

**Philipstown Planning Board Meeting
Butterfield Library
10 Morris Avenue
Cold Spring, New York
July 22, 2014**

Agenda

Public Hearings

- **201 Old Stone Road**
- **Obert R. Wood III**
- **Tuana**

Pledge of Allegiance

Roll Call

Approval of Minutes – May 15, 2014

1. **Tuana** – 3-lot subdivision – 992-996 Old Albany Post Road, Garrison: Revised subdivision and survey of property/discussion
2. **Auth** (Steve and Sandra) – Site plan application – 279 Route 9, Cold Spring: Submission of elevation plan, color choices and outdoor lighting/discussion of site visit
3. **ESP** (Bruce and Donna Kehr) – Subdivision application and site plan revisions– 3330 Route 9, Cold Spring: New application
4. **RDR Equities, LLC** – Site plan application – 1510 Route 9, Garrison: Submission of revised landscaping and planting plans

Adjourn

Anthony Merante, Chairman

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

Philipstown Planning Board
Public Hearing – July 22, 2014

The Philipstown Planning Board for the Town of Philipstown, New York will hold a public hearing on Tuesday, July 22, 2014 at 7:30 p.m. at the Butterfield Library in Cold Spring, New York to consider the following applications:

201 Old Stone Road – Application dated May 1, 2014 for approval of site plan. The parcel is approximately 4.45 acres in size and lies along Old Stone Road (private road) south of Route 403. The project concerns the renovation/demolition and additions to an existing historic residential dwelling (“Winsome Lodge”) on the parcel, which was once a part of the Castle Rock estate. Various outbuildings (garage, detached studio structure and sheds) that exist on the tract will be removed. The applicant intends to rehabilitate and renovate the historic portion of the structure, demolish an existing addition to the historic “old lodge” and build a new addition of 6000 square feet. The total square footage of the existing structures is 2,630 square feet. The total square footage of the new footprint would be approximately 7, 500 square feet. The existing driveway access will be relocated, and include a new wood deck bridge with stone abutments. The tract is situated in an RC zoning district. (t.m. # 71.-1-29)

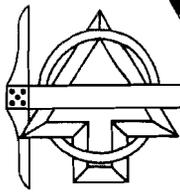
Obert R. Wood III – Application dated June 5, 2014 for a site plan approval for construction of a single-family residential structure. The property encompasses a 20.397 acre parcel lying along Old West Point Road West in the Town of Philipstown. There is an existing cottage on the property, which will remain. The residence, including a garage, will be approximately 3800 square feet. The property is in an RR zoning district. (t.m. # 71.-2-39.1).

Joseph Tuana – On May 17, 2007, the Planning Board adopted a Negative Declaration under SEQRA and granted conditional approval of a three-lot subdivision of 6.05 acres situated on Old Albany Post Road in the Town of Philipstown. The subdivision lot lines are the same as the boundaries of three parcels previously conveyed by metes and bounds deed. When the conditional approval lapsed, an application dated May 15, 2008 was filed requesting re-approval of the same three-lot subdivision, and a public hearing opened on June 19, 2008. The public hearing on July 22, 2014 is a continuation of that public hearing. The site was in the R-80 zoning district under the previous zoning law, and is being subdivided under R-80 standards. All three lots are flag lots. Lot 1 (1.92 acres) and Lot 2 (1.84 acres) each contain an existing residence with associated garage, well, and SSTS. Lot 3 (2.29 acres) is a vacant lot. (t.m. #50.-2-50.1, 50.-2-50.2, 50.-2-50.3)

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

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

Anthony Merante, Chairman



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)

July 1, 2014

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

RE: Application of Joseph Tuana - Submission of Reconstructed Application

Dear Mr. Merante and Honorable Board Members:

As discussed during the June 19, 2013, meeting of the Planning Board, we have reconstructed and submit herewith 13 copies each of the subdivision map, and application for approval dated May 15, 2008, for the captioned matter.

Also included in the package are a current list of adjoiners and a copy of Planning Board Resolution PPB#06-07 that previously granted conditional final approval of the subdivision. As you know, PPB#06-07 expired before the conditions of approval were fulfilled and resulted in the current application

The current deeds for the three (parcels) were attached to our letter to the Planning Board dated May 13, 2014.

We believe the material included with this letter completes the supplementary submission requested by the Planning Board and look forward to resuming the Public Hearing on July 22nd. As always, thank you for your consideration.

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

by
Glennon J. Watson, L.S.

GJW/bms
Encl.
cc: File 74-172B\WO_21801\AM01JL14BP_SubmitsReconstructedApp.doc
Joseph Tuana, w/enclosures
Jennifer VanTuyl, Esquire, w/enclosures

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 ◆ Steven J. Shaver ◆ Allan Smith ◆ Taconic Surveying and Engineering ◆ D. Walcutt ◆

Joseph A. Tuana
175 East 96th Street, Apt. 7N
New York, NY 10128

May 7, 2008

Planning Department
Town of Philipstown
Town Hall, Main Street
Cold Spring, NY 10516

Re: **Tuana Subdivision**
Old Albany Post Road
Tax Map 50, Block 2, Lots 50.1, 50.2 & 50.3
Town of Philipstown

Dear Sirs:

I am the owner of the above-referenced properties and understand that my subdivision approval expires on May 17, 2008. However, I have not yet completed the work for the Board of Health review and therefore need the project to be reapproved so I that I can continue my efforts. Please reapprove the subdivision.

Enclosed please find:

1. Resolution PPB. #14-07 extending subdivision approval to May 17, 2008.
2. 6 (six) prints of the proposed Subdivision Plat
3. A copy of the Subdivision Application
4. A copy of Appendix A-1
5. A copy of Appendix C
6. A copy of Appendix D
7. A copy of Appendix E
8. A copy of the Short EAF
9. A copy of the Full EAF

Thank you for your assistance. If you have any questions or if I can provide additional copies or other information, please don't hesitate to call me at 917-378-8701.

Yours truly,



Joe Tuana

PHILIPSTOWN PLANNING BOARD

TOWN OF PHILIPSTOWN, NEW YORK

RESOLUTION PPB. #06-07 (Joseph Tuana) Minor Subdivision, 3 residential lots at property located on Old Albany Post Road, Town of Philipstown, New York; Tax Map 50, Block 2, Lots 50.1, 50.2 & 50.3.

