

**MEETING AGENDA
TOWN OF PHILIPSTOWN PLANNING BOARD
Butterfield Library, Cold Spring, New York 10516
APRIL 21, 2016
7:30 PM**

Pledge of Allegiance

Roll Call

Approval of Minutes – March 24, 2016

Public hearing

starting at 7:30 PM or soon thereafter

John and Kimberly Sabatini, 101 Dick's Castle Road, Garrison NY: TM#60.-1.11

Public hearing for consideration of granting a Special Permit which is required for the proposed land disturbance for site improvements (building addition, terraces, pool and driveway) on steep slopes.

Correspondence and Referrals

following public hearing

- 1) **Philipstown Square, 3166 Route 9, Cold Spring, NY: TM# 27.12-1-10**
Review of 239m County referral response letter received, and consideration of Negative SEQRA declaration and final site plan approval - amended site plan and a.
- 2) **County Line Equities, LLC, 1980 Route 9 Garrison, NY TM# 60.-2-84:**
Continued site plan review, review of containment product and consideration of a negative SEQRA declaration and final site plan approval.
- 3) **Vista 44, LLC (Garrison Cafe'), Route 9D, Garrison, NY: TM# 60.18-1-15 & 16**
Consideration of a negative SEQRA declaration and final site plan approval for a minor site plan change.
- 4) **Garrison Station Plaza (Guinan's), Garrison Landing, Garrison, NY TM# 60.17-1-7:**
New Site Plan application major Site Plan Approval.
- 5) **Griffin's Landscaping, 3032 Route 9, Cold Spring, NY: TM# 27.20-1-14**
New submission of site plans for review - workshop
- 6) **ESP/Kehr, 3330 Route 9 Cold Spring, NY: TM# 16.20-18,20 & 21**
submission of visualization materials
request for the following:
 - Zoning change – Review zoning change from the Town Board.
 - Site Plan - Proposed site plan for construction of a new building.
 - Sub division – Proposed lot subdivision from 3 lots down to 2 lots.

Adjourn

Anthony Merante, Chairman

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

PHILIPSTOWN PLANNING BOARD
Public Hearing - April 21, 2016

The Philipstown Planning Board for the Town of Philipstown, New York will hold a public hearing on Thursday, April 21, 2016 starting at 7:30 p.m. at the Butterfield Library on Morris Avenue in Cold Spring, New York to consider the following application:

John and Kimberly Sabatini - for approval of alterations to an existing Single Family Residence. The proposal involves a 7.099 acre parcel lying along a private right of way extending southerly off Dick's Castle Road. The tract currently contains an existing residence, with a 1,500 square foot alteration and addition planned. The overall site improvements planned incorporate a swimming pool, terracing of yard areas, landscaping, new driveway and parking.

The tract is situated in a Rural Residential ("RR") Zoning District in the Town of Philipstown.
{TM#60.-1-11}

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 29th day of March, 2016.

Anthony Merante, Chairman

**PHILIPSTOWN PLANNING BOARD
MEETING MINUTES
March 24, 2016**

The Philipstown Planning Board held its regularly monthly meeting on Thursday, March 24, 2016 at the Butterfield Library, 10 Morris Avenue, Cold Spring, New York.

Present: Anthony Merante (Chairman)
Kim Conner
David Hardy
Peter Lewis
Neal Tomann
Stephen Gaba, Counsel
Ron Gainer, Town Engineer

Absent: Mary Ellen Finger
Neal Zuckerman

Chairman Merante opened the meeting at 7:31 PM with the Pledge of Allegiance.

Roll call was taken by Ann Gallagher

Approval of Minutes:

The minutes of February 18, 2016 were reviewed. For the ESP project, Ms. Conner questioned the section of the minutes that referred to the Land Trust. Mr. Watson explained the meaning as having to do with a 20 year conservation easement which is being held by the Town. It is entitled to be perpetual and will be voted on after the 20 years are over. Ms. Conner was satisfied with the response. Mr. Hardy moved to accept the minutes as presented and Mr. Lewis seconded the motion. The vote was as follows:

Anthony Merante	-	In favor
Kim Conner	-	In favor
Mary Ellen Finger	-	Absent
David Hardy	-	In favor
Peter Lewis	-	In favor
Neal Tomann	-	In favor
Neal Zuckerman	-	Absent

Public Hearing

Scanga Realty (Lot 4) – Lady Blue Devils Lane, Cold Spring, NY: Amended Site Plan approval.
Map amendment/discussion.

Scanga Realty Consultant, Jamie McNiff from Larry Paggi Engineering, presented the proposal by noting that the size of the building has decreased from 25,000 square feet previously approved, down to

what is now proposed to be 12,500 square feet. The parking area has not changed. A short EAF has been filed. The hours of operation have been changed to Monday-Friday 4:00 AM – 7:00 PM Saturday and Sunday 5:30 AM -5:00PM.

Mr. Gainer reviewed the application as follows:

- The short EAF form has been filed.
- The application has been amended from the previously approved 25,000 square foot down to 12,500 square feet.
- Putnam County has responded with approval of the GML§239-m referral
- The Town Zoning Board of Appeals previously granted variance for insufficient lot front yard setback.
- Putnam County Health Department approved the proposed sanitary disposal system, although this approval has not been received by the Planning Board. Ms. McNiff responded that they have it.
- The landscaping has been modified again and needs to be reviewed and accepted by the Board.

Board members had no comments.

The meeting was opened up for public comments:

Mike Riner, 56 Knollwood Lane -noted he's lived on the property for 25 years and a piece of his property touches on Lot #4. He's seen the development of that area and added that his concern is, as it grows, the change in hours of operation. The hours of operation have remained the same for many years. Most recently there is more outdoor activity starting as early as 3:00 – 4:00 AM. Mr. Riner noted he has had discussions with Mr. Scanga in the past and those problems have been worked out. The applicants were nice enough to hear the concern and the issue was resolved. The noises that are going on at 3:30 -4:00 AM are not acceptable. One noise he hears is the beeping of trucks backing up early in the morning. Mr. Riner noted he objected to starting at the proposed hour of operation.

Mr. Riner added this project has been undertaken since 2010. He had paperwork dated 2010. The construction started about 3 years ago and blue tarps have been placed over dirt and noted he expressed his concern about this with the owners and did not get feedback from them regarding the tarps. The blue tarps have a visual impact and that could impact his property value if he had to sell, for that reason it might be good to move the project forward. Mr. Riner asked if for any reason the project stops if there is money set aside to put the site back as it was. Mr. Riner asked how long the construction site can go on.

Chairman Merante noted that the Board has intentions to approve the project and get it to move along.

Mr. Gainer responded that the project must start within two years of approval. After that there is no specific time frame to complete the project.

Mr. Gaba responded the work has to be diligently done. It depends on the project how long they take, but it's not unheard of for a project to take up to three years.

Mr. Riner asked how many parking spaces there are in the parking lot.

Ms. McNiff responded 53.

Mr. Riner asked if there was any more parking associated with this site.

Ms. McNiff responded that there were spaces on the side. The parking will remain the same.

Mr. Riner asked if the side parking spaces brings the total number of spaces to about 70.

Ms. McNiff replied that she did not know the total number of side parking spaces.

Mr. Riner stated that right now he is not impacted by the parking lot, but noted that the "Zoning Code" talked about shielding parking lots from the public and that the shielding must be done by the builder. Mr. Riner noted he falls in that category. The parking lot faces the residential community and his property looks down on the parking lot.

Mr. Riner asked if lighting would be associated with the parking.

Ms. McNiff responded no, there are only lights on the building and they are directed downward.

Mr. Riner asked if the hours of operation can be changed. His concern is what happens during the night. Mr. Riner asked if there could be employees, visitors or a large number of deliveries that occur at 4:00 AM.

Ms. McNiff responded that at 4:00 AM in the morning they could be loading trucks for deliveries. The parking lot noise could be coming from the people loading the delivery trucks.

Mr. Riner asked what kind of work would be going on in the new building.

Mr. Scanga responded that the new building would be a warehouse used for storage.

Mr. Riner asked if there was going to be any movement around 4:00 – 5:00 AM. Mr. Riner stated that when the change occurred about a year ago he was told that the deliveries were going to the World Trade Center and he noted that he supported that project.

Mr. Scanga responded that most of the deliveries go to New York City and that when a delivery occurs at 5:00 AM his trucks leave at 3:00AM. They are conscious of the noise from the trucks backing up and the employees are told to back the trucks up at night to avoid the backup alarm noise in the early AM.

Mr. Riner responded that he hears the backup alarms early in the morning at least 3 times during the week.

Mr. Scanga responded that they are very conscious of it and he has the drivers back the trucks up at night.

Mr. Riner noted that this is a real sticking point for him.

Mr. Gainer responded that previously the noise related to the starting time was an issue for the Planning Board and they had the applicant approve the following notation on the plan:

"noise attenuation for any exterior sound sources noticeable on the building exterior that are found necessary by the town building inspector upon the expansion of the building shall be provided by the applicant".

Ms. McNiff responded that it is the same use as it was.

Mr. Riner responded that there had been no problem until recently.

Ms. McNiff responded that the hours of operation have not changed.

Mr. Riner noted he has not had a problem with noise for many many years, just recently it became a problem. Mr. Riner suggested possibly parking the trucks in a loading dock indoors at night.

Chairman Merante noted that Mr. Riner's point is pretty well made and the Board will consider the issues.

Mr. Gaba responded that this is an amended site plan and there is already a note on the site plan regarding this. You can go to the Building Department to have the noise issue enforced.

Mr. Scanga noted that the reason for the new building is to move all the outside items to the proposed inside storage. As far as the trucks he has asked his drivers repeatedly to park the trucks indoors to avoid noise. Mr. Scanga noted he will stay more on top of it.

Mr. Riner asked why the vegetation was on the far side of the parking lot rather than closer to the residential neighborhood.

Ms. McNiff responded that there is a tree blocking Mr. Riner's view.

Mr. Riner responded that the tree is part on his property and it only has leaves a few months out of the year. He doesn't know who is looking at the vegetation on the other side of the parking lot. He doesn't know how much vegetation there is shown on the plan but it doesn't seem to be a very dense buffer.

Ms. McNiff responded the plantings shown on this site plan were previously approved and the only change is that more plantings were being added.

Mr. Riner responded that on the side of the property where the vegetation occurs are sheep and other farm animals. On the other side of the property there are about 6-8 residences and asked that additional consideration be given to vegetation that would block their view as the "Zoning Code" seems to indicate.

Ms. McNiff responded that there is no room on that side for additional vegetation.

Ms. Conner asked Mr. Riner if the parking lot was more objectionable then looking at the building.

Mr. Riner responded that the existing building is actually quite nice. The entire 250' length of it. We don't see the inside of the building. We will probably see a very nice building when it is constructed. It's the activities outside that is the issue.

Ms. Conner responded that the Planning Board usually addresses what is being seen from the road.

Mr. Riner responded that he can stand on his road and see the activity. He noted he will be happy to provide a photo from the road in front of his house or the back of his property. Mr. Riner asked if more vegetation could be put in the area most impacted to block residential neighborhoods view.

Mr. Gaba asked if he had any kind of shrubs in mind such as White Pine.

Mr. Scanga responded that he is a member of the community and has no problem adding White Pines around the driveway.

Mr. Riner noted that he had been very satisfied for many years. It has only been since the hours of operation changed and the increased activities closer to the residential housing that have been an issue.

Mr. Scanga responded that deliveries will still be made mostly on the east side of the property. The reason for this is financial. A 25,000square foot building has previously been approved by the Planning Board for manufacturing and added employees.

Mr. Riner asked if a septic system was involved.

Ms. McNiff responded that the septic system is toward the tree line and has county approval.

Mr. Riner asked if any toxic or hazardous products are used in the manufacturing process.

Mr. Scanga responded there are some paint products that are disposed of. There is a company that comes in and picks up the products. Everything is documented, it's a process that is reported every year. The products are stored in drums and in containers marked "hazardous material" until they are removed. Mr. Scanga noted that his company falls way below the large volume disposal of products that requires reporting to the State and due to the volume generated it does not require any further action.

Mr. Riner asked if they have to notify agencies such as the fire department.

Mr. Scanga responded no.

Larry Brigati, 66 Knollwood Lane – noted that his property is two properties down from the Riner's residence. If you look on the map his property would be to the northwest. Mr. Brigati noted that if you look out his front door you would see whatever is going on there. He did not want to bring up all the issues that Mr. Riner brought up and hoped that most of them get addressed. Mr. Brigati's family had been there since the development was built in the 70's. His concern is that the construction is starting and then it's stopping. Mrs. Finger, who is not here at this time, is doing construction also and that puts him into the situation that there is construction going on to both sides of his house and he would like to

see the construction get done and be done the right way. Mr. Brigati noted he hoped his concerns over these issues get addressed and hopes it can all be worked out.

Dave Vickery, 3 Horseman's Trail – noted his wife Mary Ellen Finger is a member of the Board, but he is here as himself. The Scangas' are very good neighbors and he encourages them to do what ever they want to make their business better. When they were previously before the board he had concern about the lights, Mr. Scanga changed the lights. Mr. Vickery noted that his issue is now with the trash and dumpster, and asked if the dumpster was still in the same place.

Mr. Scanga responded that the dumpster had been moved, it has been lowered and placed behind a retaining wall.

Mr. Vickery responded thank you and again very good neighbors.

Mr. Gainer noted that the approved site plan that has been previously approved in 2010 has the time of operation printed on it, and this latest proposed Site Plan has the same hours of operation on it, which is different than what has been stated at tonight's meeting.

Mr. Gaba responded that the Site plan has to be complied with. You can go the Building Inspector regarding an issue in compliance with the site plan.

Chairman Merante noted that the Board will need to see the site landscaping and screening as described by Mr. Scanga is acceptable and would block the residence.

Mr. Gainer added that it will need to be determined whether or not additional landscaping can be done in that area. The letter from Putnam County Department of Health must be filed with the Board, which will be given to the Board by Ms. McNiff.

There were no further comments from the Board members. Ms. Conner moved to close the public hearing and Mr. Hardy seconded the motion. The vote was as follows:

Anthony Merante	-	In favor
Kim Conner	-	In favor
Mary Ellen Finger	-	Absent
David Hardy	-	In favor
Peter Lewis	-	In favor
Neal Tomann	-	In favor
Neal Zuckerman	-	Absent

The public hearing closed at about 8:50 PM.

The Board members had no comments on the Negative Declaration. Mr. Hardy moved to accept the Negative Declaration as presented and Ms. Conner seconded the motion. The vote was as follows:

Anthony Merante	-	In favor
Kim Conner	-	In favor
Mary Ellen Finger	-	Absent
David Hardy	-	In favor
Peter Lewis	-	In favor
Neal Tomann	-	In favor

Neal Zuckerman - Absent

Chairman Merante asked if there were any outstanding fees related to this project. Secretary Mrs. Gallagher responded no.

A conditional resolution will be written by Mr. Gainer. The condition will be for the request of added vegetation along the westerly side of the westerly access driveway, which will be subject to the acceptance of the Town Engineer. Ms. Conner moved to accept the conditional resolution and Mr. Lewis seconded the motion. The vote was as follows:

Anthony Merante	-	In favor
Kim Conner	-	In favor
Mary Ellen Finger	-	Absent
David Hardy	-	In favor
Peter Lewis	-	In favor
Neal Tomann	-	In favor
Neal Zuckerman	-	Absent

Regular Meeting

Return of Escrow:

The Board reviewed the return of the following five escrows:

- Dean Anderson
- Entergy
- Viewsave LLC
- Villette Vaughn Hammond
- Lyons Realty Company

A short discussion ensued over the status of the applicants listed above for the return of escrow. Mr. Hardy moved to return all escrows and Mr. Lewis seconded the motion. The vote was as follows:

Anthony Merante	-	In favor
Kim Conner	-	In favor
Mary Ellen Finger	-	Absent
David Hardy	-	In favor
Peter Lewis	-	In favor
Neal Tomann	-	In favor
Neal Zuckerman	-	Absent

Gex, 24 Hummingbird Lane, Garrison, NY: Request for an extension.

