

**Philipstown Planning Board Meeting
Butterfield Library
10 Morris Avenue
Cold Spring, New York
February 20, 2014
Agenda**

Public Hearing

- **Winter Hill**

Pledge of Allegiance

Roll Call

Approval of Minutes – November 21, 2013 and January 16, 2014

1. **20 Nazareth Way LLC** – Subdivision of Winter Hill – Garrison: Discussion
2. **Olspan Warehouse LLC** (Cyberchron Building) – Site plan application - 2700 Route 9, Cold Spring: Submission of revised materials/discussion
3. **Cold Spring Farm** (Marian Rockwell) – Alternative access – Old Albany Post Road: Request for return of escrow

Adjourn

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

Anthony Merante, Chairman

**Philipstown Planning Board
Public Hearing – February 20, 2014**

The Philipstown Planning Board for the Town of Philipstown, New York will hold a public hearing on Thursday, February 20, 2014 at 7:30 p.m. at the Butterfield Library, 10 Morris Avenue in Cold Spring, New York to consider the following application:

20 Nazareth Way, LLC - Application dated September 25, 2013 for approval of a two-lot subdivision of Winter Hill. The property consists of 29.30 total acres and abuts Snake Hill and Philipse Brook Roads. The project is located in an "IC" (Institutional Conservation) district. The applicant seeks approval to create a 9-acre lot in a 20-acre zone and has represented that this lot will be conveyed to the State of New York and annexed to adjoining land owned by the State. Any approval of the subdivision will be: withheld until the Philipstown Zoning Board of Appeals grants a variance for the substandard lot area; and conditioned on conveyance of the substandard parcel to the State of New York. (tax map #60.-1-78)

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

Dated at Philipstown, New York this 3rd day of February 2014.

Anthony Merante, Chairman

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

Phone (845) 265-4400

Fax (845) 265-4418

February 6, 2014

Mr. Andrew Merante
Town of Philipstown Planning Board
Town of Philipstown
238 Main Street
Cold Spring, NY 10516

**RE: Olspan, LLC Warehouse Project
Tax Map #38.00-3-24.2 (pending)**

Dear Mr. Merante:

Attached are information and plans in support of the Olspan, LLC Warehouse project site plan application, located at 2700 Route 9, Cold Spring, New York. This information responds to comments received from the Planning Board at the January 23, 2014 meeting and from written comments from Mr. Ronald Gainer, P.E. (January 14, 2014) and Ms. Susan Jainchill of AKRF (January 13, 2014).

The information includes:

- Architectural Elevations of the renovated warehouse building and the addition.
- Construction Details of new site improvements, including ramps are provided.
- A revised Landscape Plan illustrates more developed plantings along the west building façade and at the driveway entrance to reduce the visual impacts from Route 9. The plant list has been modified to include native plants.
- A Lighting Plan is provided showing proposed lighting fixtures, locations and lighting spill plan.
- A photo-simulation of existing and post-development views from Route 9 is provided. These photos represent the revised landscape plan.
- A Section is provided showing the topography at the front of the building, and potential views for drivers along Route 9.
- An Engineering Report from Badey & Watson is provided regarding adequacy of the existing water and sewer facilities.
- Color Samples for the proposed building finish are enclosed. The existing building will be finished in stucco and the addition in architectural concrete panels or with a stucco finish, in the colors provided.

As requested, a letter from the Town Building Inspector is enclosed indicating that there are no outstanding zoning code violations on the property.

A set of revised Site Plan drawings reflecting the above modifications is enclosed.

Mr. Merante
February 6, 2014

Please advise if you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jon P. Dahlgren', with a long horizontal flourish extending to the right.

Jon P. Dahlgren
Senior Geologist
TIM MILLER ASSOCIATES, INC.

Enclosure

c. G. Watson w. enc.
M. Quismondo w enc.

ENGINEERING REPORT
Existing Water and Sewer Facilities

Olspan, LLC
formerly
CYBERCHRON Computer & Electronics Systems
2700 Route 9, Cold Spring
Town of Philipstown
Tax Map No. 38.-3-24.2

EXISTING CAPACITY - The existing subsurface sewage treatment system was designed to accommodate the previous tenant, the Cyberchron Corp. It was designed as a repair, and approved for construction by the Putnam County Department of Health on 04/21/89 (Repair Permit #R-50-89). An as-built drawing was not filed with the health department, but it is purported to have been installed in the proposed location. The design was based on 55 office workers at 15 gallons per day per worker, or 825 GPD.

PROPOSED DEMAND - The perspective tenant of the building, Olspan, LLC, currently has a Site Plan application filed with the Town of Philipstown, which is being reviewed by the Planning Board. The proposed project will establish a warehouse with 2 regular staff persons. The town zoning code requires that 22 spaces be provided for this space. As such, the hydraulic demand design shall be based on 15 gallons per day for the two staff workers, and 5 gallons per day for the 20 remaining "guests", or 130 GPD. With the installation of certified water-saving plumbing fixtures, this can be reduced by 20% down to 104 GPD. This is based on the DEC's *Design Standards for Wastewater Treatment Works, 1988* expected hydraulic loading rates. Therefore, the existing subsurface sewage treatment system has sufficient capacity to support the proposed change in use. The hydraulic capacity of the existing system will remain at 825 GPD following building construction.

WATER SUPPLY - The facility receives its water supply source from a private drilled well. The addition will connect service from the existing main building.

prepared by
BADEY & WATSON,
Surveying and Engineering, P.C.
3063 Route 9
Cold Spring, NY 10516
(845) 265-9216 phone
(845) 265-4428 fax

February 6, 2014





Town of Philipstown

Code Enforcement Office
238 Main Street, PO Box 155
Cold Spring, NY 10516

Office (845) 265- 5202 Fax (845) 265-2687

February 4, 2014

Olspn, LLC
235 E. 87th #1L
New York, NY 10128

Re: Request for "Letter of No Violation"
Property: CF Diversified
2700 Route 9
ID# 38-1-24