WHEREAS, Joseph Tuana, ("applicant") owns 6.05 acres of land in an R-80 district; and,

WHEREAS, the applicant has requested approval of a minor subdivision to divide the parcel into three lots. As shown on the proposed plat, all three lots are flag lots and Lot 1 would be 1.92 acres, Lot 2 would be 1.84 acres and Lot 3 would be 2.29 acres; and,

WHEREAS, Lot 2 and 3 conform to the bulk requirements outlined in the Philipstown Zoning Code for the R-80 zoning district. However the existing residence located on Lot 1 does not meet the minimum required setback. The Zoning Board of Appeals granted a setback variance at their meeting on June 5, 2006; and,

WHEREAS, the three lots had been subdivided by deed, but no plat was filed in the county offices; and,

WHEREAS, applicant submitted the following:

- a subdivision plat showing the proposed subdivision of the "Joseph Tuana & Marta Guitart..." subdivision prepared by Matthew Noviello, PC, dated January 20, 2006, last revised April 20, 2007;
- Application for Approval of Subdivision Plat; signed by owner/applicant and dated November 4, 2005;
- Appendix A-1, Affidavit of Ownership, signed by the owner and dated January 25, 2006;
- Appendix C, Disclosure Statement Accompanying Application or Petition, signed by owners and dated January 25, 2006;
- Appendix D: Identification of Property and Proposal;
- Appendix E: Identification of Plans and Documents; Submission Checklist and proof of payment of appropriate application fee;
- a list of Adjoining Property Owners;
- Full Environmental Assessment Form (EAF) Part 1, prepared by Joseph Tuana., dated January 25, 2006;
- a copy of the deed to the subject property and property description;

WHEREAS, the Town Planning Board has been duly authorized to approve plat applications and to grant subdivision approvals for property located within the Town; and,

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

WHEREAS, a duly noticed public hearing was held on this application on May 17, 2007, at which time it was closed; and,

State Environmental Quality Review

WHEREAS, pursuant to SEQRA (NYCRR Part 6 & Town of Philipstown Code), the action of subdividing the property has been identified as an "Unlisted" action by the Planning Board; and,

WHEREAS, the Planning Board reviewed an Environmental Assessment Form Part I, and reviewed and adopted an EAF Part 2 at its meeting of May 17, found no significant adverse impacts in connection with the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED, that:

1) The Planning Board approves a Negative Declaration consistent with Article 8 of Environmental Conservation Law (See Attachment 1), and

2) The Planning Board grants conditional final approval of the subdivision plat subject to the following conditions:

- A. Prior to the signing of the plat, the applicant shall provide proof of payment of \$3,500 for recreation fees, according to §71-4, Article II, Amended 2-5-1987 by Res. No. 2-87 of the Town Code; and,
- B. A note shall be added to the plat stating that all utilities on the property shall be installed underground; and,
- C. A note shall be added to the plat stating "Future owners are advised that certain activities within 100 feet of the regulated watercourse are subject to Chapter 93 of the Town Code"; and,
- D. A note shall be added to the plat offering right-of-way over the shared driveway of Tax Map 50, Block 2, Lots 50.2 and 50.3 to Tax Map 50, Block 2, Lot 47, for access to Old Albany Post Road; and,
- E. A note shall be added to the plat indicating that a private right-of-way may exist on Tax Map 50, Block 2, Lot 50.3, shown on the plat as a 50-foot wide carriage trail may convey certain rights to other across said lot; and,
- F. Signature of the Plat by the Putnam County Health Department; and,
- G. Presentation of a tracing and print of the final plat in accordance with Section 112-14.C(1) of the Philipstown Code.

3) The Chairman is authorized as officer of the Planning Board to endorse the final plat when Conditions A through F have been met.

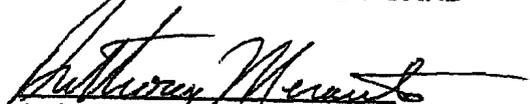
4) Pursuant to Section 112-47.D(5)e, conditional approval expires 180 days after the date of this resolution unless the conditions or requirements have been certified as completed. Provided however, that the Planning Board may extend the time in which the conditionally

**Tuana Subdivision Approval
May 17, 2007**

approved plat must be submitted for signature, for not to exceed two (2) additional periods of 90 days each.

Adopted at a meeting of the Philipstown Planning Board on May 17, 2007.

PHILIPSTOWN PLANNING BOARD


Anthony Merante, Chairman

C: Tom Monroe, Code Enforcement Officer
Bill Mazucca, Town Supervisor
David Klotzle, Wetlands Inspector

ATTACHMENT 1

**SEQR
NEGATIVE DECLARATION
Notice of Determination of Non-Significance**

Lead Agency: Town of Philipstown Planning Board
238 Main Street
Cold Spring, NY 10516

Date: May 17, 2007

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law. The lead agency has determined that the proposed action described below will not have a significant effect on the environment.

Title of Action: Joseph Tuana, Minor Subdivision, 3 residential lots at property located on Old Albany Post Road, Town of Philipstown, New York; Tax Map 50, Block 2, Lots 50.1, 50.2 & 50.3

SEQR Status: Unlisted

Description of Action: Three lot single-family residential subdivision on Old Albany Post Road in an R-80 Zoning District

Location: Old Albany Post Road, Town of Philipstown, New York; Tax Map 50, Block 2, Lots 50.1, 50.2 & 50.3

Reasons Supporting This Determination: No significant environmental effects are associated with the proposed subdivision to the project site per review of a Full Form EAF and Part 2 prepared pursuant to SEQR.

For Further Information:

Tim Miller, AICP
TIM MILLER ASSOCIATES, INC.
10 North Street
Cold Spring, NY 10516
(845) 265-4400

Copies of this Notice Sent to:

Supervisor, Town of Philipstown
Planning Board Chairman
County Health Department
NYS/DOT
County Planning
Applicant
Environmental Notice Bulletin

TOWN OF PHILIPSTOWN
PUTNAM COUNTY, NEW YORK

APPLICATION FOR APPROVAL OF SUBDIVISION PLAT

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

- for approval of a Preliminary Plat;
- for approval of a Final Plat;
- for approval of a Minor Subdivision as a Final Plat; or
- for revision of a previously Filed Plat.

For Office Use Only

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

I. Identification of Applicant and Owner:

a. Applicant (name) Joseph A. TUANA Tel. 917-378-8701
address 175 E 96th, Apt. 7-N
New York, NY 10128

b. Owner of property if not same as Applicant:

(name) Joseph A. TUANA Tel. 917-378-8701
address MARLA GUYANT

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

- 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
- 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.

II Attachments: (cont.)

