

Philipstown Planning Board
VFW Hall, Kemble Avenue, Cold Spring, New York
February 21, 2013
Agenda

Public Hearing

- The New Friary at Graymoor

Pledge of Allegiance

Roll Call

Approval of Minutes – November 2012 and January 2013

1. **The New Friary at Graymoor** – Special Use Permit and Site Plan – P.O.Box 300, Garrison: Discussion
2. **Neill** – Site Plan Application – 621 Route 9D, Garrison: Resolution
3. **Lyons Realty Co.** – Two-lot subdivision – East Mountain Road South: Submission of revised plans
4. **SNK Farms, Inc.** – Minor site plan amendment and special permit application – 3188 Route 9, Cold Spring, NY: Revised materials
5. **Quarry Pond** (Glassbury Court) – Site Plan Approval – Route 9, Cold Spring: Request for modification of condition

Adjourn

Michael Leonard, Chairman

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

Philipstown Planning Board
Public Hearing – February 21, 2013

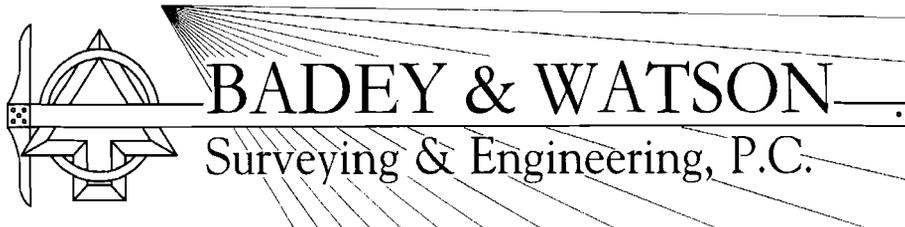
The Philipstown Planning Board for the Town of Philipstown, New York will hold a public hearing on Thursday, February 21, 2013 at 7:30 p.m. at the VFW Hall on Kemble Avenue in Cold Spring, New York to consider the following application:

New Friary at Graymoor - Application dated October 4, 2012 for special use permit and site plan approval(s). The application relates to improvement proposed to the Friars of the Atonement religious site off NYS Route 9 in Garrison. The specific improvements include the following: demolition of an existing 21, 750 square feet friary, construction of a new 29, 270 square feet friary in approximately the same location, and related infrastructure improvements for parking, drainage and emergency vehicle access to the site. The property lies between NYS Route 9 and Old West Point Road and is in an IC (Institutional Conservation) zoning district. Tax map #82-2-41.

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

Dated at Philipstown, New York this 31st day of January, 2013.

Michael Leonard, Chairman



BADEY & WATSON

Surveying & Engineering, P.C.

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Land Surveying
Civil Engineering
Laser Scanning
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Site Planning
Subdivisions
Landscape Design

Glennon J. Watson, L.S.
John P. Delano, P.E.
Peter Meisler, L.S.
Stephen R. Miller, L.S.
Jennifer W. Reap, L.S.

Robert S. Miglin, Jr., L.S.
Mary Rice, R.L.A., Consultant
George A. Badey, L.S., (1973-2011)

February 7, 2013

Michael Leonard, Chairman
Philipstown Planning Board
Town Hall, 238 Main Street
Cold Spring, NY 10516

RE: New Friary at Graymoor - Submission of Revised and New Materials

Dear Mr. Leonard and Hon:

Enclosed you will find:

- ❑ 13 copies of our "Site Plan for the New Friary at Graymoor" last revised February 5, 2013, 12 sheets;
- ❑ 13 copies of Alfandre Architecture's "Schematic Design Graymoor New Friary" dated January 29, 2013, 10 reduced sheets; and
- ❑ 2 copies of a draft of our "Storm Water Pollution Prevention Plan for The New Friary at Graymoor" dated February 7, 2013.

The revised site plans have been modified in response to questions expressed at earlier meetings of the Planning Board and in communications from your consultants. There have also been changes to address the developing architectural plans, which are included in this submission.

The Draft Stormwater Pollution Prevention Plan is being submitted to Mr. Klotzel and the Conservation Board (CAB). With it and the material previously submitted, we are hopeful that the CAB will issue its report to you in time for the February 21, 2013, Public Hearing.

The revised site plan includes 3 new sheets. Sheet 10 takes a closer look at these slopes and illustrates those areas with slopes in excess of 20% that we anticipate will be disturbed. These areas are small and, as you will see when you review the plan, have been minimized and are necessary to locate the new friary in an inconspicuous manner close to the building it will replace. We believe that this construction can be approved under the exception provided in Section 175-36B(7). Accordingly, we respectfully request that the Planning Board consider this as our formal request, on behalf of our client, for the Special Use Permit that will allow this disturbance.