To whom it may concern,

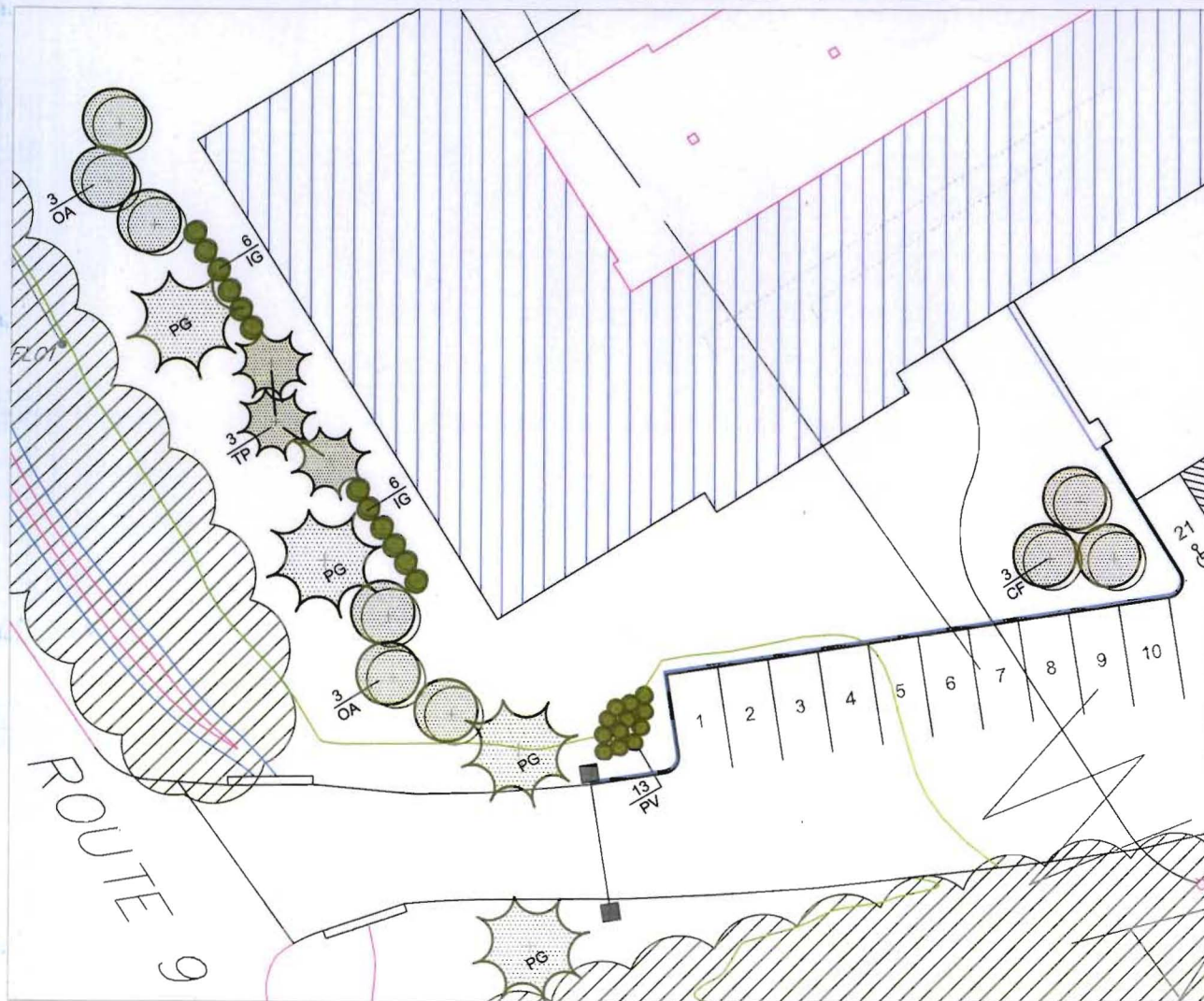
A request for a "Letter of No Violation" has been received as part of the Town of Philipstown Site Plan Approval process, Chapter 175-65 B.21;

A letter from the Zoning Administrative Officer stating either that there are no outstanding zoning violations on the property or that the requested site plan approval is needed in order to correct a violation.

Please be advised that having checked the records of this office we find the above mentioned property has no outstanding violations of record.

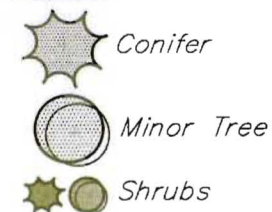
Sincerely,

Kevin Donohue
Building Inspector



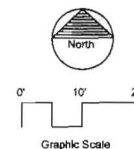
Plant List				
Abb.	Scientific Name	Common Name	Size	Quan
Evergreens				
PG	Picea glauca	White Spruce	14-16' ht.	4
TP	Thuja plicata	Green Giant Arborvitae	10-12' ht.	3
Minor Trees				
CF	Comus florida	Flowering Dogwood	8-10' ht.	3
OA	Oxydendron arboretum	Fringetree	12w-14' ht.	6
Shrubs				
IG	Ilex glabra compacta	Compact Inkberry	3-3.5' ht.	12
Perennials & Ornamental Grasses				
PV	Panicum virgatum	Heavy Metal Switchgrass	5 gal. cont.	13
Notes:				
1. All plants to be full with intact leaders and true to the form of the species.				
2. All plants to be free of disease and physical injury at the time of planting.				
3. All plants to be warranted to be healthy for one year after planting.				

Legend



Notes:

1. All base data by others. No representation or warranty is express or implied as to accuracy of same.
2. This Landscape Plan is for specification of plant material only.
3. The contractor shall take full responsibility for on site safety during construction. After completion of construction the owner shall insure a safe site through proper upkeep and maintenance.

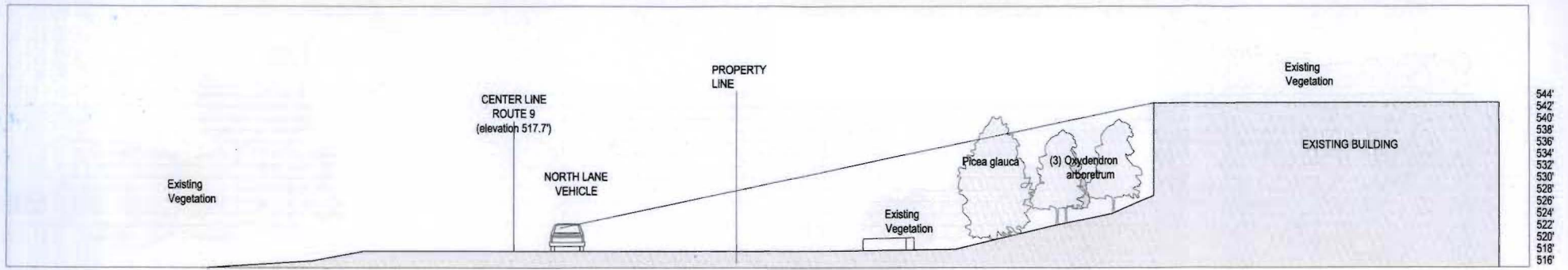


Tim Miller Associates, Inc.
10 North Street, Cold Spring, NY 10516
(845) 265-4400, Fax: 265-4418