- 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 D Identification of Property and Proposal.
- Appendix E Identification of Plans and Documents.
- EAF - Environmental Assessment Form
- Application Checklist
- Request for a Waiver of Subdivision Regulations

III. Authorization: The Applicant and Owner hereby grant to the Planning Board, the Town Board and Superintendent of Highways, 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 Subdivision Regulations, including the taking of tests and materials samples:

IV. Endorsements:

a. Applicant

Date May 15, 2008 Signed _____

by Owner Joseph A. Tuana
(authorized agent)

b. Owner of Property if not same as Applicant

Date _____ Signed _____

by _____
(authorized agent)

A P P E N D I X A-1: AFFIDAVIT OF OWNERSHIP (Individual or Partnership)

State of New York)

County of Putnam | SS. :

Joseph A. TUANA, being duly sworn, deposes and says that He resides at 175 E 96th St, 7-N, NY, NY 10128 in the County of New York, State of New York and that he (a general partner or husband + wife) is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Town of Philipstown, New York, aforesaid and known and designated on the Tax Map of the Town of Philipstown as Lot Number 50.1, 50.2, 50.3 Block 2 on Map 50 and that deponent (said partnership) acquired title to the said premises by deed from Paul T. Houston dated 6/7/2004 and recorded in the Office of the Clerk of the County of Putnam on June 7, 2004 in Liber Book 1670 of Conveyance at Page 50.1 - pg 228 50.2 - pg 215 50.3 - pg 217 and that he (said partnership) hereby consents to the annexed application of Subdivision

_____ for approval of the map (or project) entitled Split by Deed + Survey 11/19/04 and that statements of fact contained in said application, including the statements contained in all of the exhibits transmitted herewith, are true to the best of deponent's knowledge and belief.

(signed) Joseph A. Tuana

Sworn to before me this

15th day of May 2008
Timothy W. Brosnan
Notary Public

TIMOTHY W. BROSNAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BR6166499
Qualified in Orange County
My Commission Expires May 07, 2011

A P P E N D I X C

TOWN OF PHILIPSTOWN, NEW YORK
DISCLOSURE STATEMENT ACCOMPANYING APPLICATION OR PETITION

A. Identification of Application or Petition:

1. TO: Philipstown Town Board
 Philipstown Planning Board
 Zoning Board of Appeals
 Zoning Administration Officer/Building Inspector
2. NAME OF APPLICANT: Joseph A. TUANA
3. RESIDENCE: 175 E 96th Street, NY, NY 10128
4. DATE: 5/15/08
5. NATURE OF APPLICATION OR PETITION: Re-Approval of Subdivision by Deed.

B. Nature and Extent of Interest of any State Officer or Municipal Officer or Employee in this Application (Set forth in detail).

NONE

C. Statement that no State Officer or Municipal Officer or Employee has an interest in this Application.

The undersigned Applicant or Petitioner certifies by signature on this Disclosure Statement that, with the exception of the information contained in Paragraph B, above in accordance with the provisions of Sec. 809 of the General Municipal Law, no State officer or any officer or employee of the Town of Philipstown or of any municipality of which the Town is a part has any interest in the person, partnership or association making the above application, petition or request.

Date : 5/15/08

Signed 

(Note: See reverse for the provisions of Sec. 809)

A P P E N D I X D: IDENTIFICATION OF PROPERTY AND PROPOSAL

D-1. Property

- a. Total acres 6.05
- b. Does application cover all contiguous land of the owner? YES.
If no, explain any excluded area _____
- c. Tax Map: Sheet 50 Block 2 Parcel(s) 50.1, 50.2, 50.3
- d. Last deed: Date June 7, 2004 Liber 1670 Page 50.1 - P. 218
50.2 - 216
50.3 - 220

D-2. Location:

- a. Zoning District(s) R-80
- b. Property abuts (street or roads)
OLD ALBANY POST ROAD
- c. Municipal Districts encompassing all or part of property:
School: GARRISON UNION FREE SCHOOL DISTRICT
Fire Protection: _____
Other: _____
- d. Does plat propose a new street or private way connecting directly into any State Highway or County Road? NO If yes, give name and route # _____
- e. Does plat involve drainage lines connecting directly into any channel lines established by the County of Putnam? NO
- f. Does plat include any land within 500 feet of any abutting municipality, the boundary of any existing or proposed County or State park or recreation area, the right-of-way of any existing or proposed County or State highway, the existing or proposed right-of-way or stream channel owned by the County and for which channel lines have been established, or the boundary of County or State land on which a public building or institution is established? YES
If yes, specify PROPERTY ABUTS CLARENCE FAHNER STARK
MEDAN STATE PARK
- g. Give name and address of all property owners within 500 feet of the perimeter boundary of the proposed plat (as indicated in the current Town Tax Assessor's records): SEE ATTACHED LIST

- g. Give name and address of all property owners within 500 feet of the perimeter boundary of the proposed plat (as indicated in the current Town Tax Assessor's records):

	<u>Name</u>	<u>Address</u>
3	<u>Tip Dain</u>	<u>Old Albany Post Rd., Garrison, NY 10524</u>
4.1	<u>Jeff Dain</u>	
4.2	<u>Tip Dain</u>	
49-4-54		
45		
47	<u>Paul T. Heuston</u>	<u>996 Old Albany Post Rd, Garrison, NY 10524</u>
48	<u>Kristen Sorenson</u>	<u>1000 Old Albany Post Rd., Garrison, NY 105</u>
49	<u>Kristen Sorenson</u>	
51	<u>Mann</u>	
	<u>N.Y.S. Parks Dept.</u>	<u>Albany, NY</u>

(List additional names and addresses on separate sheet, if necessary)

D-3. Proposal:

- a. Number of Proposed Lots: 3; number already occupied by dwellings, if any: 2.
- b. Length of Proposed Streets or private ways in Plat: N/A feet.
- c. Does applicant propose to dedicate to public use all of the streets shown on the proposed plat? N/A; if not, describe _____
- d. Approximate acreage of land proposed as open space for parks and play-ground: N/A acres.
- e. Does applicant propose to dedicate to public use all of the open space shown on the proposed plat? N/A; if not, describe Property abuts State Park and provides ample open land on each lot.
- f. How is water supply to be provided? Drilled wells
Has any application been made to the County of Putnam or State of New York for approval of proposed water supply? No; if yes, give date and describe _____
- g. How is sewage disposal to be provided? S.S.D.S. - Two existing 1 prop.
Has any application been made to the County of Putnam or State of New York for sewage discharge or approval of sewage disposal systems? _____; if yes, give date and describe Approval of new wells and septic systems will be sough contemporaneously.
- h. Does proposed plat include any wetlands and/or water courses as defined by the State of New York or any applicable Local Law? No; if yes, describe There is a stream on the adjoining Stae Park property.