Owners of the records of:

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

Sheets 11 and 12 of the plan provide the information necessary to evaluate the questions of visibility and building heights for construction within a Ridgeline Protection Area. We believe that the profiles and photo analysis clearly demonstrate that the building will not be visible from any publicly accessible place in Philipstown. We also believe that the replacement of the Old Friary and Little Flower Chapel with the New Friary and Chapel will result in a net decrease in both the volume and exposed elevations of the roofs above the maximum allowable height for the New Friary.

We look forward to presenting this plan to the Planning Board and the public at the Public Hearing scheduled for February 21, 2013.

Thank you for your continued concern.

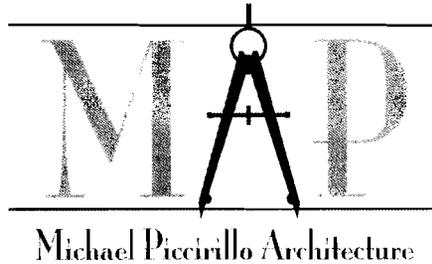
Yours truly,
BADEY & WATSON,
Surveying & Engineering, P.C.



by
Glennon J. Watson, L.S.

GJW/bms
cc: File I:\chaos32\GJWLetter.dot
Fr. Dennis Polanco, SA
Rick Alfandre, RA
Richard L. O'Rourke, Esquire

COPY



February 5, 2013

Planning Board
Town of Philipstown
Main Street
Cold Spring, New York 10516

Re: Neill Residence
621 Route 9D
Garrison, New York 10524

Enclosed are our responses to the comments generated by Ronald J. Gainer, PE on January 15, 2013.

- Further, the required buildable area requirements specified by code (including §85) should be shown. **The buildable area, steep slopes and wetlands buffer are shown on SP-4.**
- All wells and SSDS's within 200 feet of the tract boundary should be shown, or a note provided specifying that none exist. **The wells and SSDS of the adjoining property are shown on SP-1.**
- The plans should specify the extent of site disturbances which will result from the site development planned, as well as the extent of new impervious area to be created, in order to verify the extent of details necessary to satisfy applicable SWPPP requirements. Further, all necessary erosion control measures should be shown, and construction details provided. **The area of disturbance is shown on SP-2.**
- All existing site improvements which are to be demolished/removed to permit the intended development proposed should be shown. **The existing well and SSDS were abandoned per DOH. The existing house and garage were demolished per demolition permit.**
- With the various improvements planned, the Board should evaluate whether any landscaping enhancements should be considered for screening of adjacent properties. The plan should also clearly denote whether any existing site vegetation (trees, shrubs) will be removed in the re-development of this site. **The Planning Board, to date, has not indicated a need for a Landscaping Plan.**

962 East Main Street
Shrub Oak, New York 10588

(914) 368-9838 (telephone)
Email: Michael@mpiccirilloarchitect.com

- Details of all new site lighting planned should be provided, so the Board may evaluate whether any off-site impacts could result that require mitigation/shielding. **We are proposing residential post lights. We have provided a detail of a typical shielded post light on SP-EL.**
- The existing well and SSDS serving the present dwelling on the site must be abandoned in accordance with DOH requirements. These requirements should be specified on plan. **The existing well and SSDS were abandoned per DOH. The existing house and garage were demolished per demolition permit.**

Sincerely,

Michael A. Piccirillo, AIA

LAWRENCE J. PAGGI, PE, PC

Consulting Engineering

43 Broad Street
Fishkill, New York 12524

Phone 845 897 2375

Fax 845 897 2239

E-mail ljpaggi@optonline.net

February 7, 2013

Mr. Michael Leonard, Chairman
Town of Philipstown Planning Board
c/o Ann Gallagher, Planning Board Secretary
238 Main Street
Cold Spring, New York 10516

Re: ***Lyons Realty Company***
2 Lot Subdivision – East Mountain Road South
Tax ID No.:17.-1-76.11

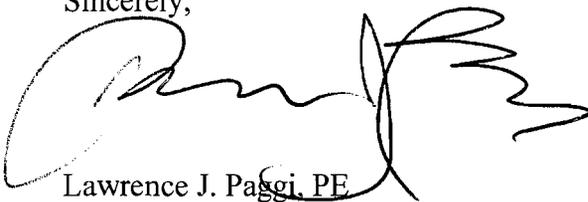
Dear Chairman Leonard and Members of the Board:

Please find enclosed twelve (12) copies of the revised plans for your consideration. The revisions have been prepared in response to comments from the Planning Board at the January 17, 2013 meeting and Public Hearing. The revisions are outlined below.