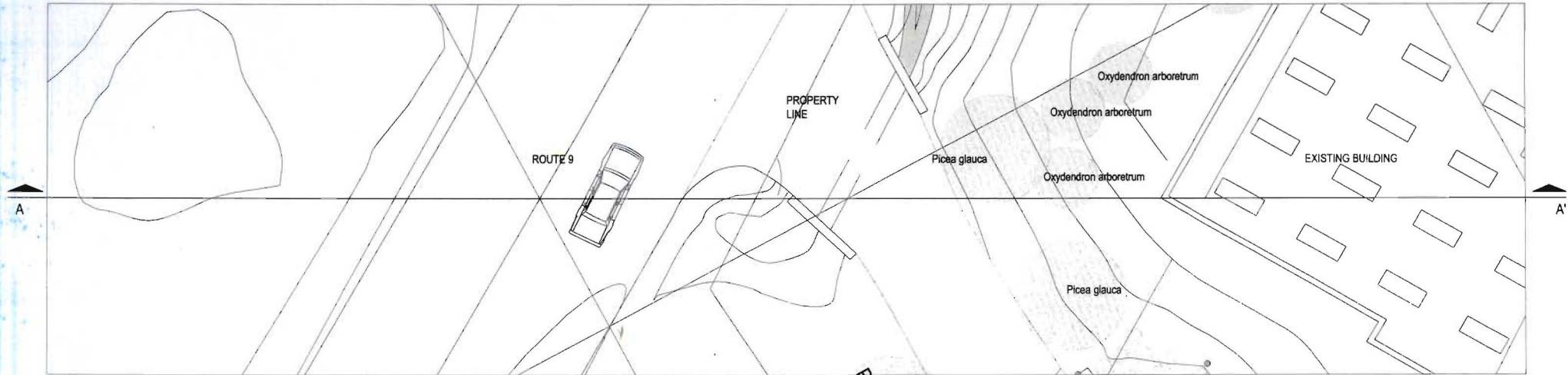


Landscape Plan
for development of
Olspan, LLC
2700 Route 9
Town of Philipstown, Putnam County, NY
January 31, 2014

Sheet
LP-1



SECTION A-A'



SITE PLAN

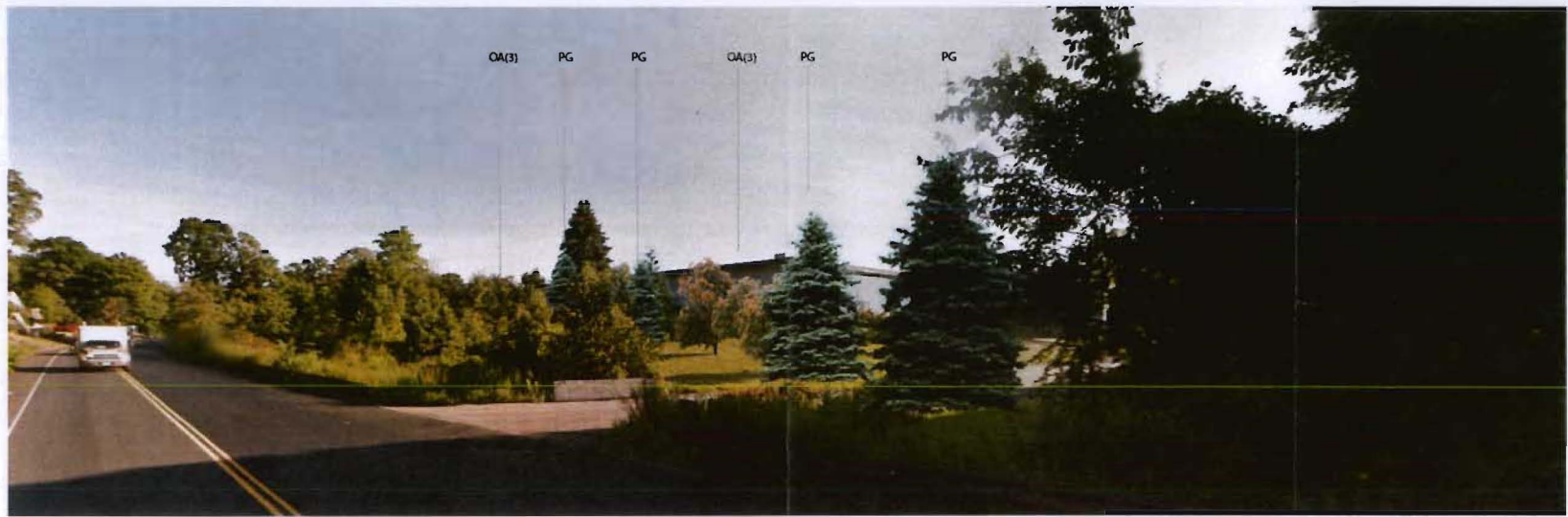
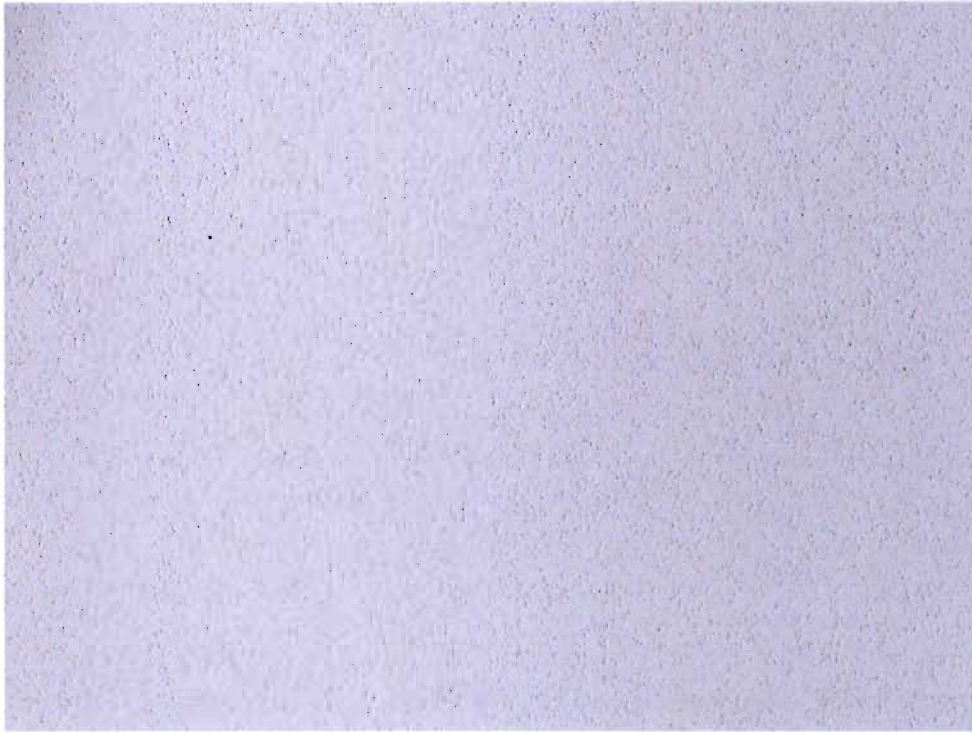