D-3. Proposal:

- a. Number of Proposed Lots: 3, number already occupied by dwellings, if any: 2
- b. Length of Proposed streets or private ways in Plat: N/A feet.
- c. Does Applicant propose to dedicate to public use all of the streets shown on the proposed plat? N/A, if not, describe

d. Approximate acreage of land proposed as open space for parks and playground: N/A acres.

e. Does applicant propose to dedicate to public use all of the open space shown on the proposed plat? N/A, if not, describe

Property abuts STATE Park and each lot provides ample open land.

f. How is water supply to be provided? Drilled Wells Has any application been made to the County of Putnam or State of New York for approval of proposed water supply? NO, if yes, give date and describe

g. How is sewage disposal to be provided? SSAS - Two existing 1 prop. Has any application been made to the County of Putnam or State of New York for sewage discharge or approval of a sewage disposal system? _____, if yes, give date and describe

Approval of new wells + septic systems will be sought contemporaneously.

h. Does proposed plat include any wetlands and/or water courses as defined by the State of New York or an applicable Local Law? NO, if yes, describe

There is a stream on the adjoining STATE park.

D-4. Procedures:

a. Does applicant (in the case of preliminary plats) propose to submit a final subdivision plat to cover entire preliminary plat or to file same in sections?

entire;

in sections.

b. Does applicant intend to request any special authorization for the plat under any of the following? NO If yes, specify,

Sec 281 of Town Law (cluster)

Waiver of Subdivision Regulation (Sec. 5)

Alternate road standards

D-5. Encumbrances: If property is subject to any of the following encumbrances, describe or attach copies:

- a. easements NO
- b. deed restrictions on use and development NO
- c. mortgages YES, MORTGAGES WERE FILED AFTER SUB-DIVISION BY DEED AND COMPLY WITH PROPOSED LOT LINES.
- d. liens NO
- e. leases YES, LEASES WERE ENTERED AFTER SUBDIVISION BY DEED AND COMPLY WITH PROPOSED LOT LINES.
- f. other NO

D-6. Minor Plat: If request is made for acceptance of an application for final, approval of minor subdivision plat, complete the following:

- a. Does plat incorporate all of the tract from which lots are proposed to be divided? YES
- b. Does the plat map show all natural water courses, ponds, swamps, flood plains or other land subject to potential flooding within the plat and any other land subject to potential flooding within the plat and any drainage onto the plat from any existing State Highway, County Road or Town Street? YES.

A P P E N D I X E: IDENTIFICATION OF PLANS AND DOCUMENTS

E-1. Surveyor and Designer(s) Responsible for Plans:

- a. Surveyor (name) Matthew A. Noviello, L.S.
Address 77 Hugson Rd.
Carmel, NY 10512 Tel. 845-225-4004
N. Y. License No. 50073
- b. Engineer (name) Matthew A. Noviello, P.E.
Address SAME AS ABOVE
Tel. _____
N. Y. License No. 61145
- c. Other (name) _____
Address _____
Tel. _____
N. Y. License, if any _____

E-2. Maps and Plans:

- a. Title and Date of Proposed Plat Map: TURNA Subdivision
No. of Sheets: 1
- b. Title and Date of Proposed Profiles and Construction Plans: N/A
No. of Sheets: _____
- c. Title, Date and Preparer of other maps and plans: N/A

E-3. Other: Give titles, dates and preparer of reports and documents accompanying application: (such as results of soils test and reports on drainage, sewage disposal and water supply):

E-4. Attorney (if any):

- a. (name) MATTHEW A. NOVELLO, ESQ.
Address 77 Hugson Rd., Carmel, NY 10512
Tel. 845-225-4004

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

(A) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(B) If any questions have been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(C) If all questions have been answered No it is likely that this project is not significant.

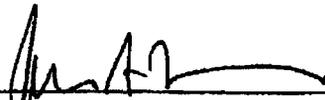
(D) ENVIRONMENTAL ASSESSMENT

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?..... Yes XX No
2. Will there be a major change to any unique or unusual land form found on the site?..... Yes XX No
3. Will project alter or have a large effect on an existing body of water?..... Yes XX No
4. Will project have a potentially large impact on groundwater quality?..... -Yes XX No
5. Will project significantly effect drainage flow on adjacent sites?..... Yes XX No
6. Will project effect any threatened or endangered plant or animal species?..... Yes XX No
7. Will project result in a major adverse effect on air quality? Yes XX No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community?..... Yes XX No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency?..... Yes XX No
10. Will project have a major effect on existing or future recreational opportunities?,..... Yes XX No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?..... Yes XX No
12. Will project regularly cause objectionable odors noise, glare, vibration, or electrical disturbance as a result of the project's operation?..... Yes XX No

13. Will project have any impact on public health or safety?..... Yes No

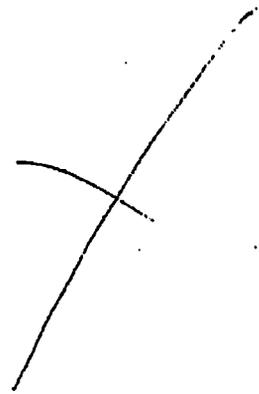
14. Will project effect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?.. Yes No

15. Is there public controversy concerning the project? Yes No

Preparer's Signature  Title OWNER

Representing: JOSEPH A. TUANA Date 1/25/06

5/15/08



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 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 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.

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

TUANA SUBDIVISON

Name of Action

Town of Philipstown Planning Board

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 TUANA SUBDIVISION		
LOCATION OF ACTION (Include Street Address, Municipality and County) Old Albany Post Road, Town of Philipstown, County of Putnam, New York		
NAME OF APPLICANT/SPONSOR JOSEPH A. TUANA	BUSINESS TELEPHONE ()	
ADDRESS 175 E. 96th Street,		
CITY/PO New York	STATE NY	ZIP CODE 10128
NAME OF OWNER (if different) Joseph A. Tuana and Marta Guitart, husband and wife	BUSINESS TELEPHONE ()	
ADDRESS SAME		
CITY/PO	STATE	ZIP CODE
DESCRIPTION OF ACTION Approval of Town Planning Board of a prior subdivision by deed.		

