10%:</td> <td>10 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> 10-15%:</td> <td>71 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> 15% or greater:</td> <td>19 % of site</td> </tr> </table>	<input checked="" type="checkbox"/> 0-10%:	10 % of site	<input checked="" type="checkbox"/> 10-15%:	71 % of site	<input checked="" type="checkbox"/> 15% or greater:	19 % of site
<input checked="" type="checkbox"/> 0-10%:	10 % of site						
<input checked="" type="checkbox"/> 10-15%:	71 % of site						
<input checked="" type="checkbox"/> 15% or greater:	19 % of site						
g. Are there any unique geologic features on the project site? If Yes, describe: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
h. Surface water features.							
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
ii. Do any wetlands or other waterbodies adjoin the project site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:							
• Streams: Name 862-68, 862-66	Classification B, A(T)						
• Lakes or Ponds: Name Lake Surprise	Classification PUBHL						
• Wetlands: Name Riverine	Approximate Size 0.02 Acres						
• 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
If yes, name of impaired water body/bodies and basis for listing as impaired: _____							
i. Is the project site in a designated Floodway?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
j. Is the project site in the 100 year Floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
k. Is the project site in the 500 year Floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? If Yes:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
i. Name of aquifer: _____							

m. Identify the predominant wildlife species that occupy or use the project site: Typical animals located in forested conditions such as deer, squirrels, etc.	
n. Does the project site contain a designated significant natural community? If Yes:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
i. Describe the habitat/community (composition, function, and basis for designation): Oak-Tulip Tree Forest, Appalachian Oak-Hickory Forest, Red Cedar Rocky Summit	
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? If yes, give a brief description of how the proposed action may affect that use: <u>Although hunting is permitted at the adjacent Hudson Highland, camp is either unoccupied at time and located far enough away from hunting area.</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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? If Yes, provide county plus district name/number:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Are agricultural lands consisting of highly productive soils present? i. If Yes: acreage(s) on project site: _____ ii. Source(s) of soil rating(s): _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District	
ii. Name: Valhalla Highlands Historic District (VHHD)	
iii. Brief description of attributes on which listing is based: <u>Property is adjacent to VHHD. Valhalla Highlands is recreational second home communities built in the 20th Century</u>	
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify resource: <u>NYS-Hudson Highlands Scenic area, Town of Philipstown Scenic Protection Overlay District</u>	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>State Park</u>	
iii. Distance between project and resource: <u>0.2 miles.</u>	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

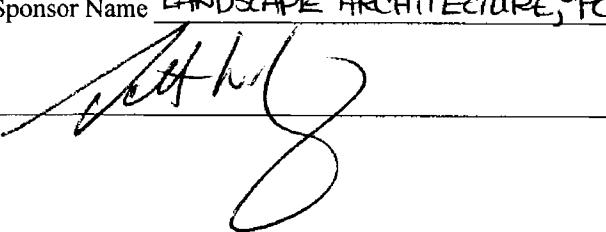
Attach any additional information which may be needed to clarify your project.

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 INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, PC. Date 1/30/10

Signature 

Title SR. PRINCIPAL / LANDSCAPE ARCHITECT / OWNER'S AGENT

EAF Mapper Summary Report

Wednesday, November 29, 2017 7:55 AM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Oak-Tulip Tree Forest, Appalachian Oak-Hickory Forest, Red Cedar Rocky Summit

E.2.n.i [Natural Communities - Acres]	2768.0, 2334.0, 88.0
E.2.o. [Endangered or Threatened Species]	Yes
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	Valhalla Highlands Historic District
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Short Environmental Assessment Form

Part 1 - Project Information

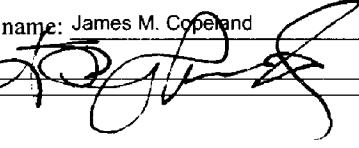
Instructions for Completing

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.

Part 1 - Project and Sponsor Information		
Hudson Structures Inc., 3052 Route. 9 Cold Spring, NY 10516		
Name of Action or Project: Change of Use and Accessibility Improvements		
Project Location (describe, and attach a location map): 3052 Rt. 9, Cold Spring New York 10516		
Brief Description of Proposed Action: Extend existing driveway approximately 100'-0" to provide access to a new ADA compliant parking area and walkway on the West side of the #3052 Building. Construct a covered stair on the East side of the #3052 Building, leading from the Main Floor to the existing Parking area. Renovate interior for Offices/Retail Use.		
Name of Applicant or Sponsor: James M. Copeland		Telephone: 914-393-5062 E-Mail: jcopeland@hudsondesign.pro
Address: 1949 Route 9		
City/PO: Garrison		State: New York Zip Code: 10524
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.		
<input checked="" type="checkbox"/> <input type="checkbox"/> NO YES		
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: Philipstown Building Department - Construction Permit.		
<input type="checkbox"/> <input checked="" type="checkbox"/> NO YES		
3.a. Total acreage of the site of the proposed action? <u>0.932</u> acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>1.021</u> acres		
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" 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		

5. Is the proposed action,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. A permitted use under the zoning regulations?			
b. Consistent with the adopted comprehensive plan?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify:	<input checked="" type="checkbox"/> <input type="checkbox"/>		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>Existing Well to provide potable water</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Existing Septic System is in place and in working order</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:	<input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <hr/> <hr/>		

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)? If Yes, explain purpose and size:	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE				
Applicant/sponsor name: James M. Copeland Signature: 	Date: January 18, 2018			