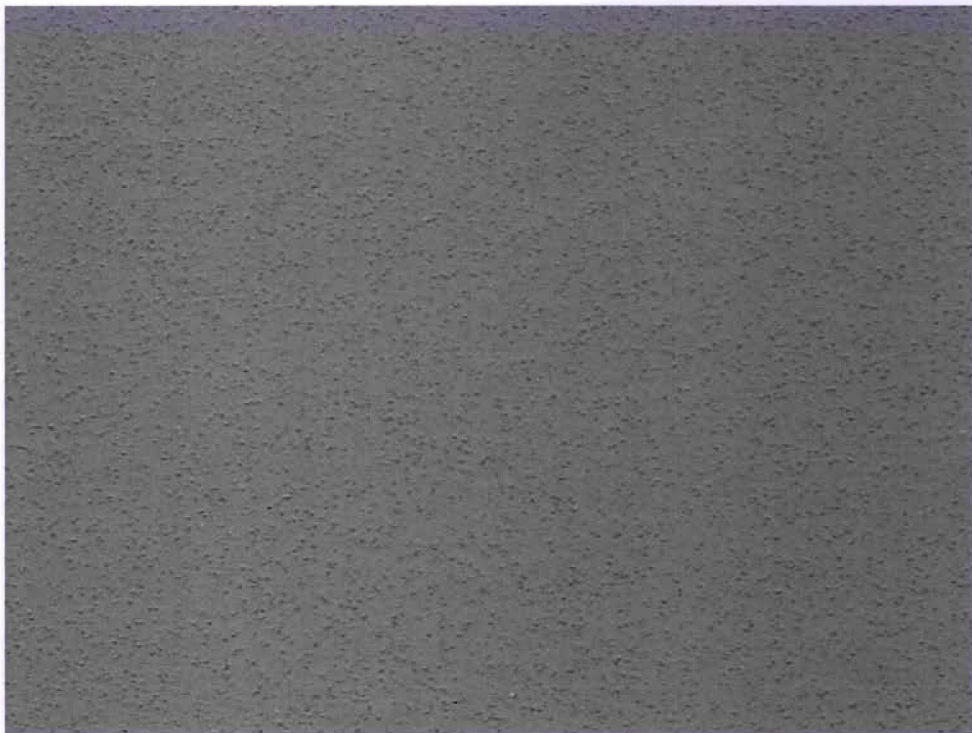
Figure 1: Landscaping Photosimulation
Olspan, LLP Warehouse Project



Tim Miller Associates, Inc., 10 North Street, Cold Spring, New York 10516 (845) 265-4400 Fax (845) 265-4418