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: 6 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	_____ acres	_____ acres
Forested	<u>4</u> acres	<u>3.5</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	<u>1</u> acres	<u>1</u> acres
Other (Indicate type) <u>lawns</u>	<u>1</u> acres	<u>1.5</u> acres

3. What is predominant soil type(s) on project site? loam
- 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? _____ acres. (See 1 NYCRR 370).
4. Are there bedrock outcroppings on project site? Yes No
- a. What is depth to bedrock? _____ (in feet)

5. Approximate percentage of proposed project site with slopes: 0-10% 90 % 10-15% 10 %
 15% or greater _____ %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the 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? 3-10 (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: Yes, there is a stream in the Fahnestock Park
a. Name of Stream and name of River to which it is tributary _____
16. Lakes, ponds, wetland areas within or contiguous to project area:
a. Name none b. Size (In acres) _____
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 6 acres.
- b. Project acreage to be developed: 6 acres initially; 6 acres ultimately.
- c. Project acreage to remain undeveloped N/A acres.
- d. Length of project, in miles: _____ (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed _____ %;
- f. Number of off-street parking spaces existing N/A; proposed _____.
- g. Maximum vehicular trips generated per hour L.T. 1 (upon completion of project)?
- h. If residential: Number and type of housing units:
- | | 3 One Family | Two Family | Multiple Family | Condominium |
|------------|--------------|------------|-----------------|-------------|
| Initially | <u>3</u> | _____ | _____ | _____ |
| Ultimately | <u>3</u> | _____ | _____ | _____ |
- i. Dimensions (in feet) of largest proposed structure 35 height; 30 width; 60 length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 60 ft.

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? 0 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
- 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? 1 acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
 Yes No
6. If single phase project: Anticipated period of construction 6 months, (including demolition).
7. If multi-phased:
- a. Total number of phases anticipated _____ (number).
- b. Anticipated date of commencement phase 1 _____ month _____ year, (including demolition).
- c. Approximate completion date of final phase _____ month _____ year.
- d. Is phase 1 functionally dependent on subsequent phases? Yes No
8. Will blasting occur during construction? Yes No
9. Number of jobs generated: during construction 12; after project is complete 0
10. Number of jobs eliminated by this project 0
11. Will project require relocation of any projects or facilities? Yes No If yes, explain _____
12. Is surface liquid waste disposal involved? Yes No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount household sewage
- b. Name of water body into which effluent will be discharged _____
13. Is subsurface liquid waste disposal involved? Yes No Type _____
14. Will surface area of an existing water body increase or decrease by proposal? Yes No
 Explain _____
15. Is project or any portion of project located in a 100 year flood plain? Yes No
16. Will the project generate solid waste? Yes No
- a. If yes, what is the amount per month L.T. 1 tons
- b. If yes, will an existing solid waste facility be used? Yes No
- c. If yes, give name Rasco; location Peckville
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No
- e. If Yes, explain _____
17. Will the project involve the disposal of solid waste? Yes No
- a. If yes, what is the anticipated rate of disposal? _____ tons/month.
- b. If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? Yes No
19. Will project routinely produce odors (more than one hour per day)? Yes No
20. Will project produce operating noise exceeding the local ambient noise levels? Yes No
21. Will project result in an increase in energy use? Yes No
 If yes, indicate type(s) As needed for one additional single family house
22. If water supply is from wells, indicate pumping capacity 5 gallons/minute.
23. Total anticipated water usage per day 1500 gallons/day.
24. Does project involve Local, State or Federal funding? Yes No
 If Yes, explain _____

E-3. Other: Give titles, dates and preparer of reports and documents accompanying application: (such as results of soils tests and reports on drainage, sewage disposal and water supply):

E-4. Attorney (if any):

s. (Name) NOVIELLO & NOVIELLO, ESQS.

Address 77 Hughson Road

Carmel, NY 10512

tel. 845-225-4004

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	<u>Subdivision</u>	_____
City, Town Zoning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Side set back variance</u>	_____
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Well and septic</u>	_____
Other Local Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>As needed to construct a</u>	_____
Other Regional Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<u>new home</u>	_____
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:
 zoning amendment zoning variance special use permit subdivision site plan
 new/revision of master plan resource management plan other _____
2. What is the zoning classification(s) of the site? R-80
3. What is the maximum potential development of the site if developed as permitted by the present zoning?
1 additional single family dwelling
4. What is the proposed zoning of the site? Same, R-80
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?
1 additional single family dwelling
6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No
7. What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?
Single family dwellings
8. Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile? Yes No
9. If the proposed action is the subdivision of land, how many lots are proposed? 3
 a. What is the minimum lot size proposed? 2 acres
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 Only as req. for 1 add'l dwelling.
 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 JOSEPH A. TUANA Date 5/15/08
 Signature [Signature] Title Owner

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

**Adjoiners List
for
Joseph Tuana**

50.-2-51
CARY, KATHERINE
118 W 79th St Apt 8C
New York, NY 10024

50.-2-4.2
DAIN, JEFFREY P
979 Old Albany Post Rd
Garrison, NY 10524

50.-2-45
GORDON, RICHARD H
1024 Old Albany Post Rd
Garrison, NY 10524

49.-4-54.1
DE RHAM, PIERRE
PO Box 195
Garrison, NY 10524

50.-2-44
LEBWOHL-STEINER, GLENN R
1036 Old Albany Post Rd
Garrison, NY 10524

50.-2-44
LEBWOHL-STEINER, GLENN R
1036 Old Albany Post Rd
Garrison, NY 10524

50.-2-52
PLATZ, JAMES J
966 Old Albany Post Rd
Garrison, NY 10524

50.-2-4.11
DAIN, JEFFREY P
979 Old Albany Post Rd
Garrison, NY 10524

61.-4-9
CAT FISH POND ASSOC INC
1058 Old Albany Post Rd
Garrison, NY 10524

50.-2-3
DAIN, RUTH W
965 Old Albany Post Rd
Garrison, NY 10524

50.-2-43
CHADWICK, GARY W
PO Box 147
Garrison, NY 10524

50.-2-47
NOVIELLO, MATTHEW A
77 Hughson Rd
Carmel, NY 10512

50.-2-23
STATE OF NEW YORK
40 Gleneida Ave
Carmel, NY 10512

Steven & Sandra L. Auth
227 Canopus Hollow Rd.
Putnam Valley, NY 10579
Cell (914) 490-7596 Home& Fax (845) 528-1322

July 3,2014

Planning Board Members
Town Of Philipstown

Re: Proposed Auth Residence
(Hubbard Estate)
279 Rt. 9 & Rt. 301
Cold Spring, NY

Dear Planning Board Members,

For your review are the Color Choices and Outdoor Lighting we have chosen for our proposed residence.
Also included is the Elevation Plan.