Mr. Luke Hilpert represented the applicant. Mr. Hilpert noted that the Board of Health required a second application for the existing property. An application had previously been submitted for what is being proposed. Mr. Hilpert noted that he has been in contact with the Board of Health and his clients have continued to act diligently and will continue to act diligently. Ms. Conner moved to grant a three month extension for the Gek application and Mr. Tomann seconded the motion. The vote was as follows:

Anthony Merante	-	In favor
Kim Conner	-	In favor

Mary Ellen Finger	-	Absent
David Hardy	-	In favor
Peter Lewis	-	In favor
Neal Tomann	-	In favor
Neal Zuckerman	-	Absent

ESP, 3330 Route 9 – Chairman Mr. Merante noted that the Planning Board was asked to write a letter to the Town Board for a possible zoning change for the ESP property located at 3330 Route 9. At the February meeting of the Planning Board they asked Attorney Steve Gaba to type up a letter.

Mr. Gaba summarized the letter he wrote to the Town of Philipstown Town Board which was based on comments at the February 18th meeting. The Town Board asked the Planning Board to write a report letter from a point of view of the potential development of the lots. The letter notes the Board's concerns and the issues of the front lots and the rear lot. Mr. Gaba summarized the letter that if the proposed zoning change is granted, there isn't any issues that arise with this potential development that can't be dealt with appropriately through the following:

- 1) the site plan approved process
- 2) the post conservation that is being proposed on the property.

The letter concludes that if the Town Board wishes to entertain and act on a zoning change it should obtain a Developers Agreement which is a list of various restrictions and conditions that the developer is going to impose on himself. This gets filed by the Town Clerk and is signed by the owner.

Mr. Hardy asked what happens if they change the designation and there is that stipulation that document goes with the Zoning it can come back to the Board. Mr. Gaba responded yes. The process will have to be followed if building was going to happen.

Mr. Gaba noted that before this takes effect, the Town Board will have to vote on the zoning change, The Developers Agreement will have to be signed and filed, a public hearing will have to take place, the Town Board will have to accept the nomination and then the local law will need to be changed. The conservation easement is attached to the developers agreement and they are obligated to execute that.

Ms. Conner moved to forward the letter written by Mr. Gaba to the Town of Philipstown Town Board and Mr. Lewis seconded the motion. The vote was as follows:

Anthony Merante	-	In favor
Kim Conner	-	In favor
Mary Ellen Finger	-	Absent
David Hardy	-	In favor
Peter Lewis	-	In favor
Neal Tomann	-	In favor
Neal Zuckerman	-	Absent

Horton Rd. LLC- Mr. Gainer updated the Board regarding the prior memorandum the Board received from AKRF at the February meeting which indicated the most recent Conservation analysis was complete and acceptable. A second memorandum has now been received from AKRF which noted that

they went through a technical review of the Archeological Assessment and Cultural Assessment sections of the document, and provided comments to the Board on them. Mr. Gainer noted that other sections of that report are still under review. NYSDEC will do a site visit, and representatives from AKRF will be present also. That site visit will occur tomorrow.

Philipstown Square, 3166 Route 9 – amended site plan, new submission -

Ms. McNiff noted that the landscaping has changed along the property line next to the gas station. Since the Philipstown Square application was filed the adjoining neighbor has installed bollards at the driveway connection between the two properties.

Mr. Gainer noted that the applicants have been through the process and in 2012 had received Site Plan approval. Part of the approval was for landscaping adjacent to the adjoining property line. Since then the adjoining neighbor installed high viability bollards along with concrete curbing. In order to complete the landscaping a parking space would have to be lost. The applicant is asking to eliminate the need for that landscaping, since it is no longer necessary due to the installation of bollards. At the previous meeting the applicant was directed by the Planning Board to file a formal application. The application has now been filed. A site visit was performed by the Board. Mr. Gainer noted he spoke to Mr. Gaba regarding the possibility of waiving the site plan. Mr. Gaba noted a site plan cannot be waived and this means you cannot get out of the required 239m referral. The public hearing can be waived since it is an amendment to the site plan and could be considered a minor site plan change. Mr. Lewis moved to have Mr. Gainer write up the resolution and do the 239 referral amendment and Mr. Hardy seconded the motion. The vote was as follows:

Anthony Merante	-	In favor
Kim Conner	-	In favor
Mary Ellen Finger	-	Absent
David Hardy	-	In favor
Peter Lewis	-	In favor
Neal Tomann	-	In favor
Neal Zuckerman	-	Absent

County Line Equities, 1980 Route 9 – Amended site plan

Paul Lynch represented the applicant. Mr. Lynch noted that applicant proposed additional landscaping which will be on the adjacent property, which is also owned by the applicant, as requested by the Planning Board after the public hearing on February 18th. The overhead utilities and for the oil tank has been located and are now shown. Additional barriers around the septic system were added. Mr. Lynch reviewed concerns by the Planning Board from the last meeting, on February 18th over possible fluid leakage of damaged cars. Mr. Lynch provided cut sheets of absorbent pads and trays that are usually placed under automobiles that are being worked on or for storage. The idea of the pads and trays are added protection to collect fluids that might leak out. Usually gas is removed from the car at the accident scene if it is punctured. There are 46 spaces and currently there are 46 cars stored on the property.

Mr. Gainer noted that the 239m request to the County has been done. The issues of screening have been taken care of. A note can be put on the site plan regarding keeping the front gate on Route 9 closed. A

larger type of containment for the spillage of fluids will be needed. The applicant will modify the drawings to address the Planning Board concerns.

Ms. Conner moved to have Mr. Gainer produce the negative SEQRA declaration and the resolution for County Line Equities. The motion was seconded by Mr. Tomann. The vote was as follows:

Anthony Merante	-	In favor
Kim Conner	-	In favor
Mary Ellen Finger	-	Absent
David Hardy	-	In favor
Peter Lewis	-	In favor
Neal Tomann	-	In favor
Neal Zuckerman	-	Absent

John and Kimberly Sabatini, 101 Dick's Castle Road – Miner site plan application, submission of revised site plan.

Mr. Watson, from Badey & Watson represented the applicant. Mr. Watson reviewed the process of the application as being that since the proposed pool, driveway and addition are on steep slopes they were referred to the Zoning Board of Appeals. They have received the following two variances: One variance is for construction on steep slopes and the other is for total lot coverage. Mr. Watson noted gave a copy of the approved variances to MR. Gainer. Mr. Watson continued by noting that two site visits were done by the Planning Board. The newest set of drawings shows the alternate driveway being proposed as well as a grade change as suggested by the Planning Board at the site visit. The driveway will serve as two purposes, the construction road and the main driveway. The construction road is steeper than the main road but will be graded later to be used as the main road. The reason for the grade change to the driveway is to reduce the length of the driveway and the width of the cut. This will prevent the retaining walls from needing to be higher. The driveway will be gravel. Mr. Watson requested a public hearing.

Mr. Tomann asked if he could see the site. Mr. Watson noted Mr. Tomann can call him to schedule a site visit. Mr. Hardy asked for a copy of the Zoning Variances. Copies will be made for all board members. Ms. Conner moved to schedule a public hearing on April 21, 2016 and Mr. Hardy seconded the motion. The vote was as follows:

Anthony Merante	-	In favor
Kim Conner	-	In favor
Mary Ellen Finger	-	Absent
David Hardy	-	In favor
Peter Lewis	-	In favor
Neal Tomann	-	In favor
Neal Zuckerman	-	Absent

Vista 44 LLC (Garrison Cafe') Route 9D: Minor site plan application, submission of revised plans.

Mr. Watson represented the applicant. The revised plan has been scaled back to a change of use within the existing cafe'. The existing cafe' is currently classified as a deli cafe' and will need to be changed to a restaurant. The number of tables and the parking calculations will need to be changed. The original plan was to take the existing apartment at the north end of the building and make it into a restaurant and wine shop. At the public hearing on February 18th there was a lot of public opposition so the entire project was made smaller. Other changes to the site plan are the deck will remain with the apartment. The parking was realigned to provide for a handicap access parking space, a loading area has been added, refuse containers will be in a fenced in area, the back up spot for the last space at the north end of the parking area was reduced, additional identification to spaces was added and a planter was replaced. Mr. Watson submitted a letter from the owner of the property regarding a spill that required a DEC clean up and the clean up will continue. Mr. Watson added that detailed architectural screening on the roof has been provided.

Chairman Merante asked if anything was received from the Conservation Board.

Mr. Gainer noted he has tried to contact the Wetlands Inspector for the status of this project. Mr. Gainer has not yet received a call back as of this meeting.

Mr. Gaba noted that this proposal is for a change of use. The owner of the property is working on cleaning up the spill which falls under the DEC guide lines. A note can be put on the site plan regarding the clean up of the spills and the continued check on the spills. This is an existing structure and an exiting business. The Planning Board's job now is to see to it that the proposed changes and construction complies with what is set forth in the Town Code.

Chairman Merante asked how there SEQRA review will affect the Wetlands Inspector.

Mr. Gaba responded that the Planning Board review considers whether the proposed change in use, in this case, from a deli to a restaurant or the work being done will have environmental impacts.

Mr. Gainer noted there are technical issues that will be reviewed with the applicants representative. Two items that need to be done is the creation of an easement to allow vehicular access on the adjacent parcel and the Board had a discussion, but no outcome, regarding a sidewalk for pedestrian safety.

Ms. Conner asked if the handicap space will affect the contamination.

Mr. Watson responded that the work involved in doing the handicap space will need to go down two inches and should have no impact.

Ms. Conner noted for safety reasons she would be in favor of a sidewalk between the post office and the applicants property.

Mr. Watson noted at this time he did not believe a sidewalk would be a good idea.

A member of the audience asked a question regarding truck delivery. She was told that she had spoke at the public hearing, which has been closed, but Chairman Merante gave Mr. Watson two minutes to answer her question. Mr. Watson responded the only place that trucks will go is in and out are at the southeast corner.

Ms. Conner moved to have Mr. Gainer draw up the negative declaration and the resolution Mr. Tomann seconded the motion. The vote was as follows:

Anthony Merante	-	In favor
Kim Conner	-	In favor
Mary Ellen Finger	-	Absent
David Hardy	-	In favor
Peter Lewis	-	In favor
Neal Tomann	-	In favor
Neal Zuckerman	-	Absent

Cold Spring Farm, Route 9 – minor site plan application

Mr. Watson noted this is a modified plan since it was first brought before the Board a couple years ago. The Applicants tried to obtain an access easement from Mr. Fadden but that never happened. A driveway permit off of Mr. Fadden's Road was not allowed. An entry off Route 9 is allowable: it will be a farm type road. Currently you can see where the driveway will be located from Route 9. The proposed barn will be about 900 feet from Route 9. The proposed barn goes down the ridge line and will be largely out of view from Route 9. The proposal is for an agricultural use as a horse farm. Mr. Watson noted that in Mr. Gainer's memo he listed the application is an unlisted action. But, from the applicant's research it is exempt from SEQRA. Mr. Watson noted there is a correspondence from a Dr. Somers who is the Manager of the State's Agricultural Protection Unit.

Mr. Gainer noted that a public hearing is discretionary and is considered a minor site plan. A site visit will be needed. The 239m referral will need to be done. Mr. Gainer noted that the driveway will actually be over ½ mile long. Mr. Gainer also noted that the previous application for the site that was later withdrawn indicated that paddocks will be placed in areas of the site and, if these are still planned, they too must be shown on the Site Plan drawings so the Board fully understands the extent of the disturbance that will result from the project.

Mrs. Rockwell noted that the property is 85 acres. 25 acres will be utilized for horses. The barn will have a second floor and at some point the second floor may be used as a residence for a care taker. 40 horses will be boarded.

Mr. Gaba asked if boarding horses is considered a horse farm.

Mr. Watson noted that the distinction changes when lessons are given.

Mrs. Rockwell read the following:

"Farm practices and structures under SEQRA are a Type II action, not a Type I or unlisted action. This is by DEC statute and local governments must recognize this designation: See 6NYCRR Part §617.5(c)(3). It states that the following actions are not subject to review under this Part: "(3) agricultural farm management practices, including construction, maintenance and repair of farm buildings and structures, and land use changes consistent with generally accepted principles of farming – I know that local governments often require SEQR, but when applied to farm operations, such requirements have been found by the Department of Agriculture and Markets to unreasonably restrict farm operations located within a county adopted, State certified agricultural district. Under SEQR, it is expressly written that

municipalities must recognize Type II actions contained in their list. The construction of an agricultural building is on the Type II list (exempt from SEQR). Furthermore, this Department and the Department of Taxation and Finance recognize stables, riding arenas and paddocks to be farm buildings and structures. Ms. Rockwell is trying to work with the local governments in developing her horse boarding/equine business. She is also located within Putnam County Agricultural District No. 1 {was voted in}. As such, she may request a review of the Town's application of SEQR as well as site plan approval to her farm operation." Signed Thank you Dr. Somers

"In developing this property, we are trying to respect the concerns for the Hudson Valley's scenic beauty while enhancing the ability for more people to enjoy it. We look forward to the opportunity of being a contributing member of Philipstown and to be able to share the use of this land for recreation, enjoyment, and the opportunity to become part of the farming community of New York State. Your assistance in helping to streamline this process is greatly appreciated." I've been going before the board with this since 2012.

Ms. Conner asked if there was going to be a riding ring. Mrs. Rockwell responded she is intending to have an exercise area that would be an interior space attached to the barn.

Mr. Gaba spoke about the SEQRA process and noted that in this case it doesn't matter if it is an Unlisted Action or a Type II action. If the Board declares that it's a Type II action and if the action is later challenged it can be overturned. If the Board lists it as an Unlisted Action and is challenged and found to be a Type II action. It will not have an impact. It's up to the Board members to decide the action.

Ms. Conner moved to schedule a site visit for Sunday April 10, 2016 at 9:30 AM and Mr. Tomann seconded the motion. The vote was as follows:

Anthony Merante	-	In favor
Kim Conner	-	In favor
Mary Ellen Finger	-	Absent
David Hardy	-	In favor
Peter Lewis	-	In favor
Neal Tomann	-	In favor
Neal Zuckerman	-	Absent

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

Anthony Merante	-	In favor
Kim Conner	-	In favor
Mary Ellen Finger	-	Absent
David Hardy	-	In favor
Peter Lewis	-	In favor
Neal Tomann	-	In favor
Neal Zuckerman	-	Absent

The meeting adjourned at 9:52 PM.

Respectfully submitted by

Linda Valentino

* These minutes were prepared for the Philipstown Planning Board and are subject to review, comment, emendation and approval there upon.



April 7, 2016

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

RE: Minor Site Plan Application of John & Kimberly Sabatini - Submission of Revised Plans

Dear Chairman Merante and Honorable Board Members:

We submit herewith thirteen (13) sets of our now 5 sheet plan set for the Sabatini project, last revised dated on April 7, 2016. The plans have been modified in response to Mr. Gainer's most recent memo to the Planning Board. Specifically, additional grading details have been added to the plan and a 5th sheet showing proposed stormwater mitigation has been added to the plan set.

We look forward to presenting the plans at the Public Hearing scheduled for April 21, 2016, after which we are hopeful that the Board will see fit to instruct Mr. Gainer to prepare a resolution approving the plan.

As always, thank you for your continued consideration.

Yours truly,

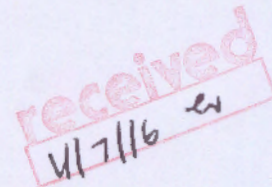
BADEY & WATSON,
Surveying & Engineering, P.C.

By
Glennon J. Watson, L.S.
845.265.9217 x14

gwatson@badey-watson.com

GJW/bms

cc: File U:\77-146B\WO_22576\AM07API6BP_Sabatini_SubmitRevisedPlans.docx
John & Kimberly Sabatini
Justin Kacur, RA, Highlands Architecture





April 7, 2016

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

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

Dear Chairman Merante and Members of the Board:

At the last meeting the Board expressed a desire to see if we could provide additional spill containment trays and what the tray might weigh. As a result, we have performed additional research and have enclosed a copy of a Utility Containment Tray which will hold upwards of thirty four (34) gallons and weighs approximately fourteen and a half (14.5) pounds.

Furthermore, and in accordance with the Town Code, we have prepared a statement of use for the property and include it with this submission.

The Board also suggested that the applicant consider keeping the N.Y.S. Route 9 entry gate closed, except as needed for vehicular deliveries. After deliberating for quite some time, and talking with the building tenant (Rodak's), the applicants are unable to make this commitment. It is believed that keeping the front gate closed will have the net effect of severely hampering the tenants' automotive repair business and force him to relocate.

We look forward to further discussing this issue with the Board at the next meeting.