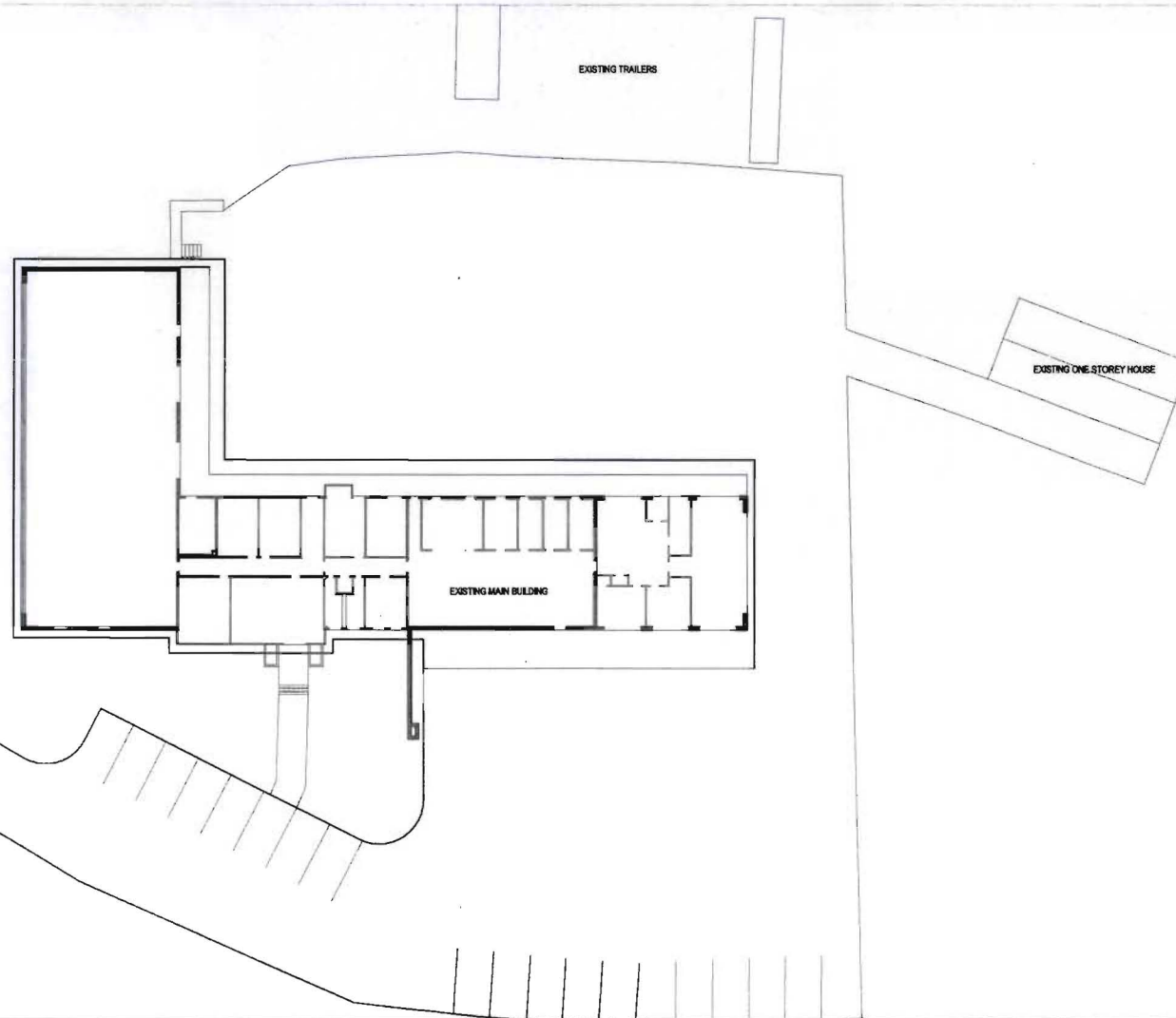


Paint Finish for Existing Building (KEIM 9592)

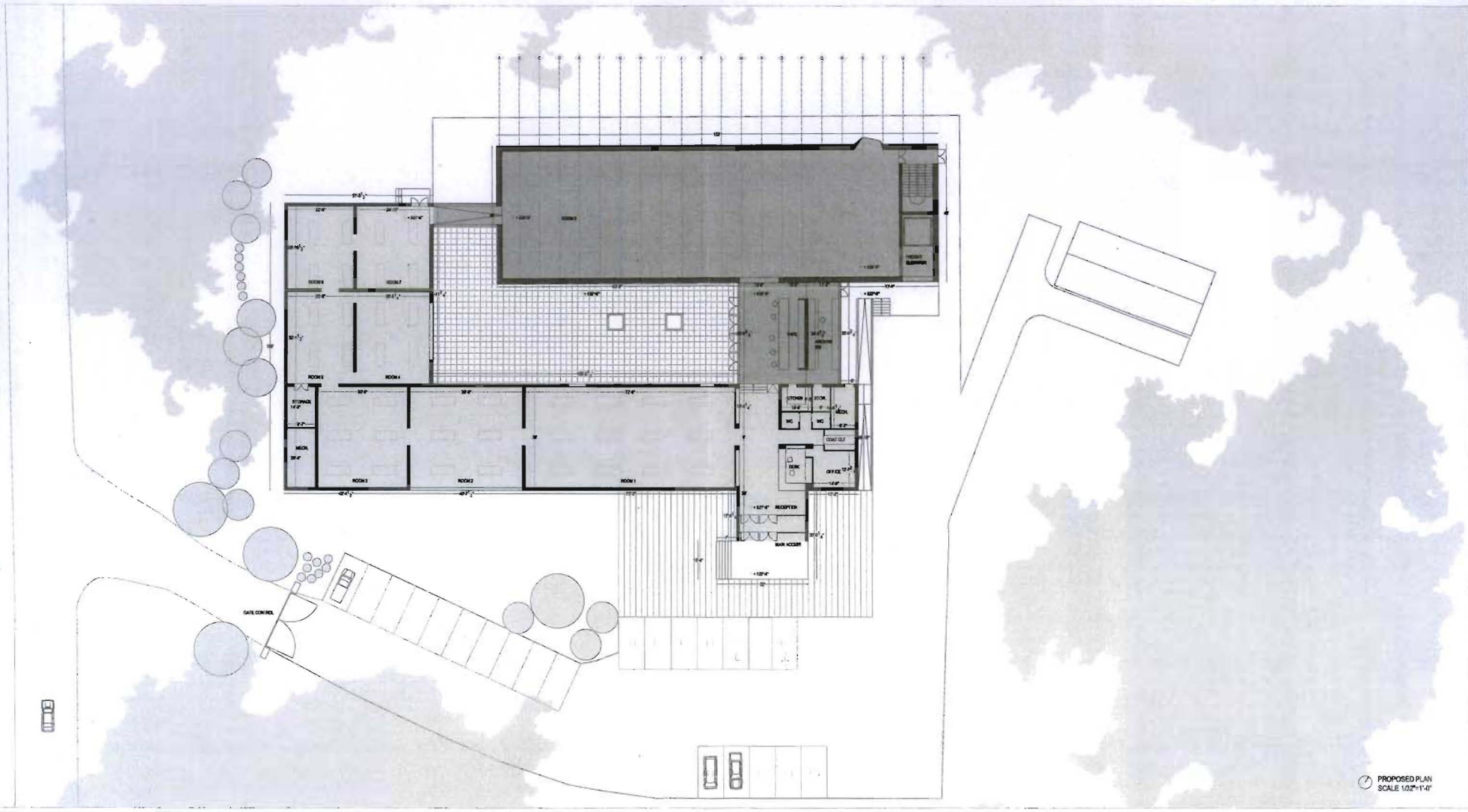


Paint Finish for Building Addition (KEIM 9585)

