

**Philipstown Planning Board Meeting  
Butterfield Library  
10 Morris Avenue  
Cold Spring, New York  
May 16, 2013  
Agenda**

Pledge of Allegiance

Roll Call

Approval of Minutes – April 18, 2013

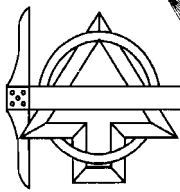
1. **The New Friary at Graymoor** Special Use Permit and Site Plan – P.O. Box 300, Garrison: Submission of Fire Company approval letter
2. **Open Space Conservancy, Inc. (Glenclyffe)** – Approval of subdivision plat - Route 9D, Garrison: Submission of requested documents
3. **Garrison Properties (Guinan's)** – Site plan application – 7 Garrison Landing, Garrison: Submission of revised Statement of Use
4. **Arthur Fisher** – Approval of access and site plan application for minor project – 19 Sky Lane, Town of Philipstown: New submission
5. **Cold Spring Farm** – Site plan application – Route 9/Vineyards Road, Town of Philipstown: Submission of 3-drawing set (depicting slope analysis, vegetative cover and soil type boundaries)
6. **Proposed Local Laws** (Letter dated April 11, 2013 from Tina Merando to John Pilmer)
  - Law amending the Town Code of the Town of Philipstown **to revise Chapter 93 (Wetlands)**
  - Law amending the Town Code of the Town of Philipstown **to implement the revised Zoning Law and designation of the Conservation Board**
  - Law amending Chapter 159 of the Town Code of the Town Of Philipstown **to implement the Natural Resource and Open Space Plan**
  - Law amending Chapter 112 of the Town Code of the Town of Philipstown with respect to **Open Development Area subdivision**
  - Law amending the Town Code of the Town of Philipstown **to make clarifications and technical corrections to Chapter 175.**
  - Law amending the Town Code of the Town of Philipstown **to prohibit hydraulic fracturing**
  - Short Environmental Assessment form

Adjourn

Michael Leonard, Chairman

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

**PROPOSED LOCAL LAWS  
ARE ON THE WEBSITE  
LOCATED AT THE BOTTOM OF THE HOMEPAGE ON  
LEFT SIDE**



# 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)

May 2, 2013

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

RE: Graymoor – Submission of Fire Company Approval

Dear Mr. Leonard and Honorable Board Members:

Enclosed is a copy of a letter from the Garrison Volunteer Fire Company approving the changes that we have incorporated into the Graymoor plans. Please add it to the record of this project.

We continue to work on the several conditions of the resolution of approval and are pleased to report that we believe we have satisfied all but one, which we continue to pursue.

This matter need **not** be on the agenda for the May 16, 2013, meeting of the Planning Board.

Thank you for your continued attention to and concern for this project and thank you especially for your efforts in arranging a very productive meeting with the Fire Company.

Yours truly,

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

by  
Glennon J. Watson, L.S.

GJW/bms

cc: File 71-111\ML02MY13BP\_SubmitFireCoOkay.doc  
Alfandre Architects  
Fr. Dennis Polanco, SA.

Owners of the records of:

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

71-111

# GARRISON VOLUNTEER FIRE COMPANY INC.

1616 Route 9  
PO Box 252  
Garrison NY 10524

House Phone (845) 424-4406

Chief's Office (845) 424-3709

April 24, 2013

Michael Leonard, Chairman  
Town of Philipstown Planning Board  
238 Main Street  
P.O. Box 155  
Cold Spring, NY 10516

Re: Friars of the Atonement Site Plan

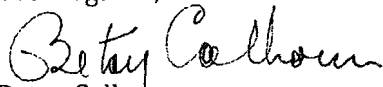
Dear Mr. Leonard,

Kyle Irish, Deputy Chief, Peter von Bergen and I met with Mary Rice, Joe Delano and Glenn Watson to finalize our review of the above referenced site plans in terms of firematic concerns.

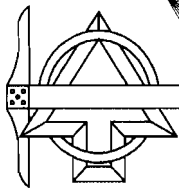
The Garrison Volunteer Fire Company accepts the proposed fire access improvements. We are satisfied that the improvements, as modified and shown in the detail drawings, will comply with the requirements of the New York State Fire Code. The items in question were:

1. Repair of hydrant on eastern access road;
2. Specific signage and road markings at areas of fire equipment within 150 feet of the building;
3. Location of the FDC and Knox box near main entrance;
4. Mounting curb at island south of building;
5. Road construction and surface with a minimum 75,000 lbs. rating;
6. Y-turnaround appropriate for fire equipment.

Best regards,

  
Betsy Calhoun  
President GVFC

cc.: Mary Rice, Joe Delano, Glenn Watson ✓



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

May 2, 2013

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

RE: Glenclyffe – Open Space Conservancy – Submission of Requested Documents

Dear Mr. Leonard and Honorable Board Members:

During the April meeting of the Planning Board Kim Conner asked for additional information regarding the lot line adjustment between Open Space Conservancy and Open Space Institute. In response, we submit herewith 13 copies of the 4 deeds necessary to accomplish the adjustment and 13 copies of the Lot Line Adjustment Map that was filed in Town Hall, as required by the Philipstown Land Development Regulations.

We look forward to continuing the discussion about this project during the May 16, 2013, meeting of the Planning Board, at which time we are hopeful that a Public Hearing will be scheduled.

Thank you for your continued attention to and concern for this project.

Yours truly,

**BADEY & WATSON,**

*Surveying & Engineering, P.C.*

by

Glennon J. Watson, L.S.

GJW/bms

cc: File 79-120\ML02MY13BP\_SubmitLotLineAdjustmentData.doc

Samalya Deutch, OSC

T. Jefferson Cunningham

Owners of the records of:

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

File No. 79-120  
Work Order No. 21206  
File Name: OS09MR13BD\_OSI\_to\_OSC.doc  
Date Created: March 9, 2013  
Date Revised: March 17, 2013  
Date Printed: March 17, 2013  
Figure No. 1061, 1062 & 1063  
Author: GJW

**Description of Property  
prepared for  
Open Space Conservancy, Inc.  
(Open Space Institute, Inc. to Open Space Conservancy, Inc.)**

**ALL** those certain parcels of land situate in the Town of Philipstown, County of Putnam, and State of New York that are portions of the "Club Parcel" shown on that certain "Topographic Map and Survey of Property prepared for Open Space Institute...", which was filed in the Putnam County Clerk's office on December 16, 1991, as Map No. 2536 that are bounded and described as follows:

**PARCEL 1**

**BEGINNING** at the point on the line dividing the said Club Parcel, on the north, from lands formerly of Fish, formerly of the Province of St. Joseph of the Capuchin Order and now shown on that certain "Plat showing the Further Subdivision of Parcel A shown on that certain 'Subdivision of Glencllyffe...'", which was filed in the Putnam County Clerk's office on May 26, 2005 as Map No. 2925A, on the south that occupies coordinate position

N 500,161.84 (y)  
E 605,215.19 (x)

of the New York State Coordinate System, East Zone (NAD 27), and which point is distant the following courses

N 73°43'48" W 211.63 feet,  
N 21°29'37" W 370.25 feet,  
N 72°27'37" W 66.04 feet,  
N 73°44'37" W 35.05 feet, and  
N 62°14'37" W 265.55 feet

measured along the said division line from the point where it meets the westerly line of the Bear Mountain Beacon State Highway, N.Y.S. Route 9D (Filed Map 2536 erroneously refers to U.S. Route 9d), which reference point occupies coordinate position

N 499,604.66 (y)  
E 605,885.61 (x)

of the said New York State Coordinate System, East Zone.

**THENCE** from the said point of beginning along the said division line

N 62°14'37" W 149.00 feet,

to a point at the line dividing the said Club Parcel, on the east, from the "State Parcel East" shown on said Filed Map No. 2536, on the west. Thence along the last mentioned division line.