Sincerely,

PUTNAM ENGINEERING, PLLC

A handwritten signature in black ink, appearing to read 'Paul M. Lynch', written over a horizontal line.

Paul M. Lynch, P.E.
PML/tal
Enclosures

(L01625)

received
4/7/16 N

STATEMENT OF USE

County Line Equities, LLC
1980 Route 9
Philipstown, New York
TM #60-2-84

County Line Equities, LLC owns a 4,208 square foot commercial building located on the northeast corner of the Route 9 intersection with Travis Corners Road. The building is divided into two separate spaces. Rodak's Auto Repair, Inc. rents one half of the building. The other half is presently vacant.

Rodak's Auto Repair, Inc.

Rodak's Auto Repair, Inc. has been a tenant on the property for over twenty (20) years. They provide automotive service and repair as well as towing services.

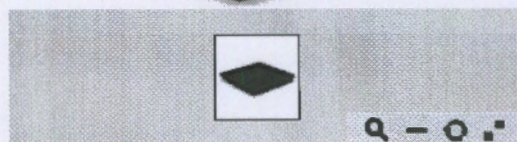
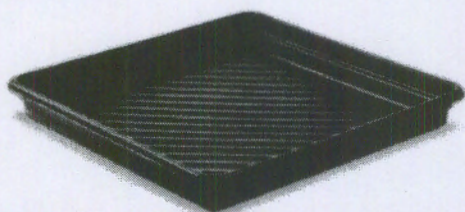
Rodak's is open Monday through Saturday from 9:00 a.m. to 6:00 p.m. for automotive repair. Rodak's provide on call towing service to Metro North, N.Y.S. Police and Putnam County Sheriff's Department. They operate on an as call need and as such can provide towing service through the day and night.

The automobile repair business and on call towing service has resulted in the tenant exceeding the 1993 site plan parking count of fourteen (14). The application that has been brought before the Planning Board is to amend the 1993 approval and allow for forty six (46) vehicles to be on site. This figure makes provisions for future parking spaces for the empty portion of the building.

(FM1609)

PUTNAM ENGINEERING, PLLC. Engineers and Architects

4 OLD ROUTE 6, BREWSTER, NEW YORK 10509 • (845) 279-6789 • Fax (845) 279-6769



PIG® Utility Containment Tray

PAK922 ★★★★★ (2) [Write a Review](#)

Plastic, Standard, 40" x 40" x 5"

As Low As \$71.00

Durable, one-piece utility trays contain liquid messes from oily parts and leaky containers. [Read More](#)

PRICING (Based on quantity)

1-3	4+
\$75.00	\$71.00
	BEST BUY

OPTIONS

Qty \$75.00

ADD TO CART



Customers Who Bought This Product Also Bought

BEST SELLER



404 ★★★★★ (27)

PIG Original Absorbent Sock

- 3" x 42"
- Absorbs up to 64 oz. per sock
- 40 socks

\$51.00 - \$79.00

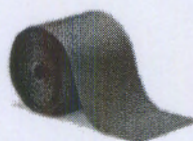


PAK112 ★★★★★ (4)

PIG Pallet Containment Tray

- Plastic
- Standard
- 43.58" x 51.38" x 4"

\$120.00 - \$124.00



BLU105 ★★★★★ (1)

Pig Blue Absorbent Mat Roll

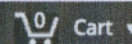
- Lightweight
- 15" x 150'
- 1 roll

\$53.00 - \$65.00



Call 1-855-493-HOGS or **CHAT LIVE** now.

Sign In Register



Description & Specifications

Durable, one-piece utility trays contain liquid messes from oily parts and leaky containers.

- Thick-wall, chemical-resistant polyethylene construction

Style	Standard
Color	Black

- won't bend or warp
- Ribs on bottom of tray add strength and elevate parts to keep them away from trapped liquids
 - Ideal for temporary storage of small containers that may leak or drip liquids onto the floor
 - Stackable trays store easily when not in use

Dimensions	40" W x 40" L x 5" H
Sump Capacity	26.92 gal.
Containment Type	Tray
Interior Bottom Dimensions	36" L x 36" W
Product Solution	Tray
Tray Type	Plastic
Sold as	1 each
Weight	14.5 lbs.
# per Pallet	15
Composition	LDPE
UNSPSC	24111812
Pigalog® Page Number	Page 409

Reviews

★★★★★ Based on 2 reviews

PLEASE SIGN IN TO WRITE A REVIEW.

★★★★★

By Robert

4/14/2015

containment pans

We use these for containment on job sites. The utilities and the other contractors both try to steal them so I believe they must be working great. Very well made, very durable.

★★★★★

By Jermaine

5/1/2014

Excellent product

We have been making our own catch pans until we found these. Their light weight and work perfect in our rail yard, and because of ribs allows liquid to be directed for easy pouring. I love this product

Additional Information

[Product Data Sheet \(PDS\)](#) ▶

[Chemical Compatibility for LDPE Products](#) ▶

MAXIMUM VOLUME OF TRAY:

$$3.33' \times 3.33' \times 5\frac{1}{2}" = 4.62 \text{ cubic feet}$$

$$4.62 \text{ c.f.} \times 7.48 \text{ gal/c.f.} = 34 \text{ gallons}$$

Disclaimers

Flammables Notice

If using this product with flammable liquids, please consider the regulations that apply to storage and handling of flammable liquids and the safety of this application, specifically flammable vapors, static discharge and heat sources. For further assistance, please call Technical Services.



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2016 Pigalog!

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Sign up for PIG Deals
Score incredible offers!

April 7, 2016

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



RE: Major Site Plan Application of Vista 44 LLC (Garrison Café) - Submission of Revised Plans

Dear Chairman Merante and Honorable Board Members:

We submit herewith thirteen (13) sets of our 5 sheet plan set for the Garrison Cafe project, last revised on April 7, 2016. The plans have been revised in response to Mr. Gainer's most recent memo and an email received from him following your last meeting. In particular we note the following changes;

- Motion detecting or timed switches have been specified for the exterior lighting in the rear of the property.
- The lighting detail has been replaced with a more readable version of the same detail.
- The Arborvitae hedge row at the rear of the property has been realigned into a staggered pattern.
- The easement area across a portion of the adjoining parcel has been so designated.
- The location of the monitoring wells has been plotted on the site plan based on the material supplied by Mr. Gainer.

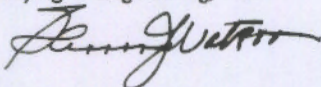
At this juncture, we have prepared the description of the proposed easement, but we have not been able to meet with the owner's attorney to discuss the formal document. We are hopeful that we will have the easement declaration in hand by the April meeting of the Planning Board.

Simultaneous with this submission, we are submitting a copy of this letter and the documents mentioned above to Mr. Klotzle for his review.

Please place this matter on the agenda for the April 21, 2016, meeting of the Planning Board, at which time we are hopeful that a resolution granting conditional site plan approval will be adopted.

As always, thank you for your continued consideration.

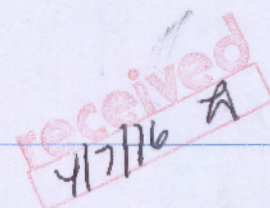
Yours truly,
BADEY & WATSON,
Surveying & Engineering, P.C.



By
Glennon J. Watson, L.S.
845.265.9217 x14
gwatson@badey-watson.com

GJW/bms

cc: File U:\82-118B\WO_22356_Vista44LLC\AM07API6BP_Vista44_SubmitRevisedPlans.docx
Matthew & Lydia McMahon
Baldev & Manjit Raju





April 7, 2016

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

received
4/7/16

RE: Garrison Station Plaza – Request for Reinstatement of Approval

Dear Chairman Merante and Honorable Board Members:

We submit herewith thirteen (13) sets of our 2 sheet plan set for Garrison Station Plaza, Inc. dated on April 6, 2016. These are the same plans that were approved by Planning Board Resolutions 1-12 dated March 15, 2012, and 11-12 dated November 15, 2012, which corrected Resolution 1-12.

As you may remember, the Garrison Station Plaza, Inc. property is property that housed the former “Guinan’s” pub. It was the subject of at least two approvals for potential tenants of Garrison Station Plaza, Inc. Unfortunately, for various reasons, the potential tenants dropped out before either of the approved plans could be implemented. Because 3 years have passed, the approvals have lapsed.

On behalf of our client, Garrison Station Plaza, Inc., we respectfully request that the approval granted to Garrison Properties, Inc., for a restaurant/retails sales establishment with 2 apartments on the upper floors be reinstated. We realize that the process must, in large part, be repeated and that some of the other approvals have lapsed and will also have to be renewed. Specifically, we will need to renew the NYSDEC Stream Disturbance Permit, which is necessary to install the Wastewater Treatment System discharge. We also have to renew the Putnam County Department of Health Permit to install the Wastewater Treatment System. Most notably, we must and will apply to the Wetlands Inspector for a new Freshwater Wetlands Permit because the authority to issue this permit has been assigned to the Town Wetlands Officer and is no longer the responsibility of the Planning Board. We expect that all of these applications will be submitted between now and April 21st.

As stated above, the plans dated April 6, 2016, are the same plans that were previously approved, except that the masthead has been updated to reflect the fact that the owner is now also the applicant and other details (dates, logos, etc.) necessary to make the plans current. The actual plan has not changed. In that regard, we submit the following material from the previous application:

- PCDH Approval of the Wastewater Treatment System, expired
- PCDH cover letter regarding approval of the Wastewater Treatment System
- SPDES Permit, expired, but previously renewed
- SPDES Application
- NYSDEC Stream Disturbance Permit (expired)
- Letter to then Chairman Leonard requesting modification of original approval and the reasons therefore.

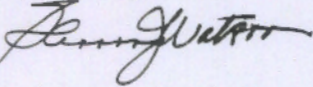
Finally, we enclose two (2) checks. The first is in the amount of \$200 for "Site Plan Extension", which is the closest match to our request that we could find in the fee schedule. The second is the amount of \$1,000 as a deposit into the escrow account to cover the cost of the Town's Consultant's review.

We thought it appropriate to bring the consultants up to date and learn about any changes in procedure that they may have instituted. Accordingly, we have scheduled a pre-application review for April 15th.

As always, thank you for your continued consideration.

Yours truly,

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



By
Glennon J. Watson, L.S.
845.265.9217 x14
gwatson@badey-watson.com

GJW/bms

CC: File U:\78-1188\WO_22887\GarrisonStaPlaza_Submission\AM07API6BP_GarrisonStationPlaza_Requests_Reinstatement_of_Approval.docx
Delmar Karlen, Garrison Station Plaza, Inc.



PHILIPSTOWN PLANNING BOARD

TOWN OF PHILIPSTOWN, NEW YORK

RESOLUTION # 1-12 Garrison Properties, LLC. 6.674 Acres of Land located on Station Road. Tax Map # 60.17-1-7.

WHEREAS, Garrison Properties, LLC is the owner of a parcel located on Station Road in the "HM" Zoning District; and

WHEREAS, an application was made to the Planning Board of the Town of Philipstown by Garrison Properties, LLC for Site Plan approval of a change in use of the property from office/apartment uses to a proposed mixed use development comprising 2 apartments, retail sales and a restaurant of the former Gulnan's Store in Garrison, including building renovations and associated site improvements involving construction of a formal sewage treatment plant for the premises, which will involve a surface discharge; and

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

WHEREAS, a duly advertised public hearing on the application has been held; and

WHEREAS, referral of the application to the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) was performed pursuant to the Board's environmental review of the project, with NYSOPRHP issuing a notice of "No Adverse Impacts", having no concerns to the change in use and building renovations being proposed; and

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

WHEREAS, referral of the application was duly made to the Town Conservation Advisory Committee, and which offered no concerns to the project; and

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

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

Author	Title	Last Revision Date
Badey & Watson, PC	Site Plan	January 5, 2012
Badey & Watson, PC	Sewage Treatment Plant	
Jeff Wilkinson, RA	Sketch views, building renovations & colored renderings	

WHEREAS, the Site Plan drawings have been revised to address prior concerns of the Board and Town Engineer's office; and

WHEREAS, the Town Planning Board has been duly authorized to grant Site Plan approval for property located within the Town; and

Received
4/7/16
2

WHEREAS, appropriate application fees have been received by the Town;

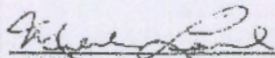
NOW, THEREFORE, BE IT RESOLVED, that:

Site Plan Approval:

- 1) The Planning Board finds that the applicant has met the requirements of Town of Philipstown Chapter 175 for granting of site plan approval; and
- 2) The Planning Board hereby grants Site Plan approval of the improvements depicted on the plans listed above subject to the following conditions:
 - A. Receipt of the approval of the Putnam County Department of Health and New York State Department of Environmental Conservation for the Sewage Treatment Plant proposed to serve the premises.
 - B. Provision of an erosion/sediment control plan conforming to applicable NYS and Town Stormwater Pollution Prevention Plan (SWPPP) requirements, and including all necessary construction details required therein, acceptable to the Town Engineer.
 - C. Receipt of all required regulatory permits for the intended Sewage Treatment Plant discharge to the Hudson River.
 - D. Receipt of a letter from the Town Zoning Administrator confirming that there are no outstanding violations on the property.
 - E. Receipt of written documentation from the owner of the Station Road R.O.W. that the on-street parking shown on the site plan shall be assigned exclusively for the use of the Garrison Properties LLC site.
 - F. Payment of all outstanding fees for review and approval of this application.
- 3) The Chairman is authorized as officer of the Planning Board to endorse the site plans when Conditions A through F has been met.
- 4) This conditional Site Plan approval shall expire in one year from the date of this resolution, unless such improvements shall have been certified as completed.

Adopted at a meeting of the Philipstown Planning Board on March 15, 2012.

PHILIPSTOWN PLANNING BOARD



Michael Leonard, Chairman

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

RESOLUTION ADOPTING A NEGATIVE DECLARATION UNDER SEQRA

WHEREAS, Garrison Properties, LLC has applied to the Town of Philipstown Planning Board for site plan approval pursuant to Town Code Chapter 175 for a site on certain real property located on Station Road, Garrison, New York with the "HM" Zoning District and identified as Town of Philipstown Tax Map Nos. 60.17-1-7; and

WHEREAS, in regard to proposed development of the property a Long-Form Environmental Assessment Form ("EAF"), including Parts 1, 2 and 3, has been submitted pursuant to the New York State Environmental Quality Review Act ("SEQRA"), and

WHEREAS, a coordinated environmental review was accomplished by the Planning Board, as is required by SEQRA for "Type 1" actions, with notice of the Planning Board's intent to become Lead Agency pursuant to SEQRA issued to all other identified involved agencies; and

WHEREAS, as no objections from other involved agencies was received, the Planning Board is deemed the responsible agency for review under SEQRA; and

WHEREAS, the EAF documents have been revised to address concerns of the Planning Board and its consultants; and

WHEREAS, the Planning Board has duly reviewed the latest revised EAF documents, the public record and latest plans.

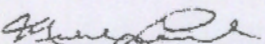
NOW, THEREFORE, BE IT RESOLVED as follows:

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

Mary Ellen Finger presented the foregoing resolution which was seconded
by Ande Merante

Adopted at a meeting of the Philipstown Planning Board on March 15, 2012

PHILIPSTOWN PLANNING BOARD



Michael Leonard, Chairman

NEGATIVE DECLARATION

Site Plan Approval – Garrison Properties, LLC
Town of Philipstown Planning Board, County of Putnam

Date: March 15, 2012

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

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

Name of Project: Site Plan Approval
Action Type : Type 1
Site Location : Station Road, Garrison, NY
Location : Town of Philipstown

Summary of Action: The action is granting of site plan approval for a change in use of the site from office/apartment use to mixed use including two apartments, 47 seat restaurant/tavern and 130 square feet of retail sales area in the former Guinan's store. The existing structure lies on a 6.674-acre parcel and will be renovated as part of this application. A new on-site wastewater treatment facility is proposed to service the premises, which formerly discharged untreated waste into the Hudson River.