Regards, Steven & Sandra Auth



Low Voltage 20-Watt Black LED Equivalent Flood Light (4-Pack)

Tools, Parts, Rentals | Installation Services and Repair | Gift Cards | Help

More doing.

Malibu Model # 8401-2

Low Voltage

Write the First



Flood Light (4-Pack)

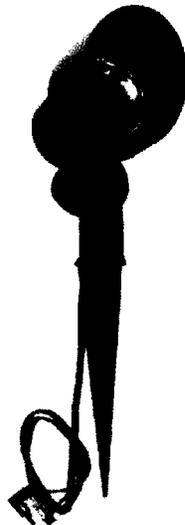
\$59.88 / each

Cannot be shipped to the following state(s): AK, GU, HI, PR, VI

STOCK AT YOUR LOCAL STORE

26204 In Stock
200054
Pick Up Store

*AUTH
RESIDENCE*



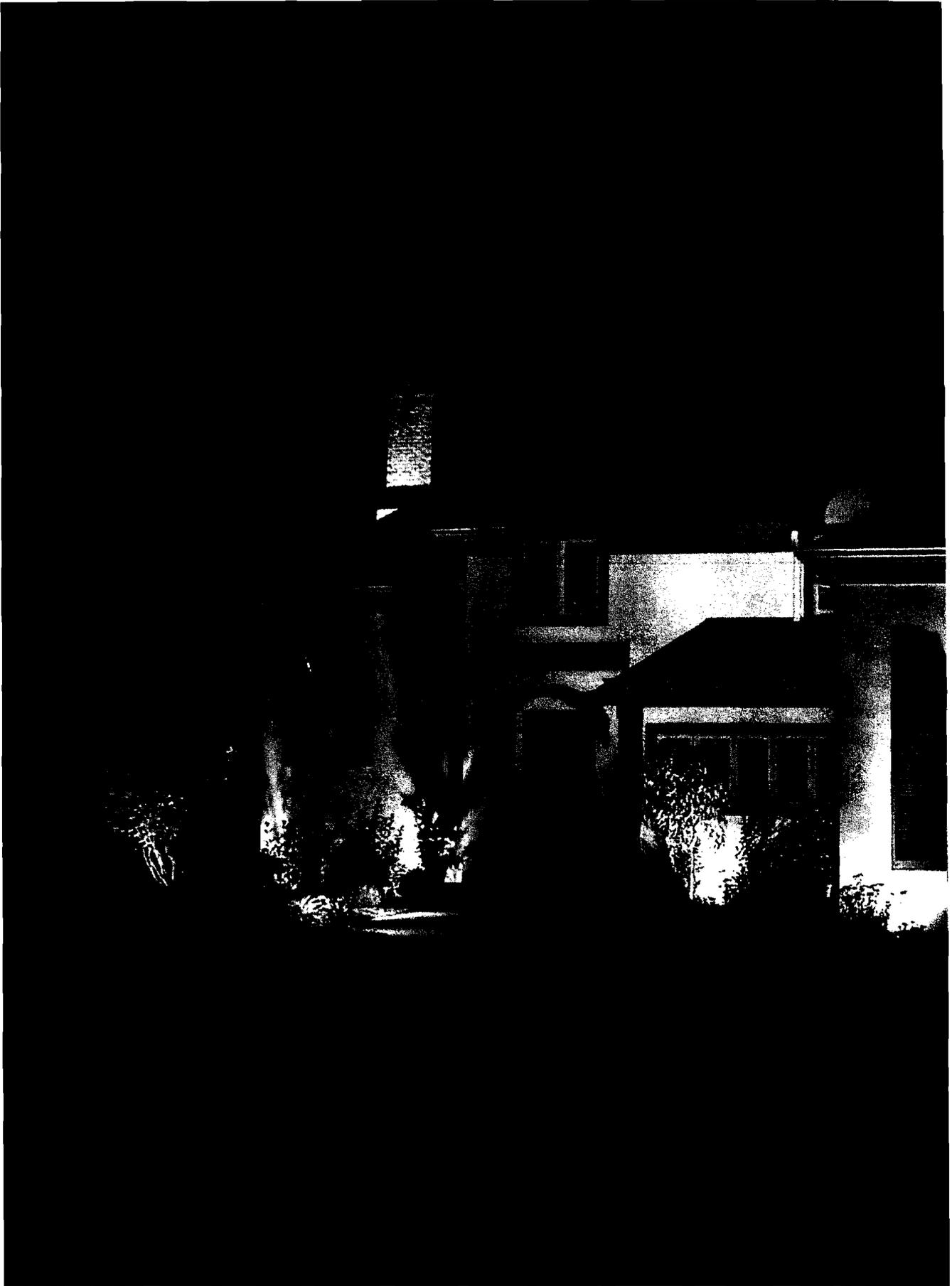
PRODUCT OVERVIEW Model # 8401-2604-18 Store SKU # 1000045836

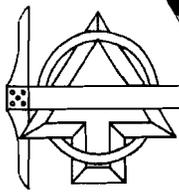
The Malibu Low Voltage 20 Watt Equivalent Flood Light is a do-it-yourself project that can be installed quickly and safely. The cast metal construction and waterproof seal allows this fixture to withstand any weather, making it ideal for installations such as illuminating trees around your home. Malibu outdoor lighting is a quick and simple way to enhance curb appeal, provide an extra sense of security, and is a crucial ingredient needed for improving your entire outdoor living experience.