N 26°43'50" E 392.58 feet,

to a point. Thence through the said "Club Parcel", the following courses:

S 56°00'00" E 100.78 feet,

S 34°00'00" W 211.92 feet,

S 12°00'00" W 47.00 feet, and

Due South 142.00 feet

to the point or place of beginning, containing 37,076 square feet, more or less.

## **PARCEL 2**

**BEGINNING** at the angle point on the line dividing the said Club Parcel, on the north, from lands formerly of Fish, formerly of the Province of St. Joseph of the Capuchin Order and now shown on that certain "Plat showing the Further Subdivision of Parcel A shown on that certain 'Subdivision of Glenclyffe...'", which was filed in the Putnam County Clerk's office on May 26, 2005 as Map No. 2925A, on the south, which point occupies coordinate position

N 500,008.45 (y)

E 605,546.80 (x)

of the New York State Coordinate System, East Zone (NAD 27), and which point is distant

N 73°43'48" W 211.63 feet, and

N 21°29'37" W 370.25 feet

measured along the said division line from the point where it meets the westerly line of the Bear Mountain Beacon State Highway, N.Y.S. Route 9D, which reference point occupies coordinate position

N 499,604.66 (y)

E 605,885.61 (x)

of the said New York State Coordinate System, East Zone.

**THENCE** from the said point of beginning along the said division line, the following courses:

N 72°27'37" W 66.04 feet,  
N 73°44'37" W 35.05 feet, and  
N 62°14'37" W 84.00 feet,

to a point. Thence through the said "Club Parcel", the following courses:

N 45°00'00" E 42.75 feet,  
S 74°00'00" E 106.14 feet, and  
S 29°00'00" E 79.82 feet

to the point or place of beginning, containing 7,379 square feet, more or less.

### **PARCEL 3**

**BEGINNING** at the point on the line dividing the said Club Parcel, on the north, from lands formerly of Fish, formerly of the Province of St. Joseph of the Capuchin Order and now shown on that certain "Plat showing the Further Subdivision of Parcel A shown on that certain 'Subdivision of Glenclyffe...'", which was filed in the Putnam County Clerk's office on May 26, 2005 as Map No. 2925A, on the south that occupies coordinate position

N 499,839.99 (y)  
E 605,613.14 (x)

of the New York State Coordinate System, East Zone (NAD 27), and which point is distant

N 73°43'48" W 211.63 feet, and  
N 21°29'37" W 189.19 feet

measured along the said division line from the point where it meets the westerly line of the Bear Mountain Beacon State Highway, N.Y.S. Route 9D, which reference point occupies coordinate position

N 499,604.66 (y)  
E 605,885.61 (x)

of the said New York State Coordinate System, East Zone.



**THENCE** from the said point of beginning along the said division line

N 21°29'37" W 181.06 feet,

to a point. Thence through the said "Club Parcel", the following courses:

S 29°00'00" E 81.18 feet,

S 72°00'00" E 22.92 feet,

S 15°00'00" E 76.00 feet, and

S 40°30'00" W 22.31 feet

to the point or place of beginning, containing 2,626 square feet, more or less.

**N.B.** The conveyance anticipated by the scrivener when preparing this description is a " ... conveyance or exchange of land between adjoining owners ..." involving less than 10% of the lands of either the grantor or grantee. Therefore it is neither a Subdivision nor a "Revision (of a Subdivision Plat)," as defined in Section 112-1 of the Philipstown Town Code. However, provisions of Section 112-2E, requiring the filing of a plat with the Planning Board, Code Enforcement Officer and Board of Assessors, apply.

Prepared by

**BADEY & WATSON**

*Surveying & Engineering, P.C.*

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of the said New York State Coordinate System, East Zone.

**THENCE** from the said point of beginning along the said division line

N 62°14'37" W 149.00 feet,

to a point at the line dividing the said Club Parcel, on the east, from the "State Parcel East" shown on said Filed Map No. 2536, on the west. Thence along the last mentioned division line.

N 26°43'50" E 392.58 feet,

to a point. Thence through the said "Club Parcel", the following courses:

S 56°00'00" E 100.78 feet,

S 34°00'00" W 211.92 feet,

S 12°00'00" W 47.00 feet, and

Due South 142.00 feet

to the point or place of beginning, containing 37,076 square feet, more or less.

## **PARCEL 2**

**BEGINNING** at the angle point on the line dividing the said Club Parcel, on the north, from lands formerly of Fish, formerly of the Province of St. Joseph of the Capuchin Order and now shown on that certain "Plat showing the Further Subdivision of Parcel A shown on that certain 'Subdivision of Glenclyffe...'", which was filed in the Putnam County Clerk's office on May 26, 2005 as Map No. 2925A, on the south, which point occupies coordinate position

N 500,008.45 (y)

E 605,546.80 (x)

of the New York State Coordinate System, East Zone (NAD 27), and which point is distant

N 73°43'48" W 211.63 feet, and

N 21°29'37" W 370.25 feet

measured along the said division line from the point where it meets the westerly line of the Bear Mountain Beacon State Highway, N.Y.S. Route 9D, which reference point occupies coordinate position

N 499,604.66 (y)

E 605,885.61 (x)

of the said New York State Coordinate System, East Zone.

**THENCE** from the said point of beginning along the said division line, the following courses:

N 72°27'37" W 66.04 feet,  
N 73°44'37" W 35.05 feet, and  
N 62°14'37" W 84.00 feet,

to a point. Thence through the said "Club Parcel", the following courses:

N 45°00'00" E 42.75 feet,  
S 74°00'00" E 106.14 feet, and  
S 29°00'00" E 79.82 feet

to the point or place of beginning, containing 7,379 square feet, more or less.

### **PARCEL 3**

**BEGINNING** at the point on the line dividing the said Club Parcel, on the north, from lands formerly of Fish, formerly of the Province of St. Joseph of the Capuchin Order and now shown on that certain "Plat showing the Further Subdivision of Parcel A shown on that certain 'Subdivision of Glenclyffe...'", which was filed in the Putnam County Clerk's office on May 26, 2005 as Map No. 2925A, on the south that occupies coordinate position

N 499,839.99 (y)  
E 605,613.14 (x)

of the New York State Coordinate System, East Zone (NAD 27), and which point is distant

N 73°43'48" W 211.63 feet, and  
N 21°29'37" W 189.19 feet

measured along the said division line from the point where it meets the westerly line of the Bear Mountain Beacon State Highway, N.Y.S. Route 9D, which reference point occupies coordinate position

N 499,604.66 (y)  
E 605,885.61 (x)

of the said New York State Coordinate System, East Zone.

**THENCE** from the said point of beginning along the said division line

N 21°29'37" W 181.06 feet,

to a point. Thence through the said "Club Parcel", the following courses:

S 29°00'00" E 81.18 feet,

S 72°00'00" E 22.92 feet,

S 15°00'00" E 76.00 feet, and

S 40°30'00" W 22.31 feet

to the point or place of beginning, containing 2,626 square feet, more or less.

**N.B.** The conveyance anticipated by the scrivener when preparing this description is a " ... conveyance or exchange of land between adjoining owners ..." involving less than 10% of the lands of either the grantor or grantee. Therefore it is neither a Subdivision nor a "Revision (of a Subdivision Plat)," as defined in Section 112-1 of the Philipstown Town Code. However, provisions of Section 112-2E, requiring the filing of a plat with the Planning Board, Code Enforcement Officer and Board of Assessors, apply.