Reasons Supporting This Determination:

- (a) The proposed building addition will not create a material conflict with the community's plans or goals as officially approved or adopted. Nor will the proposed action result in a substantial increase in traffic, solid waste production or noise level.
- (b) The proposed development does not pose significant potential water pollution impacts and instead, will represent a betterment over existing conditions by provision of a formal sewage treatment plant for the premises where none formerly existed.
- (c) No significant adverse drainage impacts are expected, with no new impervious surfaces to be created, and with appropriate erosion/sediment control measures to be implemented, to insure that erosion/sediment impacts to the adjacent Hudson River will be minimized to the maximum practical extent possible.
- (d) The proposed development of the property will not substantially interfere with the movement of any resident or migratory fish or wildlife species, nor will it have an impact on a significant habitat area, or on a threatened or endangered species of animal or plant life, or the habitat of such species.
- (e) While the development proposal will include some limited renovations to the premises, which lies within the Garrison Landing Historic District, the application materials were

referred to the New York State Office of Parks, Recreation and Historic Preservations. NYSOPRHP has advised that the planned renovations are acceptable to their agency.

(f) With the applicant's compliance with the recommendations of NYSOPRHP, the proposed development will not impair the character or quality of important aesthetic, archeological or architectural resources or be detrimental to existing community or neighborhood character.

(g) The proposed development will not attract large numbers of people to a place or places for more than a few days compared to the number of people who would come to such place without any such action.

(h) The action will not create a material demand for other actions that would result in one of the above consequences. It will not result in two or more related actions undertaken, funded or approved by an agency, none of which have or would have a significant impact on the environment, though when considered cumulatively would meet one or more of the criteria set forth in 6 N.Y.C.R.R. part 617.7(II) or (III). Nor will it create changes in two or more elements of the environment, no one of which has significant effect but when considered together results in a substantial adverse impact on the environment.

In making the foregoing determinations, the Planning Board has considered the reasonably related long-term, short-term, direct, indirect and cumulative impacts of the action as set forth in 6 N.Y.C.R.R. part 617.7(II) or (III).

No other potentially significant harmful impacts are identified.

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

Contact Person: Planning Board Chairman, Michael Leonard

PHILIPSTOWN PLANNING BOARD

TOWN OF PHILIPSTOWN, NEW YORK

RESOLUTION # 11 Garrison Properties, LLC. 6.674 Acres of Land located on Station Road. Tax Map # 60.17-1-7.

WHEREAS, Garrison Properties, LLC is the owner of a parcel located on Station Road in the "HM" Zoning District; and

WHEREAS, an application was made to the Planning Board of the Town of Philipstown by Garrison Properties, LLC for Site Plan approval of a change in use of the property from office/apartment uses to a proposed mixed use development comprising 2 apartments, retail sales and a restaurant of the former Guinan's Store in Garrison, including building renovations and associated site improvements involving construction of a formal sewage treatment plant for the premises, which will involve a surface discharge; and

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

WHEREAS, a duly advertised public hearing on the application had been held; and

WHEREAS, referral of the application to the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) was performed pursuant to the Board's environmental review of the project, with NYSOPRHP issuing a notice of "No Adverse Impacts", having no concerns to the change in use and building renovations being proposed; and

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


WHEREAS, referral of the application was duly made to the Town Conservation Advisory Committee, and which offered no concerns to the project; and


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

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

Author	Title	Last Revision Date
Badey & Watson, PC	Site Plan	January 5, 2012
Badey & Watson, PC	Sewage Treatment Plant	
Jeff Wilkinson, RA	Sketch views, building renovations & colored renderings	

WHEREAS, the Site Plan drawings had been revised to address prior concerns of the Board and Town Engineer's office; and

 WHEREAS, the Town Planning Board has been duly authorized to grant Site Plan approval for property located within the Town; and

 WHEREAS the Planning Board approved a Site Plan resolution of approval on March 15, 2012 but did not specifically also grant the associated Wetlands/Watercourse permit that is necessary for the construction of the on-site wastewater treatment facility proposed on the property that was intended to be included in the Site Plan approval granted, and so this resolution is offered to correct the record and to supersede the previous resolution signed by the Chairperson and to declare same null and void; and

WHEREAS, appropriate application fees have been received by the Town;

NOW, THEREFORE, BE IT RESOLVED, that:

Site Plan Approval:

- 1) The Planning Board finds that the applicant has met the requirements of Town of Philipstown Chapter 175 for granting of site plan approval; and
- 2) The Planning Board hereby grants Site Plan approval of the improvements depicted on the plans listed above subject to the following conditions:
 - A. Receipt of the approval of the Putnam County Department of Health and New York State Department of Environmental Conservation for the Sewage Treatment Plant proposed to serve the premises.
 - B. Provision of an erosion/sediment control plan conforming to applicable NYS and Town Stormwater Pollution Prevention Plan (SWPPP) requirements, and including all necessary construction details required therein, acceptable to the Town Engineer.
 - C. Receipt of all required regulatory permits for the intended Sewage Treatment Plant discharge to the Hudson River.
 - D. Receipt of a letter from the Town Zoning Administrator confirming that there are no outstanding violations on the property.
 - E. Receipt of written documentation from the owner of the Station Road R.O.W. that the on-street parking shown on the site plan shall be assigned exclusively for the use of the Garrison Properties LLC site.
 - F. Payment of all outstanding fees for review and approval of this application.
- 3) The Chairman is authorized as officer of the Planning Board to endorse the site plans when Conditions A through F has been met.
- 4) This conditional Site Plan approval shall expire in one year from the date of this resolution, unless such improvements shall have been certified as completed.

II. Wetlands/Watercourse Permit Approval:

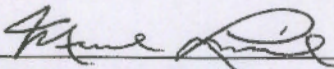
- 5) The Planning Board is satisfied that the criteria set forth in Town Code §93-8 has been met and that, inter alia, the proposed activity will not have a substantial adverse effect upon any

wetlands or watercourse if the protections required by the Town are properly adhered to by the applicant during construction;

- 6) A formal wetlands/watercourse permit evidencing this approval shall be issued by the Wetlands Inspector, based upon the criteria set by the Planning Board with reference to any CAC reports and standard wetlands protection procedures required by the Wetlands Inspector, which shall only be valid upon its execution by the applicant, to be filed with both the Planning Board and Wetlands Inspector upon the applicant's endorsement, for the purpose of confirming the specific conditions applicable to work in the vicinity of Town-regulated wetlands and/or watercourses, including prior notification to the Wetlands Inspector before any construction can take place.
- 7) Prior to the start of construction, the applicant shall deposit in escrow with the Town an fee to be established by the Town, which funds shall be used to pay the Town's consultants for all reasonable costs of the Wetlands Inspector and/or Town Engineer for such inspection services deemed necessary by the Town to monitor construction activities on the site. In the event that the escrow account is subsequently reduced by more than half, the applicant shall replenish the account to its original balance. At the completion of construction, in the event the amount remaining in escrow by the Town is more than the amount of the actual billing or invoicing from the Town's consultants, the difference between such amount and the actual billing or invoicing shall be promptly refunded to the applicant after they have certified that all construction activities have been completed, and the site has been restored in accordance with the terms of this approval.

Adopted at a meeting of the Philipstown Planning Board on November 15, 2012.

PHILIPSTOWN PLANNING BOARD



Michael Leonard, Chairman

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

ALLEN BEALS, M.D., J.D.
Commissioner of Health

ROBERT MORRIS, P.E.
Director of Environmental Health



MARYELLEN ODELL
County Executive

DEPARTMENT OF HEALTH

1 Geneva Road, Brewster, New York 10509

Phone # (845) 808-1390

Fax # (845) 278-7921

August 22, 2012

Garrison Properties LLC
2015 Route 9
Garrison, NY 10524

Re: Approval of Revised Plans for a Wastewater Treatment
System for Garrison Properties LLC
(T) Philipstown, TM # 60.17-1-7
SPDES Permit # NY-0274607

To Whom It May Concern:

This office has received the engineering plans and application for the wastewater treatment ultraviolet disinfection system for the above-noted project.

Upon review, it has been determined that the submission meets the applicable criteria of the NYS Department of Environmental Conservation and the Putnam County Health Department for the design of sewage treatment systems. This approval of plans is issued under provisions of Article 8 of the Putnam County Sanitary Code, Article 17 of the Environmental Conservation Law and 6 NYCRR 652, and is issued for plans prepared by John Delano, P.E. and dated March 25, 2009 with the last revision date of May 10, 2012.

This letter shall serve as record of approval and by initiating construction of the project covered by this approval of plans, the applicant accepts and agrees to abide by and conform to the following:

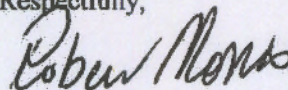
1. THAT the approval letter shall be maintained on file by the applicant.
2. THAT the approval is revocable or subject to modification or change pursuant to Article 8 of the Putnam County Sanitary Code and Article 17 of the Environmental Conservation Law.
3. THAT the facilities shall be fully constructed and completed in compliance with the engineering report and plans, as approved.
4. THAT the construction of the facilities shall be under the supervision of a person or firm licensed and registered to practice professional engineering in the State of New York under the Education Law of the State of New York, which supervision is the responsibility of the applicant.
5. THAT the design professional supervising such construction shall certify to the Department in writing, and to the applicant, that the constructed facilities have been under his/her supervision and that the work has been fully completed in accordance with the approved engineering reports, plans and approval of plans.
6. THAT the design professional shall submit an application for construction compliance consisting of "as-built" plan and guarantee after construction is completed together with

certification by the engineer that the sewage treatment system has been completed in conformance with the approved plans.

7. THAT occupancy of the building and operation of the sewage treatment system shall not be permitted until the construction compliance and authorization to operate are approved by this Department.
8. THAT the approval is valid for two (2) years and expires on August 22, 2014.
9. THAT the approval of this Department shall be secured for each change of usage to insure that the maximum flow of 1,500 gallons per day is not exceeded.
10. THAT a master water meter shall be installed and a record of daily readings submitted to this Department monthly.
11. THAT the Health Department be notified when the construction starts on the system and also notified prior to backfill of the system.
12. THAT the wastewater facilities are to receive sanitary wastes only. The Putnam County Health Department shall be promptly notified in the event that any wastes other than strictly domestic sanitary wastes are produced at this facility.
13. THAT the Department be contacted to obtain the necessary food service plan approvals and/or permit(s) prior to construction.

The Department is forwarding three (3) copies of the approved construction permit and two (2) copies of the approved construction plans to your design professional. This approval of plans is issued for construction of a 2,000 gallon grease trap, 2,500 gallon trash trap, two (2) 750-gallon wastewater treatment systems with solids separation, flow equalization, aerobic treatment and ultraviolet disinfection, surface discharge outfall to Hudson River and appurtenances and is issued for the State Commissioner of Environmental Conservation.

Respectfully,



Robert Morris, P.E.
Director of Environmental Health

MJB:cw

cc: J. Delano, P.E.
Kevin Donahue, BI, (T) Philipstown
T. Rudolph, NYSDEC, White Plains
R. Carano
S. Rogan



New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

www.nysparks.com

David A. Paterson
Governor

Carol Ash
Commissioner

October 29, 2010

Judith Blauvelt
Environmental Analyst
NYS DEC -- Division of Permits
21 South Putt Corners Road
New Paltz, NY 12561-1620

Re: DEC/SEQRA
Garrison Station Plaza Inc.
(rehabilitation & reuse)
Philipstown, Putnam County
09PR05155

Dear Ms. Blauvelt:

The Field Services Bureau of the Office of Parks, Recreation and Historic Preservation (OPRHP) has received the Full Environmental Assessment Form for the above noted property. We have reviewed the altered project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law). These comments are those of the Field Services Bureau and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon our review, it is the OPRHP's opinion that the revised project, that includes retaining the stucco siding and the bay window, will have No Adverse Impact upon properties in or eligible for inclusion in the State and National Registers of Historic Places.

If you have any questions regarding this letter or your project, please feel free to contact me. Ext. 3273.

Sincerely,

Kenneth Markunas
Historic Sites
Restoration Coordinator

Cc: Anthony Merante, Philipstown Planning Board

Glenn J. Watson, Badey & Watson Surveying & Engineering, P.C.



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Application For Permit Transfer and Application for Transfer of Pending Application

RECEIVED
JUN 07 2012 (12/10)
ENVIRONMENTAL PERMITS
NYS DEC REGION 2 NEW YORK

NOTE: Please read ALL instructions before completing this application. Please TYPE or PRINT.

PART 1 - TRANSFEREE (New Owner/Operator/Lessee/Applicant) Completes

1. List Permit Number(s) And Their Effective And Expiration Dates: 3-3726-00089-00005 & 00006 (3/1/2011 - 3/1/2016)		List Pending Application Number(s):	
2. Name Of Transferee: Garrison Properties, LLC		Telephone Number (Daytime): (845) 424-3604	Transferee is a/an: (check all that apply) <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Operator <input checked="" type="checkbox"/> Lessee <input checked="" type="checkbox"/> Applicant
Mailing Address: 2015 Route 9		Email:	If other than an individual, provide Taxpayer ID Number:
Post Office City, State, Zip Code: Garrison, NY 10524			
3. Name Of Facility/Project: Garrison Properties, LLC		4. Facility Contact Name: Telephone Number (Daytime): (845) 424-3604	
Location (or Street Address, P.O. City, State, Zip Code, if applicable): 7 Garrison Landing Garrison, NY 10524		Mailing Address: Email: 2015 Route 9	
Town / Village / City: Town of Philipstown		Post Office City, State, Zip Code: Garrison, NY 10524	
County: Putnam			
5. Has Work Begun On The Project? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If "No," proposed starting date: 5/1/2012 Approximate completion date: 5/1/2013 If there will be any modifications to the current or proposed operation or construction, the transferee must attach a statement specifying the details.			
6. CERTIFICATION: This certifies that the Transferee seeks to be the legally responsible party for operations or project development either authorized by the permits identified above or proposed in applications identified above. The Transferee has a copy of the permit(s) and/or application(s) and understands and will comply with all conditions in the referenced permit(s) and supports the content of referenced application(s). Facility operations/project scope/discharges/emissions will remain the same as authorized or as proposed in pending applications. Further, I hereby affirm that under penalty of perjury that information provided on this form and all attachments submitted herewith is true to the best of my knowledge and belief. False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law. Printed Name and Title of Transferee: Chip Allemann, Vice-President of Garrison Properties, LLC Signature of Transferee: [Signature] Date: 05/31/12			

PART 2 - TRANSFEROR (Present Owner/Operator/Lessee/Applicant) Completes

1. Name Of Transferor: Garrison Station Plaza, Inc. (Owner)		Telephone Number (Daytime): (914) 262-2156	If other than an individual, provide Taxpayer ID Number:
Mailing Address: P.O. Box 205		Email:	
Post Office City, State, Zip Code: Garrison, NY 10524			
2. Name Of Facility/Project, if different from Facility Name in Part 1: Garrison Station Plaza			
3. CERTIFICATION: This certifies that ownership, operation, or a lease for the facility identified in Part 1 of this form <input checked="" type="checkbox"/> will be / <input type="checkbox"/> was conveyed to the party identified as the Transferee on JUNE 1, 2012 (date). I affirm that this conveyance includes the rights and obligations of the permits, approvals, or applications identified above. Printed Name and Title of Transferor: DELMAR KARLEN, SR., PRESIDENT, GARRISON STATION PLAZA, INC. Signature of Transferor: [Signature] Date: 5/31/2012			

PART 3 - PERMIT TRANSFER VALIDATION SECTION - Department of Environmental Conservation Completes

<input checked="" type="checkbox"/> Transfer of permit approved, effective as of 6/14/12. Transferee subject to conditions of original permit without exception.	
<input type="checkbox"/> Transfer of permit approved, with the following modifications or contingencies related to this Permit Transfer:	
<input type="checkbox"/> See attached revised permit page(s).	
<input type="checkbox"/> Transfer of application approved. See attached for additional information required.	
<input type="checkbox"/> Transfer denied; new application required. Please complete the enclosed permit application and return it to the undersigned Regional Permit Administrator at the address listed on the reverse side of this form.	
SCOTT BALLARD NYSDEC PERMIT ADMINISTRATOR	[Signature] 6/14/12 DATE
COPIES TO: J. Snyder - Bureau of Water Permits (BWP) M. George / E. Sharkey (BWP) Bureau of Water Permits (3505)	

EPA Region 2 (cc)
C. Allemann, VP - Garrison Properties LLC

New York State Department of Environmental Conservation
Division of Environmental Permits
NYSDEC HEADQUARTERS
625 BROADWAY
ALBANY, NY 12233
(518) 402-9167



SPDES PERMIT RENEWAL

2/9/2016

GARRISON STATION PLAZA INC
PO BOX 205
GARRISON NY 10524-0205

Permittee Name: GARRISON STATION PLAZA INC
Facility Name: GARRISON PROPERTIES
Ind. Code: 8999 County: PUTNAM
DEC ID: 3-3726-00089/00004 SPDES No.: NY0274607
Permit Effective Date: 3/1/2016
Permit Expiration Date: 2/28/2021

Dear Permittee,

The State Pollutant Elimination System (SPDES) permit renewal for the facility referenced above is approved with the new effective and expiration dates. This letter together with the previous valid permit for this facility effective on 03/01/2011 and any subsequent modifications constitute authorization to discharge wastewater in accordance with all terms, conditions and limitations specified in the previously issued permit(s).