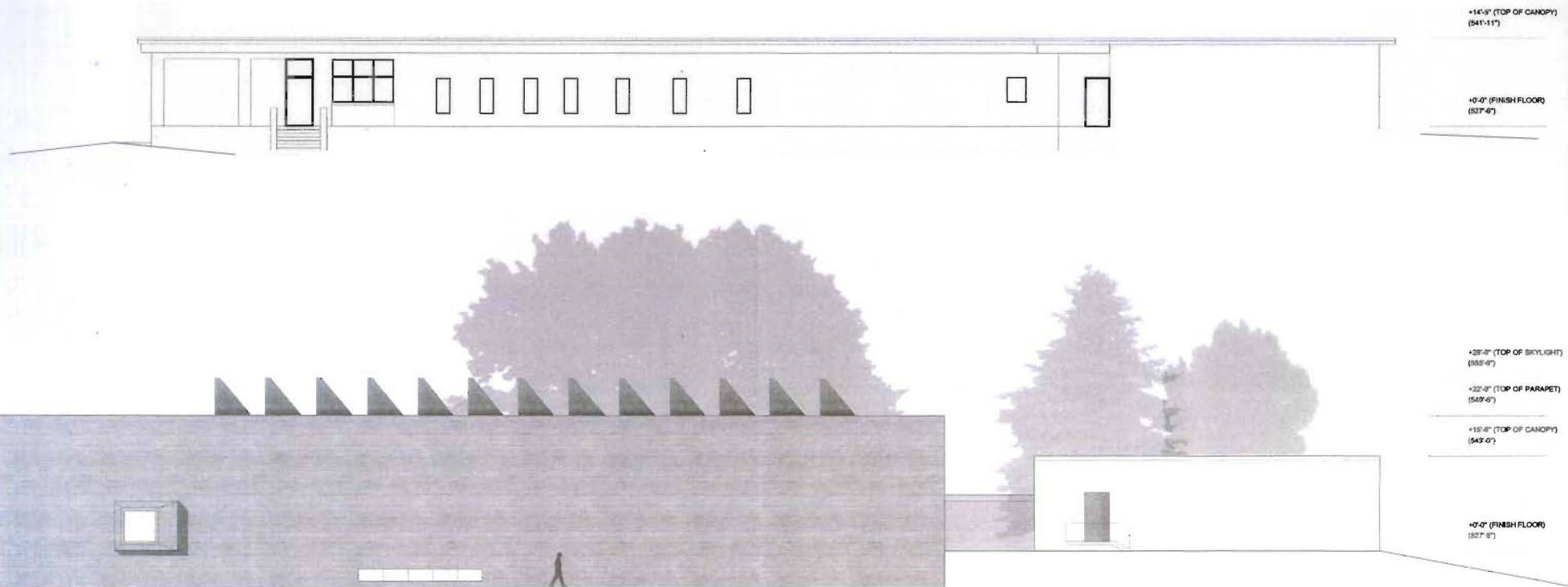
Building Paint Finishes
Olspan, LLP Warehouse Project



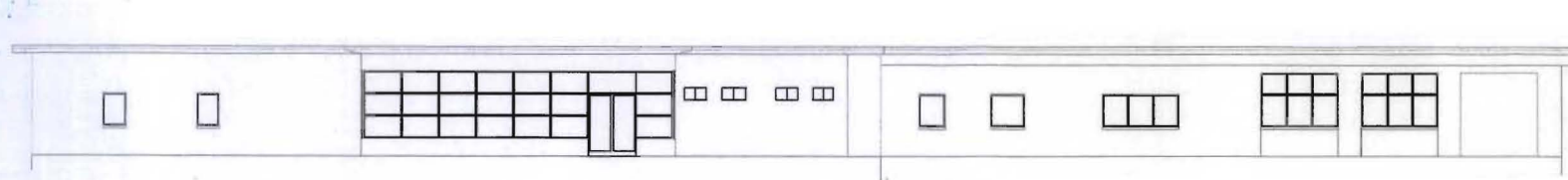
EXISTING PLAN
SCALE 1/32"=1'-0"



PROPOSED PLAN
SCALE 1/32"=1'-0"

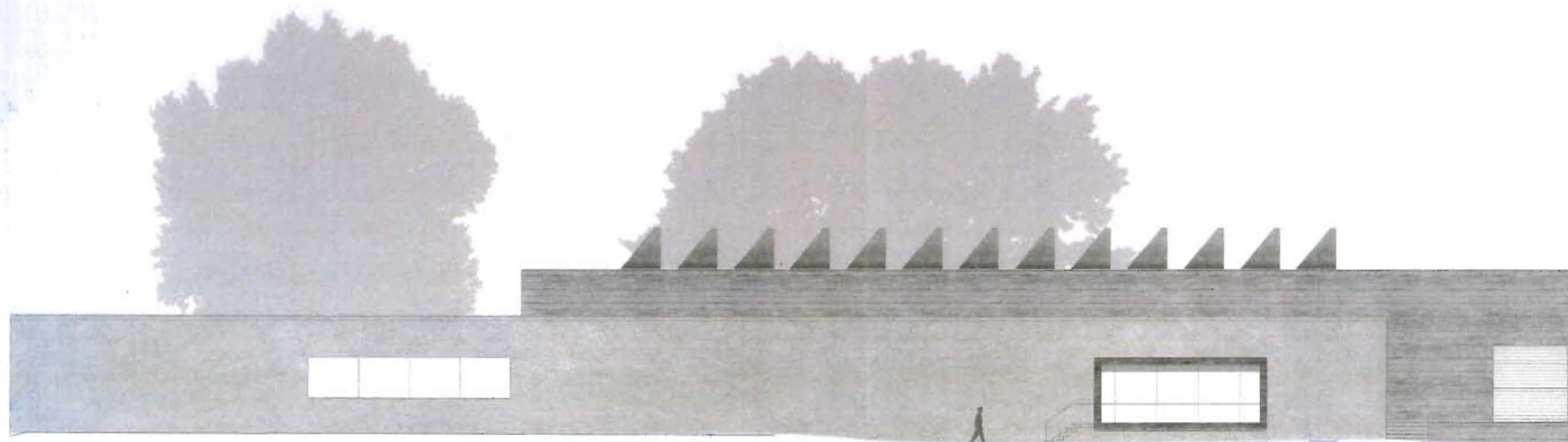


NORTH ELEVATION
EXISTING-PROPOSED
SCALE 1/8"=1'-0"



+14'-9" (TOP OF CANOPY)
(541'-11")

+0'-0" (FINISH FLOOR)
(527'-6")



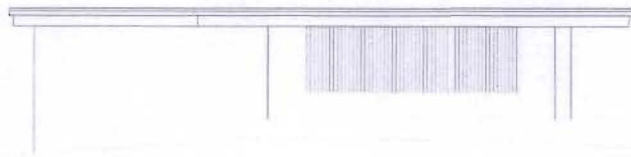
+28'-0" (TOP OF SKYLIGHT)
(555'-0")

+22'-0" (TOP OF PARAPET)
(549'-0")

+15'-6" (TOP OF CANOPY)
(543'-0")