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File No. 79-120  
Work Order No. 21206  
File Name: OS12MR13BD\_OSI\_Consolidation.doc  
Date Created: March 12, 2013  
Date Revised: March 17, 2013  
Date Printed: March 17, 2013  
Figure No. 1064  
Author: GJW

**Description of Property  
prepared for  
Open Space Institute, Inc.  
(Open Space Institute, Inc. Consolidation)**

**ALL** that certain parcel of land situate in the Town of Philipstown, County of Putnam, and State of New York that is a major portion of the "Club Parcel" shown on that certain "Topographic Map and Survey of Property prepared for Open Space Institute...", which was filed in the Putnam County Clerk's office on December 16, 1991, as Map No. 2536, and a small portion of Parcel A1 shown on that certain "Plat showing the Further Subdivision of Parcel A shown on that certain 'Subdivision of Glenclyffe...'", which was filed in the Putnam County Clerk's office on May 26, 2005 as Map No. 2925A, that when taken together is bounded and described as follows:

**BEGINNING** at the point on the westerly line of the Bear Mountain – Beacon State Highway No. 5715, N.Y. S. Route 9D (Filed Map 2536 erroneously refers to U.S. Route 9d), where it is met by the line dividing the said "Club Parcel shown on said Filed Map No. 2536, on the north, from Parcel A1, on said Filed Map No. 2925A, on the south, which point occupies coordinate position

N 499,604.66 (y)  
E 605,885.61 (x)

of the New York State Coordinate System, East Zone.

**THENCE** from the said point of beginning southerly along the westerly line of New York State Route 9D

S 16°31'57" W 30.00 feet,

to a point. Thence through said Parcel A1 on Filed Map No. 2925A, the following courses:

N 75°00'00" W 101.00 feet,  
N 71°00'00" W 54.16 feet,  
N 64°12'26" W 135.96 feet, and  
N 08°00'00" W 132.38 feet,

to a point. Thence still through said Parcel A1 on Filed Map No. 2925A and continuing through the aforementioned "Club Parcel" on Filed Map No. 2536, the following courses:

N 40°30'00" E 61.84 feet,  
N 15°00'00" W 76.00 feet,  
N 72°00'00" W 22.92 feet, and  
N 29°00'00" W 81.18 feet,

to an angle in the line dividing the said "Club Parcel" from said Parcel A1. Thence once again through the said "Club Parcel on Filed Map No. 2536, the following courses:

N 29°00'00" W 79.82 feet,  
N 74°00'00" W 106.14 feet, and  
S 45°00'00" W 42.75 feet,

to a point on the line dividing the said "Club Parcel" from said Parcel A1. Thence along the last mentioned division line

N 62°14'37" W 181.55 feet,

to a point. Thence once again through the said "Club Parcel on Filed Map No. 2536, the following courses:

Due North 142.00 feet,  
N 12°00'00" E 47.00 feet,  
N 34°00'00" E 211.92 feet, and  
N 56°00'00" W 100.78 feet,

to a point on the line dividing the said "Club Parcel" from the "State Parcel" shown on said Filed Map No. 2536. Thence along the said State Parcel, the following courses:

N 26°43'50" E 176.48 feet,  
N 17°11'36" E 71.97 feet,  
N 20°23'37" E 128.16 feet,  
N 28°41'54" E 65.37 feet,  
N 38°32'32" E 41.34 feet,  
N 26°48'28" E 87.67 feet,  
N 27°03'25" E 183.64 feet,  
N 17°27'06" E 357.08 feet,  
S 52°13'47" E 155.86 feet,  
S 65°32'29" E 172.82 feet,  
S 18°22'03" E 93.48 feet,  
N 80°02'15" E 180.36 feet, and  
N 12°01'59" E 264.93 feet,

to a point on the southerly line of Lower Station Road. Thence easterly along the southerly line of Upper Station Road, the following courses:

N 83°00'00" E 33.27 feet,  
N 89°10'00" E 58.00 feet,  
S 84°00'00" E 58.00 feet,  
S 78°40'00" E 53.00 feet,  
S 76°50'00" E 224.00 feet,  
S 70°40'00" E 32.00 feet,  
S 59°00'00" E 29.00 feet, and  
S 31°46'57" E 39.82 feet,

to a point on the westerly line of the aforementioned N.Y.S. Route 9D. Thence southerly along the westerly line of N.Y.S. Route 9D, the following courses:

File 79-120B\OS12MR13BD\_OSI\_Consolidation.doc

Printed: March 17, 2013

Created: March 12, 2013

Last Revised: March 17, 2013

S 12°31'44" E 55.32 feet,  
S 01°31'42" W 65.17 feet,  
S 13°57'59" W 36.16 feet,  
S 06°07'08" W 201.89 feet,  
S 16°02'47" W 192.96 feet,  
S 27°56'15" W 362.04 feet,  
S 26°52'18" W 115.18 feet,  
S 27°37'14" W 82.30 feet,  
S 32°56'53" W 98.73 feet,  
S 38°37'21" W 98.49 feet,  
S 42°37'42" W 189.76 feet,  
S 38°26'26" W 101.28 feet,  
S 32°31'13" W 101.64 feet,  
S 27°19'07" W 101.49 feet,  
S 34°05'41" W 34.10 feet, and  
S 16°15'00" W 301.69 feet

to the point or place of beginning, containing 41.111 acres, more or less.

**TOGETHER WITH AND SUBJECT TO** the benefits and burdens of any and all easements of record affecting the lands hereinabove described to the extent that the same are in force and effect as of the date of this instrument.

N.B. The conveyance anticipated by this description is one made for the purpose of consolidating the lands of Open Space Institute, Inc. into a single parcel, thus assuring that the recent conveyances between Open Space Institute, Inc. and Open Space Conservancy, Inc. are in fact "... conveyance(s) or exchange(s) of land between adjoining owners ..." and not a subdivision as defined in Section 112-1 of the Philipstown Town Code.

Prepared by  
**BADEY & WATSON**  
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Figure No. 1064  
Author: GJW

**Description of Property  
prepared for  
Open Space Conservancy, Inc.  
(Open Space Conservancy, Inc. to Open Space Institute, Inc.)**

**ALL** that certain parcel of land situate in the Town of Philipstown, County of Putnam, and State of New York that is a portion of Parcel A1 shown on that certain "Plat showing the Further Subdivision of Parcel A shown on that certain 'Subdivision of Glenclyffe...'", which was filed in the Putnam County Clerk's office on May 26, 2005, as Map No. 2925A, that is bounded and described as follows:

**BEGINNING** at the point on the westerly line of the Bear Mountain – Beacon State Highway No. 5715, N.Y. S. Route 9D, where it is met by the line dividing the said Parcel A1, on the south, from lands formerly of Ardenia Corporation and now shown on that certain "Topographic Map and Survey of Property prepared for Open Space Institute...", which was filed in the Putnam County Clerk's office on December 16, 1991, as Map No. 2536, on the north, which point occupies coordinate position

N 499,604.66 (y)  
E 605,885.61 (x)

of the New York State Coordinate System, East Zone.

**THENCE** from the said point of beginning southerly along the westerly line of New York State Route 9D

S 16°31'57" W 30.00 feet,

to a point. Thence through said Parcel A1 on Filed Map No. 2925A, the following courses:

N 75°00'00" W 101.00 feet,  
N 71°00'00" W 54.16 feet,  
N 64°12'26" W 135.96 feet,  
N 08°00'00" W 132.38 feet, and  
N 40°30'00" E 39.53 feet,

to a point on the first mentioned line dividing said Parcel A1, from the lands shown on Filed Map No. 2925A. Thence along the last mentioned division line

S 21°29'37" E 189.19 feet, and



S 73°43'48" E 211.63 feet

to the westerly line of N.Y.S. Route 9D and the point or place of beginning, containing 15,192 square feet, more or less.

**N.B.** The conveyance anticipated by the scrivener when preparing this description is a "... conveyance or exchange of land between adjoining owners ..." involving less than 10% of the lands of either the grantor or grantee. Therefore it is neither a Subdivision nor a "Revision (of a Subdivision Plat)," as defined in Section 112-1 of the Philipstown Town Code. However, provisions of Section 112-2E, requiring the filing of a plat with the Planning Board, Code Enforcement Officer and Board of Assessors, apply.