IMPORTANT NOTICE - In accordance with Article 17, Title 8 (State Pollutant Discharge Elimination System) and Article 70 (Uniform Procedures) of the Environmental Conservation Law, your permit is subject to the Discharge Notification Act (DNA). This law requires permittees to post a sign near each outfall of a wastewater discharge to surface waters, and also to provide a public repository for discharge Monitoring Reports (DMRs) required by the SPDES permit. To initiate your complying with the provisions of the DNA, your permit is hereby modified and the DNA requirement pages are made a part of your permit.

Please note, however, that compliance with DNA requirements can be waived in certain cases. If an outfall satisfies any of the criteria listed in item (g) of the enclosed **Discharge Notification Requirements**, you are eligible for seeking a waiver from the DNA. To do so, you must notify the Department by completing the enclosed *Notice of Waiver* form and sending it to the Bureau of Water Permits, NYSDEC, 625 Broadway, Albany, NY 12233-3505. Construction of a sign and the maintaining of DMRs at a public repository is not required for the specific outfall or outfalls identified in the *Notice of Waiver*.

As a reminder, SPDES permits are renewed at a central location in Albany in order to make the process more efficient. All other concerns with your permit, including applications for permit modification or transfer to a new owner, a name change, and other questions, should be directed to:

Regional Permit Administrator, NYSDEC Region 3 Headquarters
21 S Putt Corners Rd, New Paltz, NY 12561
(845) 856-3801

If you have already filed an application for modification of your permit, it will be processed separately by that office.

If you have questions concerning this permit renewal, please contact LINDY SUE CZUBERNAT at (518) 402-9167.

Sincerely,

Stuart M. Fox
Deputy Chief Permit Administrator

CC:
RPA
BWC

RWE
File

BWP



PERMIT

Under the Environmental Conservation Law (ECL)

Permittee and Facility Information

Permit Issued To:
GARRISON STATION PLAZA INC
PO BOX 205
GARRISON, NY 10524-0205

Facility:
GARRISON STATION PLAZA
STATION RD
GARRISON, NY

JAMES GUINAN
DEPOT SQUARE
GARRISON, NY 10524

Facility Location: in PHILIPSTOWN in PUTNAM COUNTY **Village:** Garrison

Facility Principal Reference Point: NYTM-E: 587.9 NYTM-N: 4581.9
Latitude: 41°23'01.8" Longitude: 74°56'55.4"

Authorized Activity: This permit authorizes the construction of a rip-rap outfall splash pad along the bed and banks of the Hudson River (Index # H, Class B) in accordance with project plans referenced in Natural Resource Condition #1. Project activities are associated with the approved discharge found within DEC Permit No. 3-3726-00089/00004 (SPDES No. NY-0274607).

Permit Authorizations

Excavation & Fill in Navigable Waters - Under Article 15, Title 5

Permit ID 3-3726-00089/00005

New Permit

Effective Date: 3/1/2011

Expiration Date: 3/1/2016

Water Quality Certification - Under Section 401 - Clean Water Act

Permit ID 3-3726-00089/00006

New Permit

Effective Date: 3/1/2011

Expiration Date: 2/1/2016

NYSDEC Approval

By acceptance of this permit, the permittee agrees that the permit is contingent upon strict compliance with the ECL, all applicable regulations, and all conditions included as part of this permit.

Permit Administrator: DANIEL T WHITEHEAD, Deputy Regional Permit Administrator
Address: NYSDEC REGION 3 HEADQUARTERS
21 SOUTH PUTT CORNERS RD
NEW PALTZ, NY 12561 -1620

Authorized Signature:

Date 2/10/2011



Distribution List

US ENVIRONMENTAL PROTECTION AGENCY REGION 2
US ARMY CORPS OF ENGINEERS - NY DISTRICT
MEENA GEORGE
ERIN L SHIRKEY
PUTNAM COUNTY HEALTH DEPARTMENT
BADEY & WATSON

Permit Components

NATURAL RESOURCE PERMIT CONDITIONS
WATER QUALITY CERTIFICATION SPECIFIC CONDITION
GENERAL CONDITIONS, APPLY TO ALL AUTHORIZED PERMITS
NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

Permit Attachments

Permit Sign
SPDES Permit

NATURAL RESOURCE PERMIT CONDITIONS - Apply to the Following Permits: EXCAVATION & FILL IN NAVIGABLE WATERS; WATER QUALITY CERTIFICATION

- 1. Conformance With Plans** All activities authorized by this permit must be in strict conformance with the approved plans submitted by the applicant or applicant's agent as part of the permit application. Such approved plans were prepared by Badey & Watson, Surveying & Engineering, P.C.; titled "Sewage Treatment Plant"; and dated 3/25/2009 (last revised 10/6/2009)..
- 2. Post Permit Sign** The permit sign enclosed with this permit shall be posted in a conspicuous location on the worksite and adequately protected from the weather.
- 3. Siltation Prevention Measures** Siltation prevention measures, such as silt fencing, sediment traps or settling basins, shall be installed and maintained during the project, to prevent movement of silt and turbid waters from the project site into any watercourse, stream, water body or wetland.
- 4. Work During Low Tide** No work shall occur during periods of high water and wave conditions. No work shall occur during or immediately after a storm, which may cause high water conditions or flooding. All work is to be performed during low tide while the work area is free of water.



5. No Equipment in the Water Heavy equipment operation in the water is prohibited. Rip rap shall not be "dumped" but placed carefully with the use of an excavator or similar heavy equipment. The bucket may enter the water.

6. Invasive Species (Non-native Vegetation) To prevent the unintentional introduction or spread of invasive species, the permittee must ensure that all construction equipment be cleaned of mud, seeds, vegetation and other debris before entering any approved construction areas within the state regulated freshwater wetland or its 100 foot adjacent area.

7. No Work Other Than Authorized Herein No other modifications to the bed or banks of the stream are authorized by this permit.

8. No Interference With Navigation There shall be no unreasonable interference with navigation by the work herein authorized.

9. Precautions Against Contamination of Waters All necessary precautions shall be taken to preclude contamination of any wetland or waterway by suspended solids, sediments, fuels, solvents, lubricants, epoxy coatings, paints, concrete, leachate or any other environmentally deleterious materials associated with the project.

10. State May Require Site Restoration If upon the expiration or revocation of this permit, the project hereby authorized has not been completed, the applicant shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may require, remove all or any portion of the uncompleted structure or fill and restore the site to its former condition. No claim shall be made against the State of New York on account of any such removal or alteration.

11. State Not Liable for Damage The State of New York shall in no case be liable for any damage or injury to the structure or work herein authorized which may be caused by or result from future operations undertaken by the State for the conservation or improvement of navigation, or for other purposes, and no claim or right to compensation shall accrue from any such damage.

12. State May Order Removal or Alteration of Work If future operations by the State of New York require an alteration in the position of the structure or work herein authorized, or if, in the opinion of the Department of Environmental Conservation it shall cause unreasonable obstruction to the free navigation of said waters or flood flows or endanger the health, safety or welfare of the people of the State, or cause loss or destruction of the natural resources of the State, the owner may be ordered by the Department to remove or alter the structural work, obstructions, or hazards caused thereby without expense to the State, and if, upon the expiration or revocation of this permit, the structure, fill, excavation, or other modification of the watercourse hereby authorized shall not be completed, the owners, shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may require, remove all or any portion of the uncompleted structure or fill and restore to its former condition the navigable and flood capacity of the watercourse. No claim shall be made against the State of New York on account of any such removal or alteration.



WATER QUALITY CERTIFICATION SPECIFIC CONDITIONS

1. Water Quality Certification The NYS Department of Environmental Conservation hereby certifies that the subject project will not contravene effluent limitations or other limitations or standards under Sections 301, 302, 303, 306 and 307 of the Clean Water Act of 1977 (PL 95-217) provided that all of the conditions listed herein are met.

GENERAL CONDITIONS - Apply to ALL Authorized Permits:

1. Facility Inspection by The Department The permitted site or facility, including relevant records, is subject to inspection at reasonable hours and intervals by an authorized representative of the Department of Environmental Conservation (the Department) to determine whether the permittee is complying with this permit and the ECL. Such representative may order the work suspended pursuant to ECL 71- 0301 and SAPA 401(3).

The permittee shall provide a person to accompany the Department's representative during an inspection to the permit area when requested by the Department.

A copy of this permit, including all referenced maps, drawings and special conditions, must be available for inspection by the Department at all times at the project site or facility. Failure to produce a copy of the permit upon request by a Department representative is a violation of this permit.

2. Relationship of this Permit to Other Department Orders and Determinations Unless expressly provided for by the Department, issuance of this permit does not modify, supersede or rescind any order or determination previously issued by the Department or any of the terms, conditions or requirements contained in such order or determination.

3. Applications For Permit Renewals, Modifications or Transfers The permittee must submit a separate written application to the Department for permit renewal, modification or transfer of this permit. Such application must include any forms or supplemental information the Department requires. Any renewal, modification or transfer granted by the Department must be in writing. Submission of applications for permit renewal, modification or transfer are to be submitted to:

Regional Permit Administrator
NYSDEC REGION 3 HEADQUARTERS
21 SOUTH PUTT CORNERS RD
NEW PALTZ, NY 12561 -1620

4. Submission of Renewal Application The permittee must submit a renewal application at least 30 days before permit expiration for the following permit authorizations: Excavation & Fill in Navigable Waters, Water Quality Certification.



5. Permit Modifications, Suspensions and Revocations by the Department The Department reserves the right to modify, suspend or revoke this permit. The grounds for modification, suspension or revocation include:

- a. materially false or inaccurate statements in the permit application or supporting papers;
- b. failure by the permittee to comply with any terms or conditions of the permit;
- c. exceeding the scope of the project as described in the permit application;
- d. newly discovered material information or a material change in environmental conditions, relevant technology or applicable law or regulations since the issuance of the existing permit;
- e. noncompliance with previously issued permit conditions, orders of the commissioner, any provisions of the Environmental Conservation Law or regulations of the Department related to the permitted activity.

6. Permit Transfer Permits are transferrable unless specifically prohibited by statute, regulation or another permit condition. Applications for permit transfer should be submitted prior to actual transfer of ownership.



NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

Item A: Permittee Accepts Legal Responsibility and Agrees to Indemnification

The permittee, excepting state or federal agencies, expressly agrees to indemnify and hold harmless the Department of Environmental Conservation of the State of New York, its representatives, employees, and agents ("DEC") for all claims, suits, actions, and damages, to the extent attributable to the permittee's acts or omissions in connection with the permittee's undertaking of activities in connection with, or operation and maintenance of, the facility or facilities authorized by the permit whether in compliance or not in compliance with the terms and conditions of the permit. This indemnification does not extend to any claims, suits, actions, or damages to the extent attributable to DEC's own negligent or intentional acts or omissions, or to any claims, suits, or actions naming the DEC and arising under Article 78 of the New York Civil Practice Laws and Rules or any citizen suit or civil rights provision under federal or state laws.

Item B: Permittee's Contractors to Comply with Permit

The permittee is responsible for informing its independent contractors, employees, agents and assigns of their responsibility to comply with this permit, including all special conditions while acting as the permittee's agent with respect to the permitted activities, and such persons shall be subject to the same sanctions for violations of the Environmental Conservation Law as those prescribed for the permittee.

Item C: Permittee Responsible for Obtaining Other Required Permits

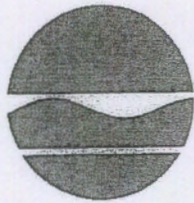
The permittee is responsible for obtaining any other permits, approvals, lands, easements and rights-of-way that may be required to carry out the activities that are authorized by this permit.

Item D: No Right to Trespass or Interfere with Riparian Rights

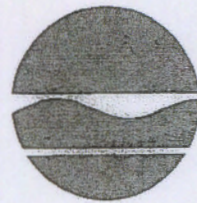
This permit does not convey to the permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the permitted work nor does it authorize the impairment of any rights, title, or interest in real or personal property held or vested in a person not a party to the permit.

Item E: SEQR Type I Action, No Significant Impact Under the State Environmental Quality Review Act (SEQR), the project associated with this permit is classified as a Type I Action with Philipstown Town Planning Board designated as the lead agency. It has been determined that the project will not have a significant effect on the environment.

New York State
Department of Environmental Conservation



NOTICE



The Department of Environmental Conservation (DEC) has issued permit(s) pursuant to the Environmental Conservation Law for work being conducted at this site. For further information regarding the nature and extent of work approved and any Department conditions on it, contact the DEC at 845/256-3054. Please refer to the permit number shown when contacting the DEC.

Permittee: Garrison Station Phase III Permit No. 3-7726-00089/5-6

Effective Date: 3/1/2011 Expiration date: 3/1/2016

☐ Applicable if checked. No instream work allowed between October 1 & April 30

NOTE: This notice is **NOT** a permit.

New York State Department of Environmental Conservation
Division of Environmental Permits, Region 3
21 South Putt Corners Road, New Paltz, New York 12561-1620
Phone: (845) 256-3054 • FAX: (845) 255-4659
Website: www.dec.ny.gov

IMPORTANT NOTICE TO ALL PERMITTEES

The permit you requested is enclosed. Please read it carefully and note the conditions that are included in it. The permit is valid for only that activity expressly authorized therein; work beyond the scope of the permit may be considered a violation of law and be subject to appropriate enforcement action. Granting of this permit does not relieve the permittee of the responsibility of obtaining any other permission, consent or approval from any other federal, state, or local government which may be required.

Please note the expiration date of the permit. Applications for permit renewal should be made well in advance of the expiration date (minimum of 30 days) and submitted to the Regional Permit Administrator at the above address. For SPDES, Solid Waste and Hazardous Waste Permits, renewals must be made at least 180 days prior to the expiration date.

- ☐ Applicable only if checked. Please note all work authorized under this permit is prohibited during trout spawning season commencing October 1 and ending April 30.

The DEC permit number & program ID number noted on page 1 under "Permit Authorization" of the permit are important and should be retained for your records. These numbers should be referenced on all correspondence related to the permit, and on any future applications for permits associated with this facility/project area.

If a permit notice sign is enclosed, you must post it at the work site with appropriate weather protection, as well as a copy of the permit per General Condition 1.

If the permit is associated with a project that will entail construction of new water pollution control facilities or modifications to existing facilities, plan approval for the system design will be required from the appropriate Department's regional Division of Water or delegated local Health Department, as specified in the State Pollutant Discharge Elimination System (SPDES) permit.

If you have any questions on the extent of work authorized or your obligations under the permit, please contact the staff person indicated below or the Division of Environmental Permits at the above address.

Joseph R. Martin
Division of Environmental Permits, Region 3
Telephone (845) 256-3040

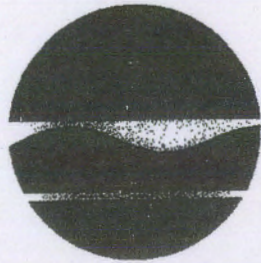
- ☐ Applicable Only if Checked for **STORMWATER SPDES INFORMATION**: We have determined that your project qualifies for coverage under the General Stormwater SPDES Permit. You must now file a Notice of Intent to obtain coverage under the General Permit. This form can be downloaded at:
<http://www.dec.ny.gov/chemical/43133.html>

☐ Applicable Only if Checked **MS4 Areas**: This site is within an MS4 area (Municipal Separate Storm Sewer System), therefore the SWPPP must be reviewed and accepted by the municipality. The MS-4 Acceptance Form must be submitted in addition to the Notice of Intent.

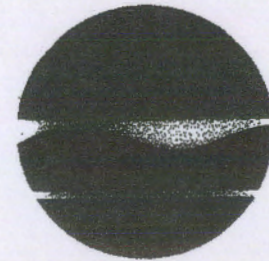
Send the completed form(s) to: NYS DEC, Stormwater Permitting, Division of Water, 625 Broadway, Albany, New York 12233-3505

In addition, DEC requests that you provide one electronic copy of the approved SWPPP directly to Natalie Browne at NYS DEC, 100 Hillside Avenue - Suite 1W, White Plains, NY 10603-2860.