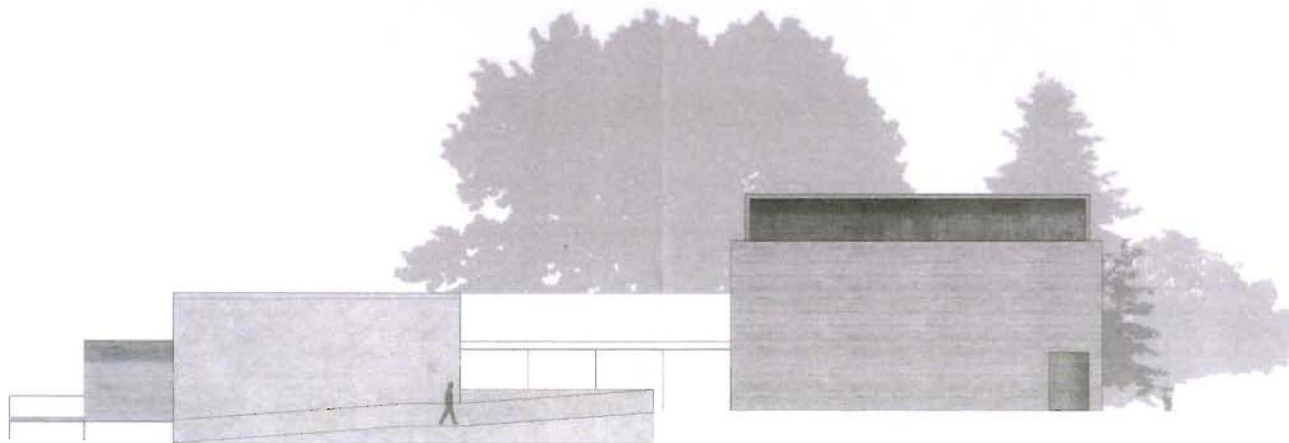
+0'-0" (FINISH FLOOR)
(527'-6")

SOUTH ELEVATION
EXISTING-PROPOSED
SCALE 1/16"=1'-0"



+14'-5" (TOP OF CANOPY)
(341'-11")

+0'-0" (FINISH FLOOR)
(327'-8")



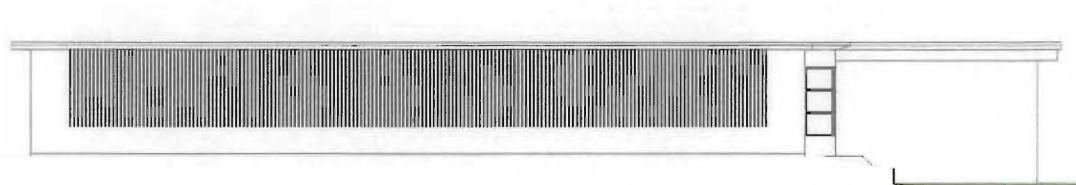
+28'-0" (TOP OF SKYLIGHT)
(355'-0")

+22'-0" (TOP OF PARAPET)
(349'-0")

+15'-4" (TOP OF CANOPY)
(343'-0")

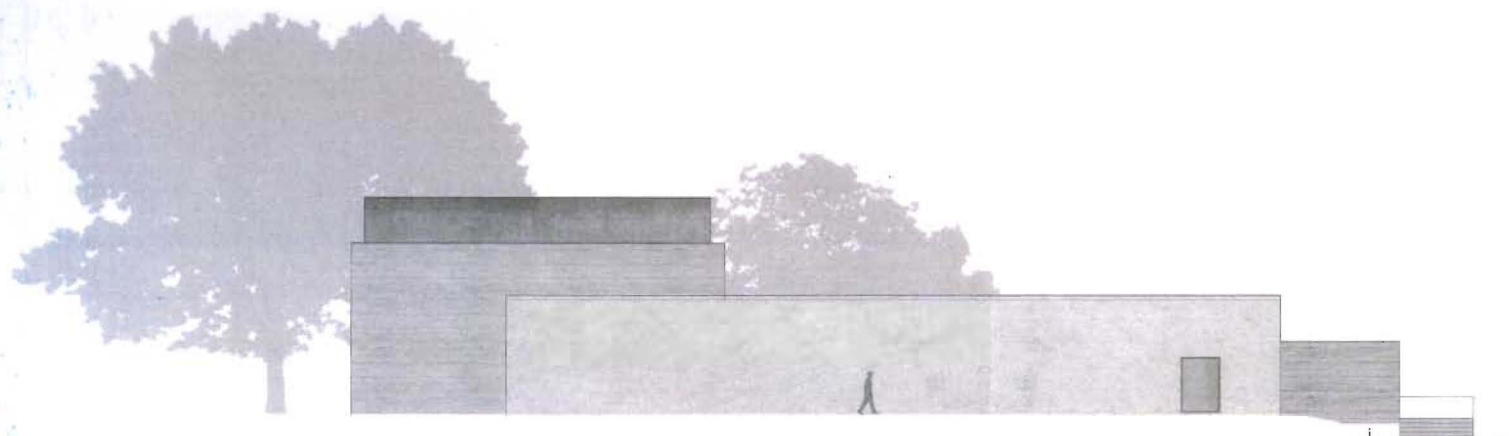
+0'-0" (FINISH FLOOR)
(327'-0")

EAST ELEVATION
EXISTING- PROPOSED
SCALE 1/16"=1'-0"



+15'-3" (TOP OF CANOPY)
(541'-11")

+0'-0" (FINISH FLOOR)
(527'-4")