Prepared by

**BADEY & WATSON**

*Surveying & Engineering, P.C.*

3063 Route 9

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File No. 79-120  
Work Order No. 21206  
File Name: OS12MR13BD\_OSC\_Consolidation.doc  
Date Created: March 12, 2013  
Date Revised: March 17, 2013  
Date Printed: March 17, 2013  
Figure No. 1060  
Author: GJW

**Description of Property  
prepared for  
Open Space Conservancy, Inc.  
(Open Space Conservancy, Inc. Consolidation )**

**ALL** that certain parcel of land situate in the Town of Philipstown, County of Putnam, and State of New York that is a major portion of Parcel A1 shown on that certain "Subdivision Plat showing the Further Subdivision of Parcel A shown on that certain 'Subdivision of Glenclyffe...'", which was filed in the Putnam County Clerk's office on May 26, 2005 as Map No. 2925A and three small portions of the "Club Parcel" shown on that certain "Topographic Map and Survey of Property prepared for Open Space Institute...", which was filed in the Putnam County Clerk's office on December 16, 1991, as Map No. 2536, that when taken together are bounded and described as follows:

**BEGINNING** at the point on the westerly line of the Bear Mountain – Beacon State Highway No. 5715, N.Y.S. Route 9D **BEGINNING** at the point that occupies coordinate position

N 499,575.90 (y)  
E 605,877.08 (x)

of the New York State Coordinate System, East Zone (NAD 27), which point is distant

S 16°31'57" W 30.00 feet,

measured southerly along the said westerly line of said N.Y.S. Route 9D from the point thereon where it is met by the line dividing the said "Club Parcel shown on Filed Map No. 2536, on the north, from said Parcel A1 on Filed Map No. 2925A, on the south, which reference point occupies coordinate position

N 499,604.66 (y)  
E 605,885.61 (x)

of the New York State Coordinate System, East Zone.

**THENCE** from the said point of beginning southerly along the westerly line of New York State Route 9D

S 16°31'57" W 200.89 feet,

to a point at the line of Parcel B shown on that certain "Subdivision Plat of Glenclyffe ...," which was filed in the Putnam County Clerk's office on March 6, 2003, as Map No. 2925. Thence along and counterclockwise around said Parcel B on Filed Map No. 2925, the following, first

N 88°20'00" W 140.33 feet

then on a tangent curve to the left, the central angle of which is 42°00'00", the radius of which is 580.00 feet for 425.16 feet, then

S 49°40'00" W 88.00 feet

then on a tangent curve to the right, the central angle of which is 03°32'00", the radius of which is 2,750.00 feet for 169.59 feet, and then the following courses:

N 36°48'00" W 231.37 feet,  
N 10°39'00" E 212.74 feet,  
N 87°12'00" W 216.00 feet,  
S 36°30'00" W 113.00 feet,  
S 89°25'00" W 325.00 feet,  
S 05°38'00" W 530.00 feet, and  
S 78°30'00" E 132.00 feet,

to a point at the line of "New Parcel A2" on the aforementioned Filed Map No. 2925A. Thence along the line of said "New Parcel A2", the following courses:

S 32°00'00" W 135.00 feet,  
S 02°30'00" W 500.00 feet,  
N 77°00'00" E 69.00 feet,  
S 20°00'00" W 200.00 feet,  
S 70°00'00" E 135.82 feet,  
N 20°00'00" E 91.28 feet,  
S 73°00'00" E 90.00 feet,  
N 77°00'00" E 544.75 feet,  
N 13°00'00" W 87.46 feet,  
N 77°00'00" E 75.00 feet,  
S 13°00'00" E 50.00 feet, and  
N 77°00'00" E 230.00 feet,

to still another point on the westerly line of N.Y.S. Route 9D. Thence southerly along the said westerly line of N.Y.S. Route 9d, the following courses:

S 19°28'42" W 284.07 feet,  
S 18°54'34" W 488.57 feet, and  
S 11°11'26" W 47.98 feet,

to a point at the line of lands formerly of Underhill and now or formerly of R.A.S.3, L.P. Thence along the said R.A.S.3, L.P. lands and continuing along lands formerly of Underhill and now or formerly of Gravinese and lands formerly of Underhill and now or formerly of Duncan, the following courses:

N 71°44'07" W 488.09 feet,  
N 72°05'57" W 240.96 feet, and  
N 45°12'57" W 229.71 feet,

to a point in the centerline of the former Beverly Dock Road. Thence still along the said Duncan lands and along the centerline of the former Beverly Dock Road, the following courses.

S 53°45'23" W 98.08 feet,  
S 50°00'23" W 215.80 feet,  
S 25°30'23" W 429.70 feet,  
S 13°00'23" W 171.60 feet,  
S 32°45'23" W 118.00 feet,  
S 62°45'23" W 205.90 feet, and  
S 47°15'23" W 130.38 feet

to a point on the easterly exterior line of lands formerly of the Hudson River Railroad Company and now or formerly of Owasco River Railway, Inc. Thence northerly along the said Owasco River Railway, Inc. lands the following, first on a non-tangent curve to the right, the center of which bears S84°54'50"E, the central angle of which is 13°16'05", the radius of which is 3,042.82 feet for 704.63 feet, then

N 18°21'15" E 794.25 feet

then on a tangent curve to the left, the central angle of which is 04°38'30", the radius of which is 5,898.03 feet for 477.81 feet, and then the following courses:

N 13°42'45" E 783.63 feet,  
N 18°04'05" E 660.75 feet, and

N 27°11'05" E 271.88 feet,

to a point at the line of lands now or formerly of The People of the State of New York, which lands are designated "State Parcel East" on the aforementioned Filed Map No. 2536. Thence along the said "State Parcel East" shown on Filed Map No. 2536

S 71°55'17" E 573.07 feet, and  
N 26°43'50" E 392.58 feet,

to a point. Thence through the aforementioned "Club Parcel" shown on Filed Map No. 2536, the following courses:

S 56°00'00" E 100.78 feet,  
S 34°00'00" W 211.92 feet,  
S 12°00'00" W 47.00 feet, and  
Due South 142.00 feet,

to a point on the line dividing the said "Club Parcel" shown on Filed Map No. 2536, on the north, from the aforementioned Parcel A1 on said Filed Map No. 2925A, on the south. Thence along the said division line

S 62°14'37" E 181.55 feet,

to a point. Thence once again through the said "Club Parcel" shown on Filed Map No. 2536, the following courses:

N 45°00'00" E 42.75 feet,  
S 74°00'00" E 106.14 feet, and  
S 29°00'00" E 79.82 feet,

to a corner on the last mentioned division line. Thence once again through the said "Club Parcel" shown on Filed Map No. 2536, the following courses:

S 29°00'00" E 81.18 feet,  
S 72°00'00" E 22.92 feet,  
S 15°00'00" E 76.00 feet, and  
S 40°30'00" W 22.31 feet,

to yet another point on the last mentioned division line. Thence through the aforementioned Parcel A1 on Filed Map No. 2925A, the following courses:

S 40°30'00" W 39.53 feet,

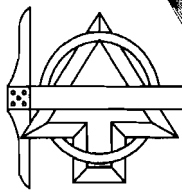
S 08°00'00" E 132.38 feet,  
S 64°12'26" E 135.96 feet,  
S 71°00'00" E 54.16 feet, and  
S 75°00'00" E 101.00 feet

to the westerly line of N.Y.S. Route 9D and the point or place of beginning, containing 60.003 acres, more or less.

**TOGETHER WITH AND SUBJECT TO** the benefits and burdens of any and all easements of record affecting the lands hereinabove described to the extent that the same are in force and effect as of the date of this instrument.

N.B. The conveyance anticipated by this description is one made for the purpose of consolidating the lands of Open Space Conservancy, Inc. into a single parcel, thus assuring that the recent conveyances between Open Space Institute, Inc. and Open Space Conservancy, Inc. are in fact "... conveyance(s) or exchange(s) of land between adjoining owners ..." and not a subdivision as defined in Section 112-1 of the Philipstown Town Code.