- Diecast aluminum construction
- Clear glass lens
- All black finish
- Equivalent to a 20 watt incandescent bulb
- Brightness - 145 Lumens
- Each light uses 2 warm white LEDs for a total of 6 watt
- Use with Malibu low voltage transformer for peak performance (sold separately)

SPECIFICATIONS

Adjustable Lamp Head	Yes	Assembled Depth (in.)	4.39 in
Assembled Height (in.)	10.73 in	Assembled Width (in.)	2.77 in
Bulb Type	LED	Certifications and Listings	CSA Listed
Dusk to Dawn	No	ENERGY STAR Certified	No
Exterior Lighting Accessory Type	Landscape Light	Exterior Lighting Product Type	Flood and Spot Lights
Fixture Material	Cast Metal	Glass/Lens Type	Clear
Landscape Lighting Application	In-Ground Lighting	Light Source	LED
Lighting Kit	No	Manufacturer Warranty	1-Year Limited Warranty
Motion Sensor	No	Mounting Type	Ground
Number of Bulbs Required	1	Number of Housings Included	4
Outdoor Lighting Features	Adjustable Lamp Head, Waterproof, Weather Resistant	Power Type	Low voltage
Product Height (in.)	10.73	Product Length (in.)	4.39
Product Weight (lb.)	.71 lb	Product Width (in.)	2.77





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)

July 3, 2014

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

RE: KEHR (ESP) - Subdivision Application & Site Plan Revisions

Dear Mr. Merante and Honorable Board Members:

Accompanying this letter you will find a new application and a preliminary plat for approval of a subdivision of the 3 parcels owned by Bruce & Donna Kehr into 2 new lots. As you know the Kehrs' property consists of 3 pre-existing lots, which are the subject of a pending application for site plan approval from the Planning Board and a petition for a zoning change that has been submitted to the Town Board. Both the site plan and the preliminary subdivision plat have been drawn assuming that the zoning change will be granted.

As I may have told you, the idea of subdividing the property was originally suggested to me by Supervisor Shea, and I failed to see a way that a subdivision could be accomplished without significant complications. I was incorrect. Mrs. Kehr, her attorney Thomas Wood, Mary Rice and I recently met with Andrew Chmar, who owns adjacent property. It is important that you understand and Mr. Chmar made it perfectly clear that he was there as an interested adjoining owner and NOT in his capacity as Executive Director of the Hudson Highlands Land Trust, Inc. He also made it clear that he was NOT representing anyone other than himself.

The purpose of the meeting was to show him the plan and see if the restrictions we proposed would be acceptable to him. Mr. Chmar was frank in his opinion that the restrictions we proposed would NOT be acceptable. He did however suggest an alternative that, subject to details to be worked out, would be acceptable. After the meeting our client decided that Mr. Chmar's recommendation had considerable merit. As it happens, the recommendation provides an easier path to subdividing the property.

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 ◆

In substance Mr. Chmar suggested that we continue to seek the zoning change for the entire property and site plan approval for the ESP commercial site, while seeking approval to subdivide the property into two lots. The rear lot, No. 2 on the preliminary plat, would be deed restricted, limiting its use to residential uses, which are permitted in the HC zone. We have put a note to that effect on the plat. The note is constructed to make it clear that Home Occupations would be allowed

Lot 2 would access the property via Stephanie Lane, a private road over which our clients have an easement. Copies of the deeds have previously been submitted. As presented, Lot 2 conforms to the HC zoning requirements. Stephanie Lane is not 50 feet wide, but it does and has served an existing dwelling. We believe it to be eligible for approval as a pre-existing right-of-way as provided for in the Land Development Regulations. Accordingly, we respectfully request, on behalf of our client that any required waivers pertaining to use of Stephanie Lane be granted.

Lot No. 1 has been sized to make the Lot Coverage presently proposed 59.4% of the eligible area. Sixty percent (60%) is the maximum allowable. At first, it will appear that the proposed coverage is considerably less than 59.4%. This is because the zoning law does not allow wetlands, watercourses, flood plains or slopes greater than 20% to be included in the coverage calculation. As proposed, the commercial use of Lot 1 will virtually be the maximum allowable.

The applicant remains willing to grant a Conservation Easement.

Time did not allow the changes to the site plan that will be required to eliminate Lot 2 from that application. However, while the area of the lot will change, none of the elements of the site plan are affected.

We look forward to discussing the details of both applications during the July meeting of the Planning Board. As always, thank you for your continued attention to them.

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


by
Glennon J. Watson, L.S.

GJW/bms

Encl.

cc: File U:\89-159\AM03JL14BP_KehrSubdivisionApp.doc
Hon. Richard Shea Supervision
Bruce & Donna Kehr
Thomas Wood, Esquire.
Andrew Chmar

BADEY & WATSON
Surveying & Engineering, P.C.

A P P E N D I X C

T O W N O F P H I L I P S T O W N , N E W Y O R K
DISCLOSURE STATEMENT ACCOMPANYING APPLICATION OR PETITION

A. Identification of Application or Petition:

- 1. TO: Philipstown Town Board
- Philipstown Planning Board
- Zoning Board of Appeals
- Zoning Administration Officer/Building Inspector

2. NAME OF APPLICANT: Bruce & Donna Kehr

3. RESIDENCE: 3330 Route 9 Cold Spring, NY 10516

4. DATE: 7/3/2014

5. NATURE OF APPLICATION OR PETITION: Approval of Subdivison Plat prepared for
Bruce & Donna Kehr

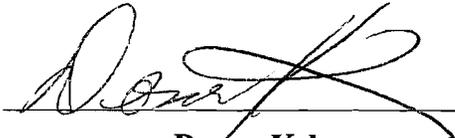
B. Nature and Extent of Interest of any State Officer or Municipal Officer or Employee in this Application (Set forth in detail).

None

C. Statement that no State Officer or Municipal Officer or Employee has an interest in this Application.

The undersigned Applicant or Petitioner certifies by signature on this Disclosure Statement that, with the exception of the information contained in Paragraph B, above in accordance with the provisions of Sec. 809 of the General Municipal Law, no State officer or any officer or employee of the Town of Philipstown or of any municipality of which the Town is a part has any interest in the person, partnership or association making the above application, petition or request.

Date : 7/3/2014

Signed 
Donna Kehr

(Note: See reverse for the provisions of Sec. 809)

T O W N O F P H I L I P S T O W N
P U T N A M C O U N T Y , N E W Y O R K

APPLICATION FOR APPROVAL OF SUBDIVISION PLAT

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

- for approval of a Preliminary Plat;
- for approval of a Final Plat;
- for approval of a Minor Subdivision as a Final Plat; or
- for revision of a previously Filed Plat.

For Office Use Only

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

I. Identification of Applicant and Owner:

a. Applicant (name) Bruce & Donna Kehr Tel. 845-265-3771
address 3330 Route 9 Cold Spring, NY 10516
Cold Spring, NY 10516

b. Owner of property if not same as Applicant:

(name) Same as applicant Tel. _____
address _____

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

- 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
- 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.

II Attachments: (cont.)