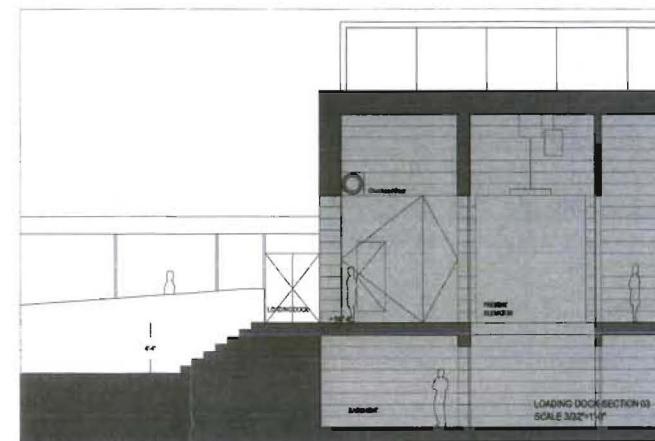
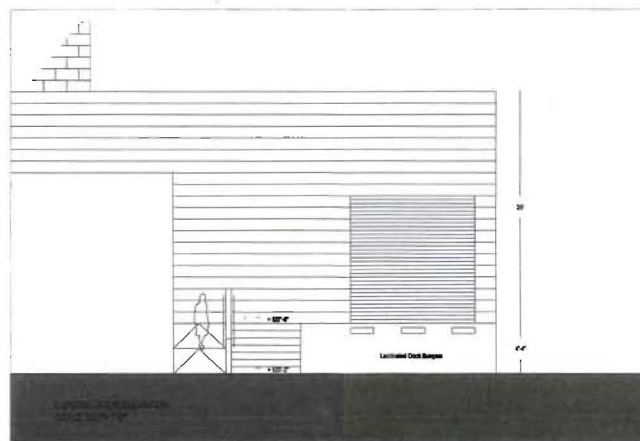
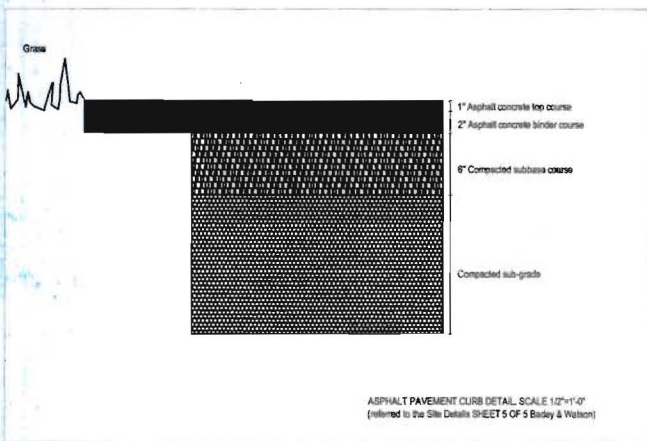
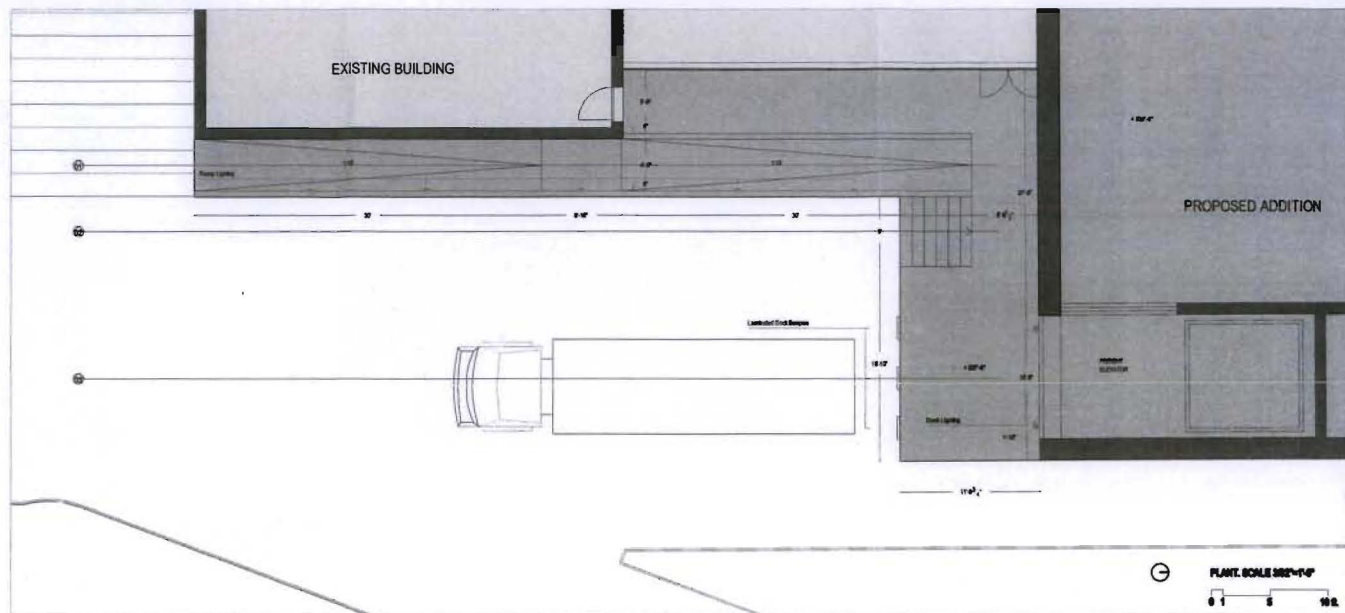
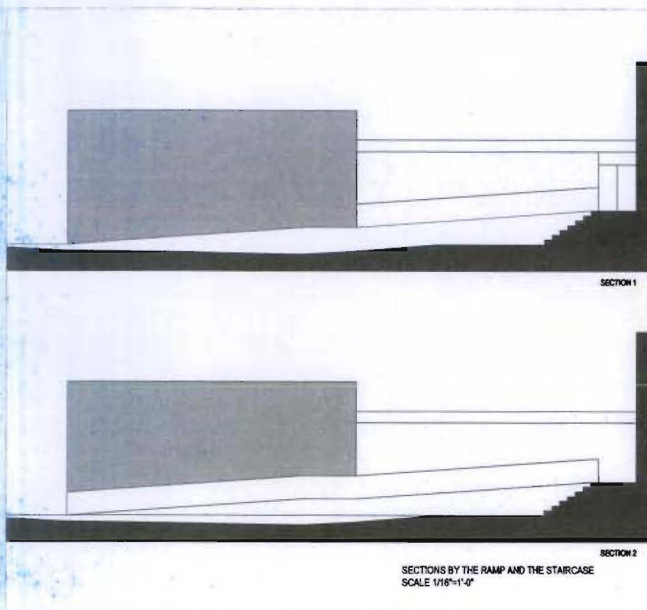
+26'-0" (TOP OF SKYLIGHT)
(553'-4")

+22'-0" (TOP OF PARAPET)
(549'-8")

+15'-6" (TOP OF CANOPY)
(543'-0")

+0'-0" (FINISH FLOOR)
(527'-4")

WEST ELEVATION
EXISTING- PROPOSED
SCALE 1/16"=1'-0"



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

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

Dear Town of Philipstown Board;

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

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

Respectfully,



Marian L. Rockwell

Rec'd 1/17/14
to A. Gallefer on
1/17/14