Prepared by  
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# BADEY & WATSON

## Surveying & Engineering, P.C.

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

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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)

May 2, 2013

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

RE: Garrison Station Plaza - Revised Statement of Use

Dear Mr. Leonard and Honorable Board Members:


Submitted herewith are 13 copies of a revised Statement of Use for 7 Garrison Landing and calculations supporting the previously approved parking and sewage flows for the property. We also enclose 13 copies of the most recent version of the approved site plan.

Please consider this as the formal request of our client Garrison Station Plaza, Inc., owner of 7 Garrison Landing (the former Guinan's Store), for modification of Planning Board Resolution No. 11 (copy attached) to substitute a 7 room luxury hotel for the previously approved residential units in the upper floors of the building. As you know, the property is located in the Hamlet Mixed Use (HM) District. According to the Use Table in the Philipstown Zoning Law a lodging facility, which includes a hotel, is permitted in the HM zone, subject to site plan review.

We do not anticipate any change in the site plan. The facility will be adjusted internally to accommodate the parking and sewage flows that were previously approved.

Please place this request on the agenda for consideration at the May 16, 2013, meeting of the Planning Board. Thank you for your attention to this request.

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

  
by  
Glennon J. Watson, L.S.

GJW/bms  
cc: File 78-118B\ML02MY13BP\_SubmitRevSOU.doc  
Delmar Karlen, President, Garrison Station Plaza, Inc.  
Rick Thurston, Project No. 7, Inc.  
Scott Stroppel, Project No. 7, Inc.  
Jeff Wilkenson, Architect.

Owners of the records of:

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

**Garrison Station Plaza, Inc**  
 7 Garrison Landing  
 Parking & Sewage Flow Calculations  
 2-May-13

**Parking Calculation**

Argument	Requirement	Number Proposed	Spaces Required
Hotel room	1	7	7
Non-resident hotel employee	1	1	1
Restaurant Seat	0.333	39	13.000
			21.000
		Parking Factor	0.850
			17.850
		Spaces required	18.000
		<b>Spaces provided</b>	<b>18</b>

**Sewage Flow Calculation**

Argument	Requirement	Number Proposed	Gallons per day
Hotel rooms	100	7	700
Bar Seats	20	19	380
Table Seats	35	20	700
			1780
		Efficient Fixture Factor	0.8
		<b>Expected Flow</b>	<b>1424</b>
		Approved Flow	1500
		<b>Excess Capacity</b>	<b>76</b>



**REVISED**  
**Statement of Use**  
**of**  
**Garrison Station Plaza, Inc**  
**(7 Garrison Landing)**

This Statement of Use is submitted with the request of Garrison Station Plaza, Inc. for a revision to the Site Plan Approval granted by the Philipstown Planning Board's Resolution No. 11 of 2012.

As originally approved the Site Plan would allow the construction of two (2) apartments, a 47 seat restaurant/tavern and 130 square feet of retail sales area in the former Guinan's Store located at 7 Garrison Landing.

If the request for a revised approval were granted the 2 residential units would be replaced by a 7-room luxury hotel. The retail sales area and 47 seat restaurant/tavern would be replaced by a 39 seat restaurant/wine bar with a small area of the bar set aside for morning sales of "coffee and" primarily to commuters.

**Property Identified** – Garrison Station Plaza, Inc. is the owner of the premises at 7 Garrison Landing, which is the subject of the application. The premises will be leased to Project No. 7, Inc., which will operate the hotel and restaurant/wine bar. The property is located at the very end of Garrison Landing, approximately 900 feet south of its intersection with Upper Station Road. It is shown on the Putnam County Tax Map for the Town of Philipstown as Sheet 60.17, Block 1, Lot 7 (60.17.-1-7). The area of the parcel is 290,676 square feet, most of which is under water. The property is located in a HM zoning district.

**Proposed Use Permitted** - The property is improved with the structure formerly known as Guinan's Store. The building was essentially a five-bedroom house with a storefront at the main level and a small pub-style bar at the rear of the store. Garrison Station Plaza, Inc. had begun renovating the building, but the work was put on hold in order to accommodate the uses originally proposed and further, the uses now proposed. If approved, the plan is to construct a small luxury hotel with rooms on the upper floors and reconstruct the main floor and basement to accommodate a restaurant and retail sales and related storage, etc. In addition to the hotel, the applicant's plan includes providing services that are similar to those previously provided by the Guinans, but with more emphasis on fine dining.

The zoning, Chapter 175 of the Town Code, enacted in 2011 establishes a HM or Hamlet Mixed Use Zone and places the subject property in that zone. Attachment 1 to Chapter 175 provides a table indicating what uses may be established in the zone. Uses permitted in the HM zone include: "Lodging Facilities", "Restaurants" and "Retail Businesses", subject to site plan review by the Planning Board. The uses planned by the applicant fall squarely into these categories.

**Planned Activities** – Project No. 7, Inc. will lease the entire building and operate the hotel and restaurant/wine bar. The retail sales will be restaurant related and will occur within the restaurant area. The restaurant will have a total of 39 seats consisting of 20 restaurant table seats and 19 bar seats. The retail sales will be oriented to railroad commuters and passengers. Items such as coffee, breakfast pastries, newspapers and sundry goods will be sold from the bar area. Seasonal Dining will be available on the patios shown on the plan.

In addition to possibly 14 overnight guests, management of Project No. 7, Inc. is hopeful that it will serve approximately 20 customers in the restaurant and 30 at the bar daily. Additionally it expects to serve 40 commuters during the weekday NY bound commuter hours. They expect that the hotel, restaurant and bar business will peak on weekends and be significantly less during the week. Some of the guests are expected to arrive and leave by train. Accordingly, Project No. 7, Inc., expects to provide shuttle service to local attractions such as the Village of Cold Spring shopping area, Boscobel and Dia Art Foundation.

**Traffic** - The Peak Hour is expected to occur on a weekday morning when 14 trips are expected. Average daily trips generated shall be approximately 85.

**Sewage Treatment** – A proposed on-site wastewater treatment system will serve the entire renovated structure. The plans for the system have been approved and all required permits have been issued. The attached calculations show that the 1,500-gallon per day capacity of the approved system will be sufficient. This was accomplished by reducing the number of restaurant seats to offset the additional waste production that the hotel rooms are expected to produce. It is noted that the hotel will not have an on-site laundry. For this reason the standard water usage used in the calculations is expected to be higher than that actually used.

**Water Supply** – The existing public water supply, Garrison Landing Water District, will be utilized.

**Outside Storage** - There will be no outside storage associated with the uses.

**Solid Waste** - is expected to be approximately .75 tons per month. It will be removed by a commercial carting service.

**Required Parking** - Based on Section 175-38 Zoning Law, eighteen (18) spaces are required. Eighteen (18) spaces within the existing parking area are delineated on the plan. Please see the attached calculations.

Commuters making morning purchases are not expected to utilize the parking because they are already parking in the areas provided for that purpose or they are dropped off at the station.

**Hours of Operation** - The applicant anticipates that the business will operate 7 days a week. Retail sales will occur from early until late in the morning, perhaps 5AM until 10 AM. Tentative

hours for the restaurant are from 4 PM until 9 PM on Mondays and Tuesdays, and until 10 PM from Wednesday through Sunday. Tentative hours for the Wine Bar, which will be open for lunch and light dinner, are from noon until 10 PM on Monday and Tuesday and until Midnight from Wednesday through Sunday. Hours will be adjusted depending on demand.

**Site Grading and Drainage** – The proposed project will not increase stormwater quantity or quality. No drainage improvements are proposed.

**Performance Standards** - The proposed use will not cause vibration. It will not cause radio or television interference. The proposed use will not produce excessive noise. It will not cause glare, nor will illumination from the site endanger public safety, cause discomfort or impair the value or use of any lot in a residence district.

The proposed uses do not threaten pollution from dust, smoke, dirt, particulates, fumes or gases. The use will not create any offensive odors. Solid and liquid waste will be generated and handled as described above. Except for permitted treated sewage, neither solid wastes nor untreated liquid wastes will be discharged into any watercourse or drainage facility. Neither will they be discharged into the ground in a manner that causes a threat to public health or safety or ground or surface water quality.