New York State
Department of Environmental Conservation



NOTICE



The Department of Environmental Conservation (DEC) has issued permit(s) pursuant to the Environmental Conservation Law for work being conducted at this site. For further information regarding the nature and extent of work approved and any Department conditions on it, contact the DEC at 845/256-3054. Please refer to the permit number shown when contacting the DEC.

Permittee: Garrison Properties, LLC Permit No. 3- 3726-00089 / 5-6

Effective Date: 3/1/2011 Expiration date: 3/11/2016

☐ Applicable if checked. No instream work allowed between October 1 & April 30

NOTE: This notice is **NOT** a permit.



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
State Pollutant Discharge Elimination System (SPDES)
DISCHARGE PERMIT

First 3.99

Industrial Code: 8999
Discharge Class (CL): 02
Toxic Class (TX): N
Major Drainage Basin: 13
Sub Drainage Basin: 01
Water Index Number: HR
Compact Area:

SPDES Number: NY-0274607
DEC Number: 3-3726-00089/00004
Effective Date (EDP): 3/1/2011
Expiration Date (ExDP): 3/1/2016
Modification Dates (EDPM): 9/1/2012

This SPDES permit is issued in compliance with Title 8 of Article 17 of the Environmental Conservation Law of New York State and in compliance with the Clean Water Act, as amended, (33 U.S.C. §1251 et seq.) (hereinafter referred to as "the Act").

PERMITTEE NAME AND ADDRESS

Name: Garrison Properties, LLC
Street: 2015 Route 9
City: Garrison

Attention:

State: NY Zip Code: 10524

is authorized to discharge from the facility described below:

FACILITY NAME AND ADDRESS

Name: Garrison Properties, LLC
Location (C,T,V): Philipstown (T)
Facility Address: 7 Garrison Landing
City: Garrison

County: Putnam

State: NY Zip Code: 10524

NYTM -E:

NYTM - N:

From Outfall No.: 001 at Latitude: 41° 22' 53" & Longitude: 73° 56' 52"
into receiving waters known as: Hudson River Class: B

and; (list other Outfalls, Receiving Waters & Water Classifications)

in accordance with: effluent limitations; monitoring and reporting requirements; other provisions and conditions set forth this permit; and 6 NYCRR Part 750-1.2(a) and 750-2.

DISCHARGE MONITORING REPORT (DMR) MAILING ADDRESS

Mailing Name:

Street:

City:

State: NY Zip Code:

Responsible Official or Agent:

Phone:

This permit and the authorization to discharge shall expire on midnight of the expiration date shown above and the permittee shall not discharge after the expiration date unless this permit has been renewed, or extended pursuant to law. To be authorized to discharge beyond the expiration date, the permittee shall apply for permit renewal not less than 180 days prior to the expiration date shown above.

DISTRIBUTION:

M. George - Water, Region 3, White Plains
RWE/E. Shirkey, - Water, Region 3, White Plains
C. Jamison - Bureau of Water Permits, Albany (3505)
Putnam County Health Department
EPA Region II - Jeffrey Gratz

Permit Administrator: Scott Ballard	
Address: 21 South Putt Corners Road New Paltz, New York 12561	
Signature: <i>Scott Ballard</i>	Date: 8/16/12

**PUTNAM COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH SERVICES**

CONSTRUCTION PERMIT FOR SEWAGE TREATMENT SYSTEM

PERMIT # CO 0109-PH

2/11/12
\$250

Located at 7 GARRISON LANDINGS Town or Village (T) PHILIPSTOWN
Subdivision name NA Subd. Lot # NA Tax Map 60-17 Block 1 Lot 7
Date Subdivision Approved NA Renewal Revision X
Owner/Applicant Name GARRISON PROPERTIES, LLC Date of Previous Approval 03/23/11
Mailing Address 2015 ROUTE 9 GARRISON, NY Zip 10924
Amount of Fee Enclosed \$250.00 FORMERLY: GARRISON SMITH PLAZA, INC (OWNER)
Building Type COMMERCIAL Lot Area 6.7 AC No. of Bedrooms — Design Flow GPD 1500

Fill Section Only Depth Volume
PCHD NOTIFICATION IS REQUIRED WHEN FILL IS COMPLETED

Separate Sewerage System to consist of gallon-septic-tank and TWO (2) ENVIROGUARD
WASTEWATER TREATMENT SYSTEM (ENV-D.75) WITH UV- DISINFECTION UNITS (SALOR 36) AND
Other Requirements: COMPLETE SYSTEM AUDIO-VISUAL ALARMS, 2,500 GALLON, 2,000 GALLON
TRASH TRAP, GREASE TRAP
To be constructed by POLETENUS CONSTRUCTION Address GARRISON, NY
Water Supply: X Public Supply From GARRISON LANDINGS W.D. Address
or: Private Supply Drilled by (EXISTING) Address

I represent that I am wholly and completely responsible for the design and location of the proposed system(s) and that the separate sewage treatment system described above will be constructed as shown on the approved amendment thereto and in accordance with the standards, rules and regulations of the Putnam County Department of Health, and that on completion thereof a "Certificate of Construction Compliance" satisfactory to the Director/Commissioner will be submitted to the Department, and a written guarantee will be furnished the owner, his successors, heirs or assigns by the builder, that said builder will place in good operating condition any part of said sewage treatment system during the period of two (2) years immediately following the date of the issuance of the approval of the Certificate of Construction Compliance of the original system or any repairs thereto.

Signed: Robert Watson P.E. X R.A. Date 02/07/12
Address DANIEL WATSON, P.C. COLD SPRING, NY License # 062505

APPROVED FOR CONSTRUCTION: This approval expires two years from the date issued unless construction of the sewage treatment system has been completed and inspected by the PCHD and is revocable for cause or may be amended or modified when considered necessary by the Director/Commissioner. Any revision or alteration of the approved plan requires a new permit. Approved for discharge of domestic sanitary sewage only.

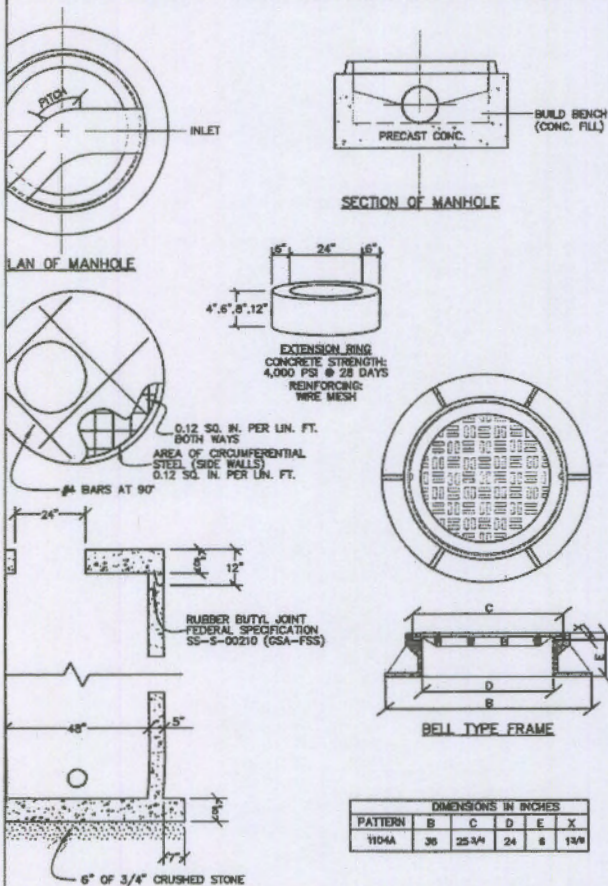
By: Robert Manno PE Title: Dir of EHS Date: 8/22/12

White copy - HD File; Yellow copy - Building Inspector; Pink copy - Owner; Orange copy - Design Professional
Form CP-97

USED TWO (2) 750 GPD ON-SITE
SEWAGE TREATMENT SYSTEMS (PARALLEL)
CAST 6" D.I.P. @ 1/8" PER FT MIN PITCH
EXISTING RIVERBED

PROPOSED SYSTEM

= 10'
= 10'



MANHOLE FRAME AND GRATE BY CAMPBELL FOUNDRY, PATTERN NO. 1104A
CONCRETE TO TEST 4,000 PSI AT 28 DAYS IN CONFORMANCE W/ ASTM C-478-68

MANHOLE DETAIL (NOT TO SCALE)

REVISIONS

DATE	DESCRIPTION
03/25/09	ORIGINAL DRAWING
04/06/09	RELOCATE TANK
04/22/09	RESERVE DESIGN FLOW
06/24/09	PCDH COMMENTS DATED 05/18/09
09/03/09	PCDH COMMENTS DATED 08/31/09
10/06/09	REPLACE HEADWALL W/RIP-RAP OUTFALL
01/06/10	BACKFLOW PREVENTION DEVICE
03/10/11	PCDH COMMENTS DATED 02/24/11
03/16/11	REVISE CHECK VALVE DETAIL, STONE SIZE
01/05/12	NAME CHANGE, USE CHANGE
02/07/12	ADD TREATMENT DETAILS
05/10/12	PCDH COMMENTS DATED 03/06/12

PROJECT LOCATION

7 GARRISON LANDING
POST OFFICE: GARRISON (10524)
TOWN OF PHILIPSTOWN
COUNTY OF PUTNAM
STATE OF NEW YORK

PROJECT DESCRIPTION

PROPOSED SEWAGE TREATMENT PLANT
TO SERVICE RENOVATED BUILDING
WITH EXISTING PUBLIC WATER SUPPLY

PROPERTY OWNER

GARRISON STATION PLAZA, INC
P.O. BOX 205
GARRISON, NY 10524

PROJECT APPLICANT (PROPERTY LEASEE)

GARRISON PROPERTIES, LLC
2015 U.S. ROUTE 9
GARRISON, NY 10524

SEWAGE TREATMENT PLANT

SCALE: AS NOTED



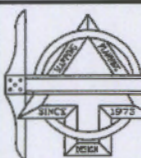
PRINTED

MAY 10 2012

BADEY & WATSON

Surveying & Engineering, P.C.

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3063 Route 9, Cold Spring, NY 10516
(845) 265-9217 (845) 265-4428 (Fax)
(877) 3141593 Toll-Free www.BADEY-WATSON.com

SHEET 1 OF 1

PUTNAM COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH SERVICES

These plans for Wastewater Treatment System
are hereby approved pursuant to Article 17 of the Putnam
County Sanitary Code and Article 17 of the New York State
Environmental Conservation Law subject to the provisions
of the Letter of Approval issued this date. 8/20/12
Division of Environmental Health

By: Roger M. M... 8/20/12
Title: Director
Division of Environmental Health

PUTNAM COUNTY HEALTH DEPARTMENT APPROVAL STAMP

FILE NO. 78-118

PERMIT LIMITS, LEVELS AND MONITORING DEFINITIONS

OUTFALL	WASTEWATER TYPE	RECEIVING WATER	EFFECTIVE	EXPIRING		
	This cell describes the type of wastewater authorized for discharge. Examples include process or sanitary wastewater, storm water, non-contact cooling water.	This cell lists classified waters of the state to which the listed outfall discharges.	The date this page starts in effect. (e.g. EDP or EDPM)	The date this page is no longer in effect. (e.g. ExDP)		
PARAMETER	MINIMUM	MAXIMUM	UNITS	SAMPLE FREQ.	SAMPLE TYPE	
e.g. pH, TRC, Temperature, D.O.	The minimum level that must be maintained at all instants in time.	The maximum level that may not be exceeded at any instant in time.	SU, °F, mg/l, etc.			
PARA-METER	EFFLUENT LIMIT	PRACTICAL QUANTITATION LIMIT (PQL)	ACTION LEVEL	UNITS	SAMPLE FREQUENCY	SAMPLE TYPE
	Limit types are defined below in Note 1. The effluent limit is developed based on the more stringent of technology-based standards, required under the Clean Water Act, or New York State water quality standards. The limit has been derived based on existing assumptions and rules. These assumptions include receiving water hardness, pH and temperature; rates of this and other discharges to the receiving stream; etc. If assumptions or rules change the limit may, after due process and modification of this permit, change.	For the purposes of compliance assessment, the analytical method specified in the permit shall be used to monitor the amount of the pollutant in the outfall to this level, provided that the laboratory analyst has complied with the specified quality assurance/quality control procedures in the relevant method. Monitoring results that are lower than this level must be reported, but shall not be used to determine compliance with the calculated limit. This PQL can be neither lowered nor raised without a modification of this permit.	Type I or Type II Action Levels are monitoring requirements, as defined below in Note 2, that trigger additional monitoring and permit review when exceeded.	This can include units of flow, pH, mass, Temperature, concentration. Examples include µg/l, lbs/d, etc.	Examples include Daily, 3/week, weekly, 2/month, monthly, quarterly, 2/yr and yearly.	Examples include grab, 24 hour composite and 3 grab samples collected over a 6 hour period.

Note 1: DAILY DISCHARGE: The discharge of a pollutant measured during a calendar day or any 24-hour period that reasonably represents the calendar day for the purposes of sampling. For pollutants expressed in units of mass, the 'daily discharge' is calculated as the total mass of the pollutant discharged over the day. For pollutants with limitations expressed in other units of measurement, the 'daily discharge' is calculated as the average measurement of the pollutant over the day. **DAILY MAX:** The highest allowable daily discharge. **DAILY MIN:** The lowest allowable daily discharge. **MONTHLY AVG (daily avg):** The highest allowable average of daily discharges over a calendar month, calculated as the sum of each of the daily discharges measured during a calendar month divided by the number of daily discharges measured during that month. **RANGE:** The minimum and maximum instantaneous measurements for the reporting period must remain between the two values shown. **7 DAY ARITHMETIC MEAN (7 day average):** The highest allowable average of daily discharges over a calendar week. **12 MRA (twelve month rolling avg):** The average of the most recent twelve month's monthly averages. **30 DAY GEOMETRIC MEAN (30 d geo mean):** The highest allowable geometric mean of daily discharges over a calendar month, calculated as the antilog of : the sum of the log of each of the daily discharges measured during a calendar month divided by the number of daily discharges measured during that month. **7 DAY GEOMETRIC MEAN (7 d geo mean):** The highest allowable geometric mean of daily discharges over a calendar week.

Note 2: ACTION LEVELS: Routine Action Level monitoring results, if not provided for on the Discharge Monitoring Report (DMR) form, shall be appended to the DMR for the period during which the sampling was conducted. If the additional monitoring requirement is triggered as noted below, the permittee shall undertake a short-term, high-intensity monitoring program for the parameter(s). Samples identical to those required for routine monitoring purposes shall be taken on each of at least three consecutive operating and discharging days and analyzed. Results shall be expressed in terms of both concentration and mass, and shall be submitted no later than the end of the third month following the month when the additional monitoring requirement was triggered. Results may be appended to the DMR or transmitted under separate cover to the same address. If levels higher than the Action Levels are confirmed, the permit may be reopened by the Department for consideration of revised Action Levels or effluent limits. The permittee is not authorized to discharge any of the listed parameters at levels which may cause or contribute to a violation of water quality standards. **TYPE I:** The additional monitoring requirement is triggered upon receipt by the permittee of any monitoring results in excess of the stated Action Level. **TYPE II:** The additional monitoring requirement is triggered upon receipt by the permittee of any monitoring results that show the stated action level exceeded for four of six consecutive samples, or for two of six consecutive samples by 20 % or more, or for any one sample by 50 % or more.