1. The note, “No further subdivision of Lot 1 shall be permitted without prior Planning Board approval” as requested by the Planning Board.
2. The Town road labels on all three plan sheets have been revised to show the correct road name, “East Mountain Road South.”

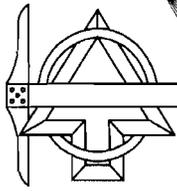
Please do not hesitate to contact our office if any additional information is required. Your continued attention to this matter is appreciated.

Sincerely,



Lawrence J. Paggi, PE
President

Enclosures



BADEY & WATSON

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

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February 5, 2013

Michael Leonard, Chairman
Philipstown Planning Board
Town Hall, 238 Main Street
Cold Spring, NY 10516

RE: Application of SNK Farm, Inc. – Request for Modified Approval

Dear Mr. Leonard and Honorable Board Members:

Enclosed herewith are 14 copies of the plan set for the captioned project, last dated February 5, 2013. The plans have been modified to eliminate any work in the right-of-way of Route 9. They also contain changes that were required by the resolution of approval and Mr. Gainer. Otherwise they remain unchanged.

We respectfully request, on behalf of our client, that the resolution of approval be modified and readopted to eliminate the work to be done within the Route 9 right-of-way.

The reason for the request is not to avoid doing what we had agreed to do. It is the result of our meeting with the NYS DOT Permit Engineer who indicated that we would be required to make repairs and install a drainage system that our client feels is clearly the responsibility of the State.

Perhaps the most costly part of the potential additional work is the installation of two catch basins and drainage pipes to capture stormwater on Route 9 and carry it into the drainage ditch on the Valenti property immediately north of the SNK Site. Virtually none of the stormwater that would be captured is from the SNK Site. Moreover, the drainage ditch has recently been classified by the NYS DEC as Cts. The disturbance of the streambed to install the outfall pipe will require a Wetlands Permit from the Town, the installation of stormwater treatment measures to treat the State's stormwater and a Permit from the DEC to discharge into this classified stream. Simply put, our client believes that burdening him with such cost and responsibility, especially considering the relatively minor scope of his project, is not reasonable.

Please place this matter on the agenda for the February 21, 2013, meeting of the Planning Board. Thank you for your consideration of this request.

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

by
Glennon J. Watson, L.S.

GJW/bms
cc: File 75-109B\ML05FB13BP_RcqReconsideration.doc
S. Kirmani
B. Lansky

Owners of the records of:

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◆ Sidney Schofield ◆ Allan Smith ◆ Taconic Surveying and Engineering ◆ D. Walcutt ◆



January 31, 2013

Michael Leonard, Chairman
and Members of the Planning Board
Town of Philipstown
238 Main Street
P.O. Box 155
Cold Spring, New York 10516

Re: Quarry Pond Planned Development District
Request for Amendment to Site Plan Approval

Dear Chairman and Members of the Planning Board:

As you know, this project, as amended, was approved by the Planning Board on May 17, 2007. Site work and substantial construction commenced thereafter and is ongoing. At this time, I am writing to request an amendment to the Site Plan approval to allow additional time to complete the required DOT improvements along Route 9.

To date we have completed the Town Park, 46 Homes have closed and we have begun construction on 8 new units in Phase II of the development. We have also completed the following work relating to the intersection: 1) All new utility poles have been installed; 2) Central Hudson & Cablevision have transferred their lines to the new poles; 3) All road widening, curb and guard rail installation and base paving has been completed. We expect that the final top coat of paving and striping of the roadway to be completed in early spring, as soon as the weather permits.

We anticipate closing on several Glassbury at Cold Spring homes in March, which may to occur prior to the remaining paving and striping work being completed. The amended site plan approval requires that all of this intersection work be done prior to issuance of the forty ninth certificate of occupancy. Therefore, we kindly request the following modification to Condition L of the Site Plan Approval:

The Applicant will complete all work associated with the Route 9 improvements and DOT permit, prior to the issuance of the 52nd Certificate of Occupancy.

Thank you for your consideration in this regard and please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Christopher Giusti', with a long, sweeping underline that extends to the right.

Christopher Giusti