Heating and cooking fuel will be kept on-site. Appropriately limited quantities of cleaners, solvents, thinners, paints and other products associated with proper cleaning and building maintenance will be kept on site. No other toxic or hazardous materials as identified in the United States Environmental Protection Agency's List of Priority Pollutants, Section 3001 of the Resource Conservation and Recovery Act (40 CFR, 261) or Article 27 of the New York State Environmental Conservation Law (6 NYCRR) will be kept on site.

Respectfully submitted,  
Garrison Station Plaza, Inc.

by \_\_\_\_\_  
Delmar Karlen, President  
May 2, 2013

Garrison Properties LLC  
November 15, 2012

PHILIPSTOWN PLANNING BOARD

TOWN OF PHILIPSTOWN, NEW YORK

RESOLUTION # 11 Garrison Properties, LLC. 6.674 Acres of Land located on Station Road. Tax Map # 80.17-1-7.

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
Badley & Watson, PC	Site Plan	January 5, 2012
Badley & 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 Shee, Town Supervisor  
David Klotzle, Wetlands Inspector  
Kevin Donohue, Code Enforcement Officer

# **Town of Philipstown**

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

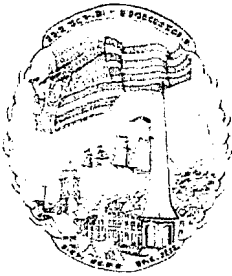
## **PLANNING BOARD**

### **SITE PLAN APPLICATION PACKAGE**

#### **MINOR PROJECT**

**Project Name:** 19 Sky Lane

**Date:** 4-5-13



## Town of Philipstown

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

Office (845) 265-

Fax (845) 265-2687

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

Date: 4/5/13

TM# 83.18-1-18

Project Name: 19 Sky Lane

Street Address: 19 Sky Lane - Lot 83.18-1-18

Fee Amount: \_\_\_\_\_

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

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

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

#### Applicant:

Name Arthur + Monica Fisher  
Address 829 King St  
Peekskill NY 10566

Telephone \_\_\_\_\_

#### Design Professional:

Address \_\_\_\_\_

Telephone \_\_\_\_\_

#### Tenant:

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

#### Property Owner

Name Arthur + Monica Fisher

Address 829 King St  
Peekskill NY 10566

Telephone 914-494-7980



TM# 83.18-1-18

Project Name: 19 Sky Lane

Project Description: Single-story, one family residence  
3 bedroom, 2.5 bath

**ZONING INFORMATION**

175-7 Zoning District: \_\_\_\_\_

175-10 Proposed Use: primary single family residence

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

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

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

Yes or No

175-13 Floodplain Overlay District – NFIP Map ----- (FPO) \_\_\_\_\_

175-18.1 Mobile Home Overlay District ----- (MHO) \_\_\_\_\_

175-14 Cold Spring Reservoir Water Shed Overlay ----- (WSO) \_\_\_\_\_

175-15 Scenic Protection Overlay ----- (SPO) \_\_\_\_\_

175-16 Aquifer Overlay District ----- (AQO) \_\_\_\_\_

175-18 Open Space Conservation Overlay District ----- (OSO) \_\_\_\_\_

175-35 Within 100 foot buffer of Wetlands or Watercourse ----- \_\_\_\_\_

175-36 Steep Terrain ----- yes

175-36 Ridge Line Protection ----- yes

175-37 Protection Agricultural ----- \_\_\_\_\_

TM# 8318-1-18

Project Name: 19 Sky lane

**175-11 Density and Dimensional Regulations**

Zoning District <u>SR</u>	Required	Existing	Proposed	Complies	Variance
Minimum front yard setback					
Measured from the travel way Town Road	<u>50'</u>		<u>59.5</u>	<u>✓</u>	
Measured from the travel way County/State	<u>NA</u>		<u>—</u>		
Minimum side yard setback	<u>30</u>		<u>91.5</u>	<u>✓</u>	
Minimum side yard setback (2)	<u>—</u>		<u>119.0</u>	<u>✓</u>	
Minimum side yard setback (3)	<u>—</u>		<u>—</u>		
Minimum rear yard setback	<u>25'</u>		<u>207.3</u>	<u>✓</u>	
Maximum impervious surface coverage	<u>20%</u>		<u>6,300 F4</u>	<u>✓</u>	
Maximum height	<u>40'</u>		<u>20</u>		
Maximum footprint non-residential structures	<u>NA</u>		<u>—</u>		

**SUBMISSION:**

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

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

## **Town of Philipstown Town Code Chapter 175**

### **ARTICLE IX SPECIAL PERMITS AND SITE PLAN REVIEW**

#### **§175-60 PURPOSE AND APPLICABILITY**

**A.** It is the policy of the Town of Philipstown to allow a variety of uses of land, provided that such uses do not adversely affect neighboring properties, the natural environment, or the rural and historic character of the Town. Many uses are therefore permitted only upon issuance of a Special Permit by the Planning Board, in order to ensure that these uses are appropriate to their surroundings and consistent with the purposes of this Chapter. Some uses are allowed by right, subject only to Site Plan approval (see Use Table in §175-10). Communication towers, soil mines, and certain solar and wind energy facilities (see §175-30E (2)) require a Special Permit issued by the Zoning Board of Appeals. Adult entertainment uses and uses not listed on the Use Table (if not prohibited by §175-10C) require a Special Permit issued by the Town Board. In reviewing Special Permit applications, the Town Board and Zoning Board of Appeals shall follow the procedures and standards established for the Planning Board in this Article IX.

**B.** Accessory uses or structures used in connection with a Special Permit or Site Plan use shall be subject to the same approval requirements as the principal structure or use. Accessory structures used in connection with an institutional use in the IC district are governed by the provisions in §175-10J.

#### **C. Minor and Major Projects**

In order to tailor the scope of a project review to the scale of a project, applications are divided into two categories, major and minor. In recognition of their lesser impact, minor projects involve simpler application materials, a more streamlined review process, and less detailed findings requirements, while major projects undergo a more detailed and rigorous review procedure because of their greater impact. The classification of major and minor only applies to projects that require site plan or special permit review. This classification system does not apply to development allowed by right without review by the Planning Board, Zoning Board of Appeals, or Town Board.

**1. A Minor Project is a Special Permit or Site Plan application for a project that does not exceed any of the following thresholds (over a five-year period):**

- a. Construction of four multi-family dwelling units or a lodging facility with six bedrooms.
- b. Construction of facilities or structures for a non-residential use covering 3,000 square feet of building footprint.
- c. Alteration of existing structures or expansion of such structures by 1,000 square feet.
- d. Conversion of existing structures totaling 5,000 square feet to another use.
- e. Alteration and active use of 10,000 square feet of land, with or without structures.
- f. Construction of a structure that is 50 feet in height above average grade level (provided that it otherwise complies with this Chapter or is the subject of an area variance).

**2. A Major Project is a Special Permit or Site Plan application exceeding any of the Minor Project thresholds.**

**D.** In reviewing any project subject to special permit or site plan approval, the reviewing board should consider —Putnam County Pathways: A Greenway Planning Program Linking Putnam's Open Space, Historic, Cultural and Economic Resources,|| as amended from time to time, as a statement of land use policies, principles and guides.