PERMIT LIMITS, LEVELS AND MONITORING

OUTFALL No.	LIMITATIONS APPLY:**	RECEIVING WATER	EFFECTIVE	EXPIRING
001	All year unless otherwise noted	Hudson River	3/1/2011	3/1/2016

PARAMETER	EFFLUENT LIMIT			MONITORING REQUIREMENTS				FN
	Type	Limit	Units	Sample Frequency	Sample Type	Location		
						Influent	Effluent	
Flow	Monthly Avg	1500	gpd	Instantaneous	Totalizer	X		
BOD ₅	Monthly Avg	30	mg/l	4/year	Grab	X	X	(1)
BOD ₅	7 day arithmetic mean	45	mg/l	4/year	Grab		X	
Solids, Suspended	Monthly Avg	30	mg/l	4/year	Grab	X	X	(1)
Solids, Suspended	7 day arithmetic mean	45	mg/l	4/year	Grab		X	
Solids, Settleable	Daily max	0.3	ml/l	4/year	Grab		X	
pH	Range	6.0-9.0	SU	4/year	Grab		X	
Effluent Disinfection required: [] All Year [X] Seasonal from May 1 st to October 31 st								
Coliform, Fecal	30 day geometric mean	200	No./100 ml	4/year	Grab		X	
Coliform, Fecal	7 day geometric mean	400	No./100 ml	4/year	Grab		X	
Chlorine, Total Residual	Daily max	0.1	mg/l	4/year	Grab		X	(2)

FOOTNOTES: (1). And effluent shall not exceed 15% and 15% of influent concentration values for BOD₅ & TSS respectively.

(2). If chlorine is used for disinfection

** Permittee shall submit an approvable plans/ specifications to Putnam County Health before any discharge authorized by this permit may begin.

DISCHARGE NOTIFICATION REQUIREMENTS

a) The permittee shall maintain the existing identification signs at all outfalls to surface waters, which have not been waived by the Department in accordance with 17-0815-a. The sign(s) shall be conspicuous, legible and in as close proximity to the point of discharge as is reasonably possible while ensuring the maximum visibility from the surface water and shore. The signs shall be installed in such a manner to pose minimal hazard to navigation, bathing or other water related activities. If the public has access to the water from the land in the vicinity of the outfall, an identical sign shall be posted to be visible from the direction approaching the surface water.

The signs shall have minimum dimensions of eighteen inches by twenty four inches (18" x 24") and shall have white letters on a green background and contain the following information:

N.Y.S. PERMITTED DISCHARGE POINT

SPDES PERMIT No.: NY _____

OUTFALL No. : _____

For information about this permitted discharge contact:

Permittee Name: _____

Permittee Contact: _____

Permittee Phone: () - ### - ####

OR:

NYSDEC Division of Water Regional Office Address :

NYSDEC Division of Water Regional Phone: () - ### - ####

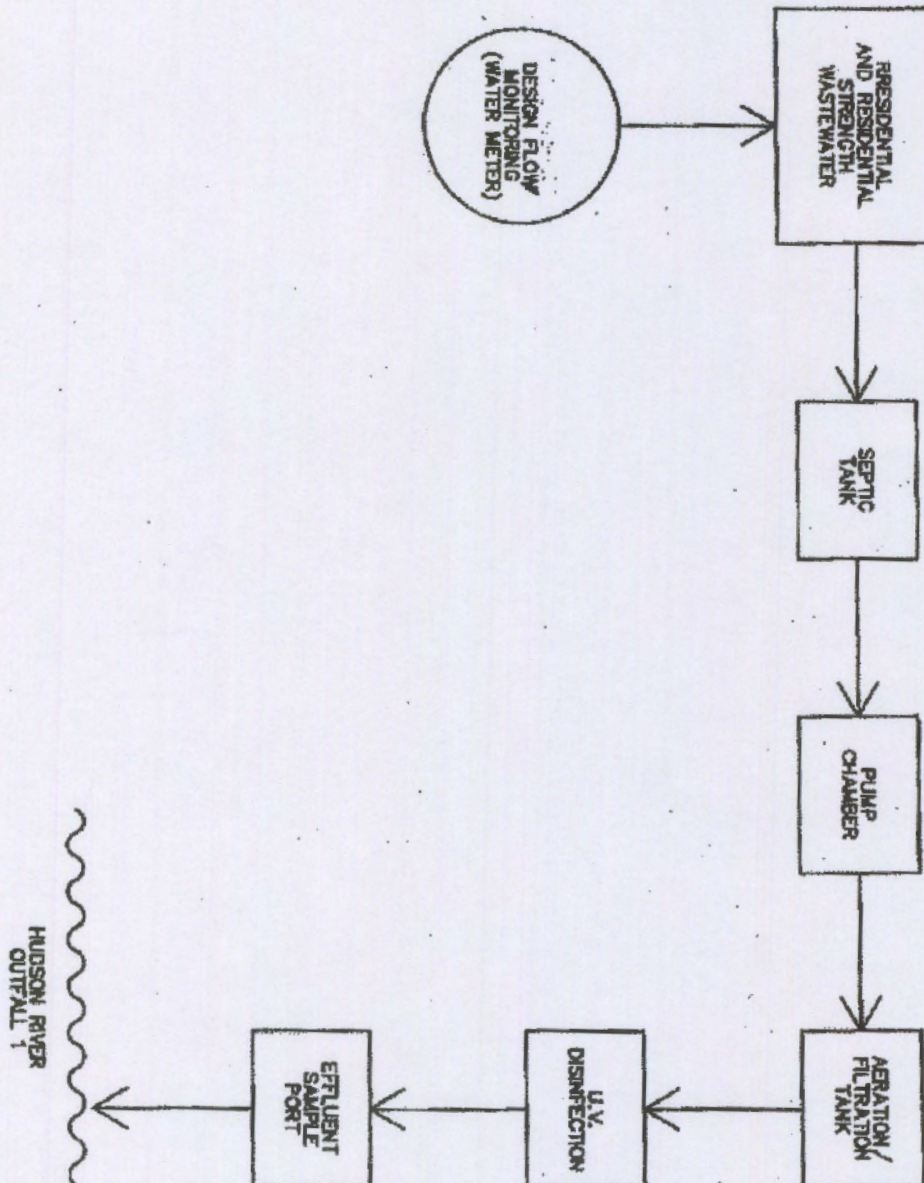
b) For each discharge required to have a sign in accordance with a), the permittee shall provide for public review at a repository accessible to the public, copies of the Discharge Monitoring Reports (DMRs) as required by the RECORDING, REPORTING AND ADDITIONAL MONITORING REQUIREMENTS page of this permit. This repository shall be open to the public, at a minimum, during normal daytime business hours. The repository may be at the business office repository of the permittee or at an off-premises location of its choice (such location shall be the village, town, city or county clerk's office, the local library or other location as approved by the Department). In accordance with the RECORDING, REPORTING AND ADDITIONAL MONITORING REQUIREMENTS page of your permit, each DMR shall be maintained on record for a period of five years.

c) The permittee shall periodically inspect the outfall identification signs in order to ensure that they are maintained, are still visible and contain information that is current and factually correct.

MONITORING LOCATIONS

The permittee shall take samples and measurements, to comply with the monitoring requirements specified in this permit, at the location(s) specified below:

PROCESS FLOW DIAGRAM



RECORDING, REPORTING AND ADDITIONAL MONITORING REQUIREMENTS

- a) The permittee shall also refer to 6 NYCRR Part 750-1.2(a) and 750-2 for additional information concerning monitoring and reporting requirements and conditions.
- b) The monitoring information required by this permit shall be summarized, signed and retained for a period of five years from the date of the sampling for subsequent inspection by the Department or its designated agent. Also, monitoring information required by this permit shall be summarized and reported by submitting;

☐ (if box is checked) completed and signed Discharge Monitoring Report (DMR) forms for each 1 month reporting period to the locations specified below. Blank forms are available at the Department's Albany office listed below. The first reporting period begins on the effective date of this permit and the reports will be due no later than the 28th day of the month following the end of each reporting period.

☒ (if box is checked) an annual report to the Regional Water Engineer at the address specified below. The annual report is due by February 1 and must summarize information for January to December of the previous year in a format acceptable to the Department.

☒ (if box is checked) a monthly "Wastewater Facility Operation Report..." (form 92-15-7) to the:

☐ Regional Water Engineer and/or ☒ County Health Department or Environmental Control Agency specified below

Send a copy of each DMR page to:

Department of Environmental Conservation
Regional Water Engineer
100 Hillside Ave
White Plains, NY 10603

Phone: (914) -428-2505

Putnam County Health Department
1 Geneva Road
Brewster, NY 10509

- c) Noncompliance with the provisions of this permit shall be reported to the Department as prescribed in 6 NYCRR Part 750-1.2(a) and 750-2.
- d) Monitoring must be conducted according to test procedures approved under 40 CFR Part 136, unless other test procedures have been specified in this permit.
- e) If the permittee monitors any pollutant more frequently than required by the permit, using test procedures approved under 40 CFR Part 136 or as specified in this permit, the results of this monitoring shall be included in the calculations and recording of the data on the Discharge Monitoring Reports.
- f) Calculation for all limitations which require averaging of measurements shall utilize an arithmetic mean unless otherwise specified in this permit.
- g) Unless otherwise specified, all information recorded on the Discharge Monitoring Report shall be based upon measurements and sampling carried out during the most recently completed reporting period.
- h) Any laboratory test or sample analysis required by this permit for which the State Commissioner of Health issues certificates of approval pursuant to section five hundred two of the Public Health Law shall be conducted by a laboratory which has been issued a certificate of approval. Inquiries regarding laboratory certification should be sent to the Environmental Laboratory Accreditation Program, New York State Health Department Center for Laboratories and Research, Division of Environmental Sciences, The Nelson A. Rockefeller Empire State Plaza, Albany, New York 12201.



BADEY & WATSON

Surveying & Engineering, P.C.

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

3063 Route 9, Cold Spring, New York 10516

(845)265-9217 (877)3.141593 (NY Toll Free) (845)265-4428 (Fax)

email: info@badey-watson.com website: www.badey-watson.com

Glennon J. Watson, L.S.

John P. Delano, P.E.

Peter Meisler, L.S.

Stephen R. Miller, L.S.

Jennifer W. Reap, L.S.

Robert S. Miglin, Jr., L.S.

Mary Rice, R.L.A., Consultant

George A. Badey, L.S., (1973-2011)

November 1, 2012

Michael Leonard, Chairman

Philipstown Planning Board

Town Hall, 238 Main Street

Cold Spring, NY 10516

RE: 7 Garrison Landing - Request to Revise Resolution PB#1-12

Dear Mr. Leonard:

This letter is our formal request that the Planning Board revise/correct the captioned resolution by adding approval/issuance of the Wetlands Permit that was also part of the application. We are certain that this omission was an oversight and one we did not catch until recently as we were checking to be certain all of the conditions of the resolution were addressed or being addressed.

In support, we attach the portions of the following documents showing that an application for the permit was submitted with the application for site plan approval and that the matter was referred to the CAC (now CAB), although it appears from the resolution that the CAC did not comment.

- ❑ Application for Site Plan Approval dated January 4, 2012, showing date of application
- ❑ Application for Wetlands Permit dated January 5, 2012, showing date of application
- ❑ Memo from Ron Gainer dated January 19, 2012, acknowledging the Wetlands Permit application
- ❑ Resolution PB#12, dated March 15, 2012, indicating that referral to CAC had been made.

Owners of the records of:

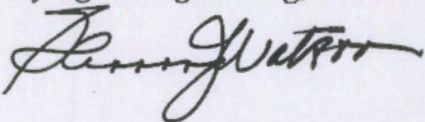
♦ Joseph S. Agnoli ♦ Barger & Hustis ♦ Burgess & Behr ♦ Roy Burgess ♦ Vincent Burrano ♦ Hudson Valley Engineering Company ♦ G. Radcliff Hustis ♦
♦ Peter R. Hustis ♦ J. Wilbur Irish ♦ James W. Irish, Jr. ♦ Douglas A. Merritt ♦ E.B. Moebus ♦ Reynolds & Chase ♦ General Jacob Schofield ♦
♦ Sidney Schofield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

Members will undoubtedly remember that a previous site plan approval and wetlands permit were issued for this site. This earlier approval was for modification to of the site and building for office space. The current site plan requires a little more site work than the earlier plan. This additional disturbance, in our view, required a new wetlands permit, which is why we applied for it.

Please place this request on the agenda for the Planning Board meeting scheduled for November 15, 2012, at which time we are hopeful that the Planning Board will issue a revised resolution and the requested wetlands permit.

As always, thank you for your consideration.

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



by
Glennon J. Watson, L.S.

Enclosure (4)
GJW/bms
cc: File 78-118B\ML01NV12BP_ReqRevReso.doc

BADEY & WATSON
Surveying & Engineering, P.C.

APPLICATION FOR APPROVAL OF SPECIAL USE PERMIT OR SITE PLAN

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

- ☒ for approval of a Site Plan by the Planning Board under Article IX
- ☐ for grant of a Special Use Permit by the Board of Appeals under Article XI
- ☐ for grant of a Special Use Permit by the Board of Appeals under Section 175.24 and Article XI

For Office Use Only

1. Application # _____
2. Fee _____
3. Rec'd by _____
4. Date _____

I. Identification of Applicant:

a. Applicant (name) Garrison Properties, LLC Tel. 845-424-3604

address 2015 Route 9 P.O. Box 348

Garrison, NY 10524

b. Owner of property if not same as Applicant:

(name) Garrison Station Plaza, Inc. Tel. 914-262-2156

address P.O. Box 205

Garrison, NY 10524

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

- ☐ Appendix A-1: Affidavit of Ownership, executed by the individual, or by the general partner of a partnership, that is the owner of property if not same as the Applicant; or
- ☒ Appendix A-2: Affidavit of Ownership, executed by a corporation that is the owner of property if not same as the Applicant.
- ☒ Appendix B-1: certification executed by the Applicant if the Applicant is a partnership, corporation, association or business trust.
- ☒ Appendix B-2: certification executed by the owner of property if the owner is a partnership, corporation, association or business trust.
- ☒ Appendix C: Disclosure Statement under Sec. 809 of the General Municipal Law.
- ☒ Appendix DD: Identification of Property and Proposal.
- ☒ Appendix EE: Identification of Plans and Documents.
- ☐ Appendix FF: Request to omit certain plan elements (Par. 31.3 or 33.3) if any are requested under Item III of this Application (attach a statement specifying the request and reasons).
- ☒ EAF - Environmental Assessment Form
- ☒ Application Checklist

Date January 4, 2012

(Signed) [Signature]
by Chp Altamano, Vice President
(authorized Agent)

Date January 4, 2012

(Signed) [Signature]
by Margaret O'Sullivan, Secretary
(authorized Agent)

III.* Plan Requests and Authorizations:

- a. As part of this Application, request is hereby made to the (X) Planning Board () Board of Appeals to determine that all or part of Site Plan and architectural plan information specified in Par. 31.2.2 and 33.2.2 and 33.2.3 is not necessary and need not be submitted

☒ None requested.

☐ Request, as set forth in Appendix FF, together with the reasons therefore.

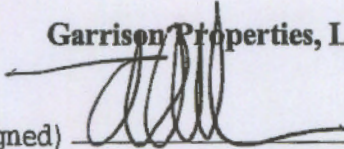
- b. The Applicant and Owner hereby grant to the Planning Board, Board of Appeals and Zoning Administrative Officer, and their authorized agents, permission to enter upon the property that is the subject of this Application for the purpose of inspection and enforcement of the Zoning Law, including the taking of tests and materials samples.

IV. Endorsements:

Applicant

Garrison Properties, LLC

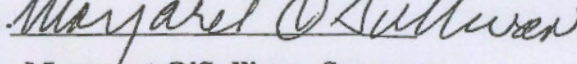
Date January 4, 2012

(Signed) 
by Chip Allemann, Vice President
(authorized Agent)

Owner

Garrison Station Plaza, Inc.

Date January 4, 2012

(Signed) 
by Margaret O'Sullivan, Secretary
(authorized Agent)

APPLICATION FOR WETLANDS PERMIT**Note to Applicant:**

Submit the completed application to the appropriate permitting authority. The application for Wetlands Permit should be submitted simultaneously with any related application (e.g. subdivision approval, site plan approval, special use permit, etc.) being made to the permitting authority.

(Office Use Only)

Application # _____	<input type="checkbox"/> Permitting Authority
Received by: _____	<input type="checkbox"/> Z.B.A.
Date _____	<input type="checkbox"/> Planning Board
Fee _____	<input type="checkbox"/> Wetlands Inspector

Pursuant to Chapter 93 of the Code of the Town of Philipstown, entitled "Freshwater Wetlands and Watercourse Law of the Town of Philipstown" (Wetlands Law), the undersigned hereby applies for a Wetlands Permit to conduct a regulated activity in a controlled area.

1. Owner; Name: Garrison Station Plaza, Inc.

Address: P.O. Box 205

Telephone: (914) 262-2156

2. Agent Name: Garrison Properties, LLC (applicant)
(Applicant must be owner of the land. The Application may be managed by an authorized agent of such person possessing a notarized letter of consent from the owner.)