**Adjoiners  
For  
Arthur Fisher**

83.18-1- 3, 4, 5, 6, 8, 15, 17, 26  
TOWN OF PHILIPSTOWN  
238 Main St  
Cold Spring, NY 10516

83.18-1-13  
HENDERSON, THOMAS  
RD 1 Box 63A  
McDonough, NY 13801

83.18-1-4 & 5  
FROMME, ROBERT  
6905 W Monte Lindo  
Glendale, AZ 85310

83.18-1-21  
ALBERT, JOHN M  
PO Box 216  
Putnam Valley, NY 10579

83.14-1-2  
TONNDORF, JOAN A  
472 Sprout Brook Rd  
Garrison, NY 10524

83.18-1-12  
MEISTER, RICHARD  
29 Ridgecrest Road  
Lake Peekskill, NY 10537

83.18-1-20  
CABRERA, JOSE L  
11 Elinor Place  
Lk Peekskill, NY 10537

83.14-1-41  
ZAPP, RICHARD J  
5 Ridgecrest Rd  
Lake Peekskill, NY 10537

83.18-1-16  
ALMAZON, JONEL  
PO Box 156  
Hicksville, NY 11802

83.18-1-22 & 23  
MORRELL, JAMES J  
6 Johnson Rd  
Latham, NY 12110

83.14-1-7, 83.18-1- 2, 6, 7, 14, 24 &  
27  
COUNTY OF PUTNAM  
40 Gleneida Ave  
Carmel, NY 10512

83.18-1-9  
KENNEDY, THOMAS J  
42 New York Ave  
Bergenfield, NJ 07621

83.18-1-47  
CUSTODIO, CHARLES  
64 Mountain Drive  
Garrison, NY 10524

RESERVE FOR RECORDING INFORMATION



## PUTNAM COUNTY RECORDING PAGE

PAGE 1 OF RECORDED DOCUMENT

RECORD &amp; RETURN TO:

MATTHEW MAZZURRO, ESQ  
1011 PARK STREET  
PEEKSKILL, NY 10566

TYPE OR PRINT

GRANTOR/MORTGAGOR  
CATHERINE MCKINLEY  
TO  
ARTHUR FISHER

DO NOT WRITE BELOW THIS LINE

DEED ☒ MTG ☐ SAT ☐ ASMT ☐ CEM ☐ POA ☐ ESE ☐  
OTHER \_\_\_\_\_

RECORDING FEES      # OF  
                                 PAGES

4

C/R

RCD FEE      20.00

STAT CHG      20.00

REC MGMT      20.00

CROSS REF      \_\_\_\_\_

TOTAL      60.00

RESERVE FOR CERTIFICATION

THIS DOCUMENT WAS EXAMINED PURSUANT TO §315 REAL PROPERTY LAW

A handwritten signature in cursive script, appearing to read "Dennis J. Sant".

DENNIS J. SANT  
PUTNAM COUNTY CLERK

RESERVE FOR CLERK'S NOTES

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

**THIS INDENTURE**, made the 28th day of October, in the year 2009

**BETWEEN**

CATHERINE MCKINLEY residing at 3917 Crompond Road, Cortlandt Manor, NY 10567

party of the first part, and

ARTHUR FISHER residing at 1105 Wilson Road, Yorktown Heights, NY 10598

party of the second part,

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

dollars

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

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE SCHEDULE "A" ANNEXED HERETO AND MADE A PART HEREOF

BEING THE SAME PREMISES CONVEYED TO CATHERINE MCKINLEY FROM ROBERT W. FROST AND CHRISTINA FROST BY DEED DATED 11-07-2007 AND RECORDED IN LIBER 1790 PAGE 116 IN THE PUTNAM COUNT CLERK'S OFFICE.

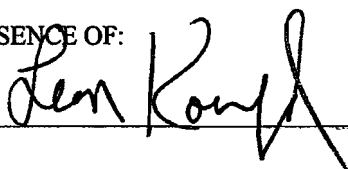
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;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

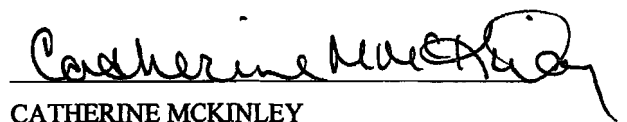
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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

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

IN PRESENCE OF:





CATHERINE MCKINLEY

**Blackacre Title Agency Corp.**

**SCHEDULE A DESCRIPTION**

**Title No.: BA-09-2021**

**ALL** that certain plot, piece or parcel of land situate, lying and being in the Town of Philipstown, county of Putnam and State of New York, known and designated as Lot No. 74 on a certain map or plan of lots called, "Map 17 of Continental Village, Town pf Philipstown and Putnam Valley, County of Putnam, New York," made by Hans E. Frommhotz, P.E. and L.S. Yorktown Heights, New York, surveyed June 29, 1954 and filed in the Putnam County Clerk's Office, Division of Land Records on July 9, 1956 as **Map No. 372-Q**.

**FOR INFORMATION ONLY:**

**Tax Designation:**

**Putnam County: Town of Philipstown, Section: 83.18 Block: 1 Lot: 18**

**Address: Sky Lane, Philipstown, New York**

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of WESTCHESTER, ss:

On the 28TH day of October in the year 2009, before me, the undersigned, personally appeared CATHERINE MCKINLEY

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

Notary Public State of New York  
No. 02KO6019178  
Qualified Westchester County  
Commission Expires May 31, 2011

**ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS  
TAKEN IN NEW YORK STATE**

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the

subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

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

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

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

**Bargain and Sale Deed  
With Covenants****Title No.**

CATHERINE MCKINLEY  
TO  
ARTHUR FISHER

DISTRIBUTED BY  
  
YOUR TITLE EXPERTS  
The Judicial Title Insurance Agency LLC  
800-281-TITLE (8485) FAX: 800-FAX-9396

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of , ss:

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

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

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK  
STATE**

\*State of , County of , ss:

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

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

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

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

SECTION: 83.18

BLOCK: 1

LOT: 18

COUNTY OR TOWN: TOWN OF PHILIPSTOWN

**RETURN BY MAIL TO:**

MATTHEW MAZZAMURRO, ESQ.  
1011 Park Street  
Peekskill, NY 10566



**617.20**  
**Appendix A**  
**State Environmental Quality Review**  
**FULL ENVIRONMENTAL ASSESSMENT FORM**

**Purpose:** The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

**Full EAF Components:** The full EAF is comprised of three parts:

- Part 1** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

---

**THIS AREA FOR LEAD AGENCY USE ONLY**

**DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions**

**Identify the Portions of EAF completed for this project:**      ☒ Part 1      ☒ Part 2      ☒ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- ☐ A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- ☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.\***
- ☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

\*A Conditioned Negative Declaration is only valid for Unlisted Actions

Arthur Fisher & John Albert (Site Plan, Approval of Access, Subdivision, Major Grading Plan)

Name of Action

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (If different from responsible officer)

\_\_\_\_\_  
Date

## PART 1 --PROJECT INFORMATION

### Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Arthur Fisher & John Albert (Site Plan, Approval of Access, Subdivision, Major Grading Plan)

Location of Action (include Street Address, Municipality and County)

Along and between Sky Lane (Philipstown ) and Elinor Drive (Putnam Valley),

Name of Applicant/Sponsor John M. Albert, Owner and Applicant

Address P.O. Box 216

City / PO Putnam Valley State New York Zip Code 10579

Business Telephone ( 8 4 5 ) 2 6 0 - 8 6 0 4

Name of Owner (if different) Arthur Fisher, Owner and Applicant

Address 1911 Longvue Avenye

City / PO Yorktown Heights State New York Zip Code 10598

Business Telephone ( 9 1 4 ) 4 9 4 - 7 9 8 0

Description of Action:

**Applicants seek multiple related approvals.**

**Mr. Albert and Mr. Fisher seek approval of a subdivision of Mr. Albert's property that will allow Mr. Fisher to purchase a small portion of the property for the purpose of constructing a driveway connecting Elinor Drive, a public road to Sky Lane a private Road. The subdivision occurs entirely with the Town of Putnam Valley. The subdivision will create a non-conforming lot that Mr. Fisher will purchase. It will require a variance. The lot will not be used for building purposes, except for the driveway. Construction of the driveway by Mr. Fisher on the lot purchased from Mr. Albert will require a Major Grading Permit. These approvals and permits are being sought from the Planning Board of the Town of Putnam Valley.**