Name of Agent Garrison Properties, LLC

If Corporation, give names of officers:

Sharon Saul Davis (President), Christopher Davis (Vice-President) and
Chip Allemann (Vice-President)

Mailing Address 2015 Route 9 Garrison, New York 10524

Telephone: (845) 424-3604

3. Location of Proposed Activity:

7 Garrison Landing, Garrison

Tax Map No.: 60.17-1-7

Acreage of Controlled Area Affected: 0.190

4. Type of Activity: (See list of regulated activities)

Exterior renovation of existing multi-use structure. Construction of new, and rehab. of existing impervious surfaces (hardscape). Installation of a new wastewater treatment system.

5. Other permit(s) required and agency or agencies responsible for granting such permits such as but not limited to P.C.B.O.H., N.Y.D.E.C., Army core of Engineers, EPA, DOT, Building Dept. Planning Board and Z.B.A.

Town of Philipstown Planning Board - Site Plan, Putnam County Department of Health -
On-Site Wastewater Treatment Plant, New York State Department of Environmental
Conservation - Surface Discharge and Stream Disturbance Permits

6. Each copy of this application shall be accompanied by:

- a. A detailed description of the proposed activity and a comparison of the activity to the criteria for approval specified in §93-8 of the Wetlands Law (see below)
- b. A completed short form environmental assessment form.

c. A map prepared by a licensed surveyor landscape architect or engineer showing:

1. The controlled area(s) wetland buffer zone 100 feet from the edge of any wetlands, lakes, ponds or streams on the site;

2. Any wetland or watercourse therein and the location thereof;

3. The location, extent, and nature of the proposed activity

D. The names of claimants of water rights in the wetland or watercourse of whom the applicant has record notice and the names and address of all owners of record of properties abutting and directly across from the proposed activity as shown on the latest tax record.

(Note: Any map, plat or plan showing the above information that is required to be submitted for any other permit or approval in connection with the regulated activity, and that is acceptable to the Permitting Authority, may be used.)

Date 01/05/12

Signature of Applicant:





RONALD J. GAINER, P.E., PLLC
31 Baldwin Road, Patterson, NY 12563
Mailing Address: PO BOX 417, Pawling, NY 12564

office 845-878-6507

cell 845-527-1432

TO: Town of Philipstown Planning Board DATE: January 19, 2012
FROM: Ronald J. Gainer, PE SUBJ: Garrison Properties LLC; Station Road

Project Scope: Proposed Site Plan
Zoning District: "HM" (Hamlet Mixed use District)

We have reviewed the Site Plan prepared by Badey & Watson, P.C. concerning a proposed mixed use development comprising 2 apartments, retail sales and a restaurant of the former Guinan's Store in Garrison. The existing structure lies on a 6.674 acre parcel, and will be renovated as part of this application. A new on-site wastewater treatment facility is proposed, which will involve a surface discharge.

The property lies along the easterly shore of the Hudson River, and is within the 100 year flood boundary. By way of background, the site previously was granted Site Plan approval by the Planning Board in October, 2010 for office/apartment uses in the premises. During this review, the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) offered recommendations as the exterior renovations proposed at that time. This latest application is governed by the Town's new Zoning Ordinance.

As the Board has not yet conducted any detailed review of the proposal, we wish to offer the following preliminary comments on the matter. The applicant should recognize that as the project design elements are refined through the Board's review process, further comments will be forthcoming. It is also recognized that many of the issues raised below may not actually be resolved until later in the review process. However, we wish to make this initial assessment as detailed as the present design information permits, to assist the design professional as much as possible. In this context, we offer the following:

PRELIMINARY CONSIDERATIONS – Pursuant to the terms of the new Ordinance, the Board should first accomplish the following:

1. ***Classification of the Project*** – As the project does not appear to exceed any of the thresholds established in the new Zoning Law, the project may be deemed as a "Minor" project, and so the application can be processed under the procedures and requirements of §175-67.
2. ***"Completeness" of Application*** – The January 19, 2012 Board meeting offers the Board an ability to offer their initial comments on the application.

Initially, the applicant should provide to the Board documentation as to the site's authorization and ability to utilize on-street parking along Station Road to satisfy their parking requirements. A review of the project's water demands and wastewater generation should also be provided.

Further, following the procedures established by the new Zoning Code, it is suggested that the applicant meet with the Zoning Administrator and Town Engineer to discuss the overall application package and whether any needed plan refinements are necessary. In this way, the plans can be revised, and a complete application can be developed so that it may then be processed by the Board. We therefore suggest that "Completeness" not be established until this meeting with the Town's Zoning Administrator.

RE: Garrison Properties, LLC – Site Plan

SEQR – The project appears to represent an “Unlisted” action pursuant to SEQR. The applicant has filed a long form Parts 1 & 2 Environmental Assessment Form, for the Board’s review. There are matters on Part 2 of the form which appear to warrant revision. We propose to work directly with the applicant’s consultant to have these addressed, and a new Part 2 filed for the Board’s consideration.

Since this is an “Unlisted” action procedurally the Board has the discretion of whether or not to conduct a coordinated review. If the Board chooses to perform a coordinated environmental review they should initially declare their intent to become Lead Agency and notify other involved agencies. After 30 days has elapsed, the Board may then consider making a SEQRA Declaration of Significance. However, if a non-coordinated review is decided, the Board can make a SEQRA Declaration as soon as they believe they have all of the information required to arrive at this decision.

REFERRALS- Once the application is deemed complete, the project should be referred to the following agencies:

- Putnam County Department of Planning
- Town of Philipstown CAC (wetlands permit required)
- NYSOPRHP
- Putnam County Department of Health

Given that this is the Board’s first opportunity to discuss the application, we suggest that the Board initially determine whether a site inspection of the proposal should be conducted to evaluate site-specific issues and potential environmental concerns. Thereafter, once the Board’s field comments are resolved, and the Board is satisfied with their understanding of the project, the Board should determine whether a public hearing should be held (which is discretionary for “Minor” projects).

We trust that these preliminary comments are adequate for the Board and applicant’s consultant. Should you have any questions, please don’t hesitate to contact us.

c: Roger Chirico, Highway Superintendent
Kevin Donohue, Code Enforcement Officer
Stephen Gaba, Esq.
Applicant

Ronald J. Gainer, P.E. PLLC





Town of Philipstown

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

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

April 7, 2016

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

BADEY & WATSON
Surveying & Engineering, P.C.

September 17, 2012

RE: Site Plan for Griffin's Landscaping - Submission of New Plans

3063 Route 9

Dear Chairman and Board Members:

Cold Spring, NY 10516

On April 2, 2013, Griffin's Landscaping (Griffin) submitted an application for Site Plan Approval to remedy a zoning violation issued by Mr. Donohue. At the time, Griffin's & Associates was identified as the Design Professionals and we were listed as the surveyors. The application was reviewed by the Zoning Board and we were listed as the design professionals and we were listed as the surveyors. According to the application, the site plan was submitted to our office for completion of the site plan. According to the application, the site plan was submitted to our office for completion of the site plan.

Re: Request for "Letter of No Violation"

Property: Garrison Station Plaza
7 Garrison Landing

ID# 60.17-1-7

We are also closing a check account to replenish the escrow account. Griffin has been operating its firewood processing business on the site since it acquired the property in 1996. The prior owner, Philip Bresto, operated a similar business for a short time before selling the property to the Griffin. As with any successful business, it has expanded and found itself in violation of the approved site plan.

To whom it may concern,

We have been working to prepare a site plan that conforms to the zoning and meets the needs of our client. We have concluded that both 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; and 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; and 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 place this request 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

received
9/17/16

April 7, 2016

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



RE: Site Plan Application of Griffin's Landscaping - Submission of New Plans

Dear Chairman Merante and Honorable Board Members:

On April 2, 2015, Griffin's Landscaping (Griffin) submitted an application for Site Plan Approval to remedy a zoning violation issued by Mr. Donohue. At the time, Gemmola & Associates was identified as the Design Professionals and we were listed as the surveyors on the application. Since then, Mr. Gemmola has referred the entire matter to our office for completion of the site plan. Accordingly, we submit herewith thirteen (13) sets of our 2 sheet plan set for the Griffin's Landscaping site on Route 9.

We are also enclosing a check for \$1,598.60 to replenish the escrow account.

Griffin has been operating its firewood processing business on the site since it acquired the property in 1996. The prior owner, Philip Bisesto, operated a similar business for a short time before selling the property to the Griffin. As with any successful business, it has expanded and found itself in violation of the approved site plan.

We have been working to prepare a site plan that conforms to the zoning and meets the needs of our client. We have concluded that both cannot be accomplished and have advised Griffin that variances would be required. Although we have attempted to eliminate the need for a variance, the site plan submitted herewith does not conform to the zoning law and, in our view, cannot be made to conform. Accordingly, we respectfully request that the Planning Board formally find that the site plan is not eligible for approval so that our client can appeal the matter to the ZBA.

Please place this matter on the agenda for the April 21, 2016, meeting of the Planning Board during which we are hopeful that the requested referral will be made.

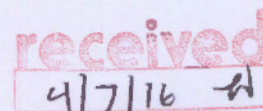
As always, thank you for your continued consideration.

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

By
Glennon J. Watson, L.S.
845.265.9217 x14
gwatson@badey-watson.com

GJW/bms

cc: File U:\74-136B\WO_22780\AM07API6BP_GriffinLandscaping_SubmissionofNewPlans.docx
Glenn Griffin, Griffin's Landscaping



Please place this matter on the agenda of the April 21, 2016 meeting of the Planning Board at which we will be prepared to discuss the viability of the outdoor storage and any other concerns of the Planning Board.

April 7, 2016

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



RE: ESP/Kehr - Submission of Visualization Materials

Dear Mr. Merante and Honorable Board Members:

Since our last meeting with the Planning Board, we have continued to work on the proposed zoning change that will allow the site plan for ESP to move forward. We are hopeful that the Town Board will have proposed the zoning change and requested your formal comment on the matter in time for consideration at the April 21st meeting of the Planning Board.

Meanwhile, we submit herewith 13 sets of 6 photographs and a profile demonstrating how the proposed building will relate to the overall site.

The 6 photographs are intended to show how the proposed building and the addition to the existing building will appear from Route 9. The views presented are from 2 points on Route 9. One is located to the south looking north toward the proposed building. The other is taken from the north looking south. There are 3 photographs from each direction. The first photo in each set shows the existing conditions and has not been altered. The second shows the proposed building and addition "photo shopped" into the photograph, but drawn as a semi-transparent object. This will allow members to see what exists behind the building and what will be hidden when the building and addition have been fully constructed. Then third photo in each set shows the building as the opaque structure that it will be along with our Landscape Architect's visualization of the landscaping that will be placed in front of the building to soften the view from the road.

Planning Board members have expressed concern that placing the building as close to the road as possible is undesirable. In response to the concern we offer the following observations.

1. The building is setback at least 69 feet from the middle of Route 9 when 35 feet is required.
2. The building could be moved 31 feet closer to the road and still be on the property and still be more than 35 feet from the center of the road.
3. The location of the building was selected, in large part, to maximize the screening effect that it would have on the storage yard on the site.
4. The Zoning Law requires that off street parking located behind buildings and outside storage be screened.

As the photos show, the placement of the building goes a long way toward accomplishing this goal.

received
4/7/16 w

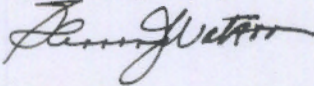
Please place this matter on the agenda of the April 21, 2016, meeting of the Planning Board at which we will be prepared to discuss the visibility of the outdoor storage and any other concerns of the Planning Board.

As always, thank you for your continued concern and attention to this application.

Yours truly,

BADEY & WATSON,

Surveying & Engineering, P.C.



by

Glennon J. Watson, L.S.

845.265.9217 x14

gwatson@badey-watson.com

GJW/bms

cc: File U:\89-159B\WO_21038-ESP\AM07API68P_SubmitsVisualization.docx
Bruce & Donna Kehr



**ESP- Proposed Building Visibility Study
Northerly View - Existing Conditions**

received
4/7/16 Z



ESP - Proposed Building Visibility Study
Northerly View - Through Building View

Received
4/7/16 2:17



**ESP- Proposed Building Visibility Study
Northerly View - Planted**

received
4/7/16 A



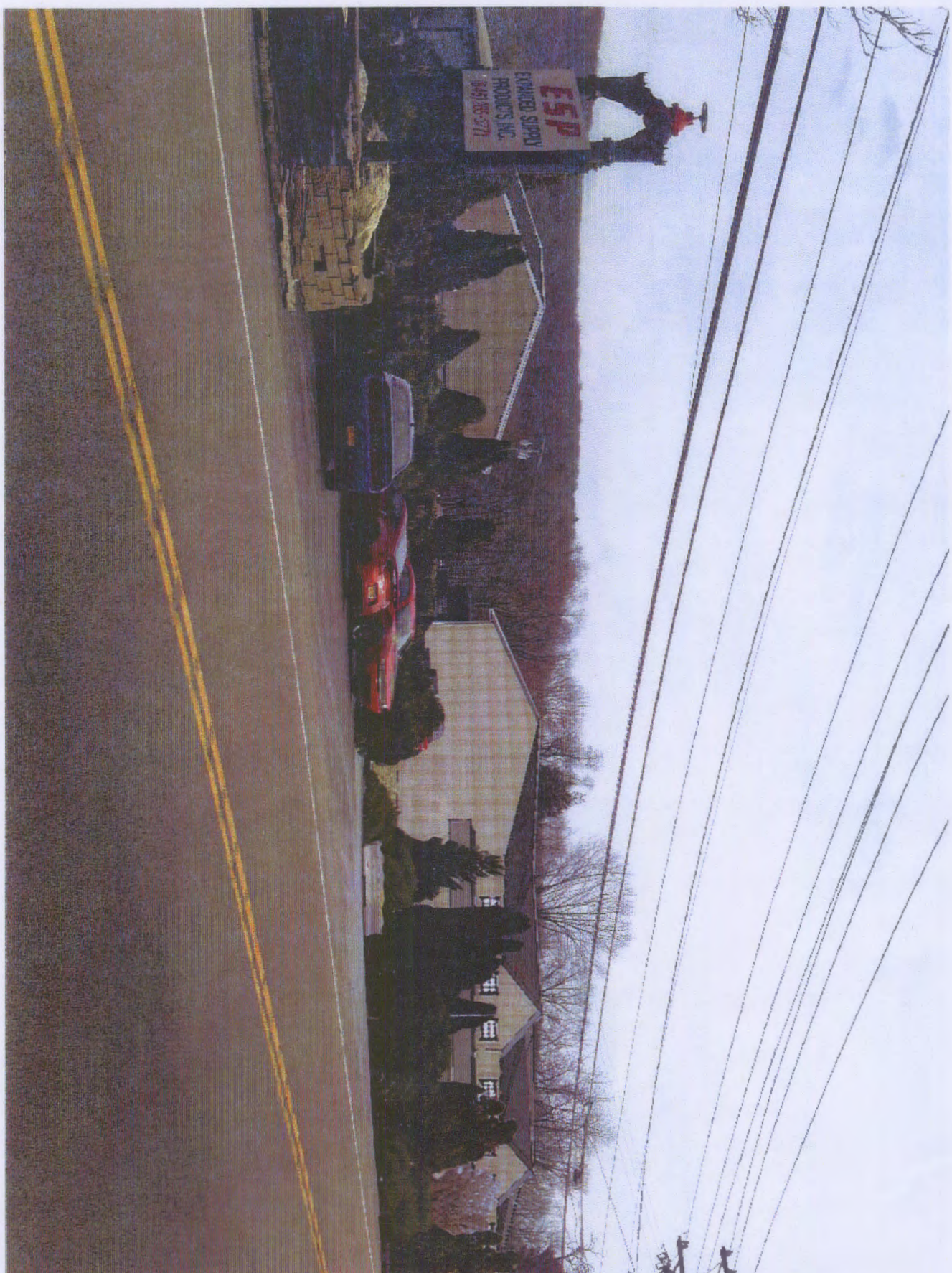
received
4/7/16

**ESP- Proposed Building Visibility Study
Southerly View - Existing Conditions**



ESP - Proposed Building Visibility Study
Southerly View - Through Building View

received
4/7/16



ESP - Proposed Building Visibility Study
Southerly View - Planted

Received
4/7/16 W