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

**Please Complete Each Question- Indicate N.A. if not applicable**

**A. SITE DESCRIPTION**

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: ☐ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)  
☐ Forest ☐ Agriculture ☐ Other \_\_\_\_\_

2. Total acreage of project area: 3.250 acres.

**APPROXIMATE ACREAGE**

	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>0.0</u> acres	<u>0.0</u> acres
Forested	<u>2.8</u> acres	<u>1.5</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>0.0</u> acres	<u>0.0</u> acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	<u>0.0</u> acres	<u>0.0</u> acres
Water Surface Area	<u>0.0</u> acres	<u>0.0</u> acres
Unvegetated (Rock, earth or fill)	<u>0.4</u> acres	<u>.3</u> acres
Roads, buildings and other paved surfaces	<u>0.0</u> acres	<u>.4</u> acres
Other (Indicate type) <u>Lawns &amp; Landscaping</u>	<u>0.0</u> acres	<u>1.0</u> acres
Total	<u>3.2</u>	<u>3.2</u>

3. What is predominant soil type(s) on project site? CtC - Charlton Hollis Rock Outcrop

- a. Soil drainage: ☒ Well drained 100 % of site ☐ Moderately well drained \_\_\_\_\_ % of site  
☐ Poorly drained \_\_\_\_\_ % of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? ZERO acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? ☒ Yes ☐ No

- a. What is depth to bedrock 0->7' (in feet)

5. Approximate percentage of proposed project site with slopes:

- ☒ 0-10% 46 % ☒ 10 - 15% 33 % ☒ 15% or greater 21 %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places?

- ☐ Yes ☒ No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No

8. What is the depth of the water table? 0->7' (in feet)

9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☒ No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☒ No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? ☐ Yes ☐ No

According to:

Identify each species:

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

☐ Yes ☒ No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

☐ Yes ☒ No

If yes, explain:

14. Does the present site include scenic views known to be important to the community? ☐ Yes ☒ No

15. Streams within or contiguous to project area:

None

a. Name of Stream and name of River to which it is tributary

N.A.

16. Lakes, ponds, wetland areas within or contiguous to project area:

None

b. Size (in acres):

N.A.

17. Is the site served by existing public utilities? ☒ Yes ☐ No
- a) If Yes, does sufficient capacity exist to allow connection? ☒ Yes ☐ No
- b) If Yes, will improvements be necessary to allow connection? ☐ Yes ☒ No

18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets law, Article 25-AA, Section 303 and 304?  
☐ Yes ☒ No

19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617?  
☐ Yes ☒ No

20. Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ☒ No

## B. PROJECT DESCRIPTION

1. Physical dimensions and scale of project (fill in dimensions as appropriate)

- a. Total contiguous acreage owned or controlled by project sponsor 4.00 acres
- b. Project acreage to be developed: 1.0 acres initially; 1.0 acres ultimately.
- c. Project acreage to remain undeveloped 2 acres.
- d. Length of project, in miles: 0.10 (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed? N.A. %
- f. Number of off-street parking spaces existing 2, proposed 4
- g. Maximum vehicular trips generated per hour 44 (upon completion of project)?
- h. If residential: Number and type of housing units:
- |            | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially  | <u>1</u>   | <u>0</u>   | <u>0</u>        | <u>0</u>    |
| Ultimately | <u>1</u>   | <u>0</u>   | <u>0</u>        | <u>0</u>    |
- i. Dimensions (in feet) of largest proposed structure 20 height; 120 width; 50 length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 236 ft.

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? Zero tons/cubic yards?

3. Will disturbed areas be reclaimed? ☒ Yes ☐ No ☐ N/A

- a. If yes, for what intended purpose is the site being reclaimed?

**Lawns & Landscaping**

- b. Will topsoil be stockpiled for reclamation? ☒ Yes ☐ No
- c. Will upper subsoil be stockpiled for reclamation? ☒ Yes ☐ No

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0.4 acres.

25. Approvals Required:

		Type	Submittal Date
City, Town, Village Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
		_____	_____
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Subdivision Approval</b>	<b>5/3/2013</b>
		<b>Major Grading Permit</b>	<b>5/3/2013</b>
		<b>Approval of Access and Site Plan Approval</b>	<b>5/2/2013</b>
City, Town Zoning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Area Variance</b>	<b>TBD</b>
		_____	_____
		_____	_____
City, County Health Department	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
		_____	_____
Other Local Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>County Planning 239</b>	<b>TBD</b>
		_____	_____
		_____	_____
Other Regional Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
		_____	_____
State Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
		_____	_____
Federal Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
		_____	_____
		_____	_____

## C. ZONING AND PLANNING INFORMATION

1. Does proposed action involve a planning or zoning decision? ☒ Yes ☐ No

If Yes, indicate decision required:

- |                                               |                                                     |                                                      |                                                 |
|-----------------------------------------------|-----------------------------------------------------|------------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Zoning amendment     | <input checked="" type="checkbox"/> Zoning variance | <input type="checkbox"/> New/revision of master plan | <input checked="" type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Site plan | <input type="checkbox"/> Special use permit         | <input type="checkbox"/> Resource management plan    | <input checked="" type="checkbox"/> Other       |

2. What is the zoning classification(s) of the site?

Suburban Residential (Philipstown), Lake Peekskill Residential (Putnam Valley)

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

1 lot

4. What is the proposed zoning of the site?

No change proposed

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

n/a

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒ Yes ☐ No

Use complies with new zoning law which was adopted as a response to the Town's Comprehensive Plan

7. What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?

Suburban Residential Single Family

8. Is the proposed action compatible with adjoining/surrounding land uses with a 1/4 mile? ☒ Yes ☐ No

9. If the proposed action is the subdivision of land, how many lots are proposed? 2, one of which is not a building lot

a. What is the minimum lot size proposed? 0.325 Acres (not a building lot)

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

☐ Yes ☒ No

a. If yes, is existing capacity sufficient to handle projected demand? ☐ Yes ☐ No

12. Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☒ No

a. If yes, is the existing road network adequate to handle the additional traffic. ☒ Yes ☐ No

#### D. INFORMATIONAL DETAILS

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

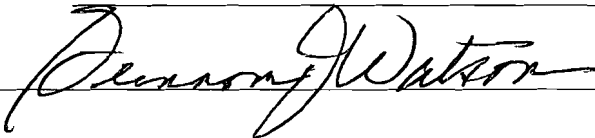
#### E. VERIFICATION

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

Applicant/Sponsor Name **Arthur Fisher and John Albert**

Date **5/2/2013**

Signature



Title **Surveyor for applicant**

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.





# MORRIS ASSOCIATES

ENGINEERING CONSULTANTS, PLLC

☐ 9 Elks Lane, Poughkeepsie, New York 12601 Tel: (845) 454-3411 Fax: (845) 473-1962  
☒ 64 Green Street, Suite 1, Hudson, New York 12534 Tel: (518) 828-2300 Fax: (518) 828-3963

April 10, 2013

Philipstown Planning Board  
238 Main Street  
Cold Spring, NY 10516

Attn: Mr. Michael Leonard, Chariman

**RE: Cold Spring Farm  
U.S. Route 9  
MA# 213011.00**

Dear Mr. Leonard and Planning Board Members,

Enclosed herewith please find 13 copies of a three drawing set, prepared for the above referenced project. Specifically, the drawings have been prepared for the site walk scheduled for April 14<sup>th</sup>. The drawings depict the requested slope analysis, vegetative cover types, and the soil type boundaries.

The project drawings will be further developed as a consequence of the field visit to address the other items listed in Mr. Gainers letter of March 18, 2013.

If you have any questions, or require additional information please do not hesitate to contact the undersigned at (518) 828-2300.

Very truly yours,

**MORRIS ASSOCIATES  
ENGINEERINGCONSULTANTS, PLLC**

George Schmitt, IE  
Project Engineer

cc: Michael Klein, Attorney  
Marian Rockwell, Applicant  
File