- 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 D Identification of Property and Proposal.
- Appendix E Identification of Plans and Documents.
- EAF - Environmental Assessment Form
- Application Checklist
- Request for a Waiver of Subdivision Regulations

III. Authorization: The Applicant and Owner hereby grant to the Planning Board, the Town Board and Superintendent of Highways, 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 Subdivision Regulations, including the taking of tests and materials samples:

IV. Endorsements:

a. Applicant/Owner

Date 7/3/14

Signed



Donna Kehr

b. Owner of Property if not same as Applicant

Date _____

Signed _____

This informaton is provided especially for those who may be making appli-
cation without assistance of counsel, so that they will be fully advised as to
the purpose and requirements of this statute.

SEC. 809. DISCLOSURE IN CERTAIN APPLICATIONS

1. Every application, petition or request submitted for a variance, amend-
ment, change of zoning, approval of a plat, exemption from a plat or official map
license or permit, pursuant to the provisions of any ordinance, local law, rule or
regulation constituting the zoning and planning regulations of a municipality shall
state the name, residence and the nature and extent of the interest of any state
officer or any officer or employee of such municipality of which such municipality
is a part, in the person, partnership or association making such application,
petition or request (hereinafter called the applicant) to the extent known to such
applicant.

2. For the purpose of this section an officer or employee shall be deemed to
have an interest in the applicant when he, his spouse, or their brothers, sisters,
parents, children, grandchildren, or the spouse of any of them

- (a) is the applicant, or
- (b) is an officer, director, partner or employee of the applicant, or
- (c) legally or beneficially owns or controls stock of a corporate appli-
cant or is a member of a partnership or association applicant, or
- (d) is a party to an agreement with such on applicant, express or implied,
whereby he may receive any payment, or other benefit, whether or not
for services rendered, dependent or contingent upon the favorable
approval of such application, petition or request.

3. Ownership of less than five per cent of the stock of a corporation
whose stock is listed on the New York or American Stock Exchanges shall not
constitute an interest for the purposes of this section.

4. A person who knowingly and intentionally violates this section shall
be guilty of a misdemeanor.

D-3. Proposal:

- a. Number of Proposed Lots: 2, number already occupied by dwellings, if any: 1
- b. Length of Proposed streets or private ways in Plat: n/a feet.
- c. Does Applicant propose to dedicate to public use all of the streets shown on the proposed plat? No, if not, describe None Shown
-
- d. Approximate acreage of land proposed as open space for parks and playground: Zero acres.
- e. Does applicant propose to dedicate to public use all of the open space shown on the proposed plat? No, if not, describe None Shown
-
- f. How is water supply to be provided? Individual Drilled Wells Has any application been made to the County of Putnam or State of New York for approval of proposed water supply? No, if yes, give date and describe n/a
-
- g. How is sewage disposal to be provided? Individual SSTS
Has any application been made to the County of Putnam or State of New York for sewage discharge or approval of a sewage disposal system? No, if yes, give date and describe n/a
-
- h. Does proposed plat include any wetlands and/or water courses as defined by the State of New York or an applicable Local Law? Yes, if yes, describe Clove Creek runs through rear of property. No activity proposed within 100'.

D-4. Procedures:

- a. Does applicant (in the case of preliminary plats) propose to submit a final subdivision plat to cover entire preliminary plat or to file same in sections?
- entire;
- in sections.
- b. Does applicant intend to request any special authorization for the plat under any of the following? Yes If yes, specify,
- Sec 281 of Town Law (cluster)
- Waiver of Subdivision Regulation (Sec. 5)
- Alternate road standards

D-5. Encumbrances: If property is subject to any of the following encumbrances, describe or attach copies:

- a. easements Yes (see deeds previously submitted)
- b. deed restrictions on use and development None
- c. mortgages None
- d. liens None
- e. leases None
- f. other None

D-6. Minor Plat: If request is made for acceptance of an application for final, approval of minor subdivision plat, complete the following:

- a. Does plat incorporate all of the tract from which lots are proposed to be divided? Yes
- b. Does the plat map show all natural water courses, ponds, swamps, flood plains or other land subject to potential flooding within the plat and any other land subject to potential flooding within the plat and any drainage onto the plat from any existing State Highway, County Road or Town Street? Yes

E-1. Surveyor and Designer(s) Responsible for Plans:

a. Surveyor (name) BADEY & WATSON, Surveying & Engineering, P.C.
 Address 3063 Route 9
Cold Spring, NY 10516 Tel. (845) 265-9217 x14
 N. Y. License No. 48167 (Glennon J. Watson, L.S.)

b. Engineer (name) BADEY & WATSON, Surveying & Engineering, P.C.
 Address 3063 Route 9
Cold Spring, NY 10516 Tel. (845) 265-9217 x12
 N. Y. License No. 62505 (John P. Delano, P.E.)

c. Other (name) _____
 Address _____
 _____ Tel. _____
 N. Y. License, if any _____

E-2. Maps and Plans:

a. Title and Date of Proposed Plat Map: Preliminary Subdivision Plat
prepared for Bruce & Donna Kehr, dated July 1, 2014

No. of Sheets: 1

b. Title and Date of Proposed Profiles and Construction Plans: _____

No. of Sheets: _____

c. Title, Date and Preparer of other maps and plans: _____

E-3. Other: Give titles, dates and preparer of reports and documents accompanying application: (such as results of soils test and reports on drainage, sewage disposal and water supply):

E-4. Attorney (if any):

a. (name) Wood & Klarl Thomas Wood, Esq.
 Address 2131 Albany Post Road
Montrose, NY 10548 Tel. 914-736-0144

Applicant	<u>Bruce & Donna Kehr</u>
Project Name	<u>Subdivision Plat for Bruce & Donna Kehr</u>
Applicant's Representative	<u>Badey & Watson Surveying & Engineering P.C.</u>
Tax Map ID #	<u>16.20-1-18,20, & 21</u>
Date	<u>July 3, 2014</u>

PHILIPSTOWN PLANNING BOARD
SUBMISSION CHECKLIST
SUBDIVISION APPLICATIONS

For all subdivision applications, the following requirements are applicable before application review.

A. Land may not be subdivided if the application will result in the following except with Planning Board Approval)

- All subdivisions require approval
- 2 or more lots located in a Business or Industrial zone
- 2 or more lots (of 10 acres or less) which have frontage on a state highway or county road located in a Res. Zone
- 3 or more lots each of which contains 10 acres or less
- The creation of a street, highway or r.o.w for vehicles

B. Land may not be divided so as to create rights-of-way for power, gas or telephone lines

C. Approved subdivision plats may not be revised

D. Subdivision plat requiring approval may not be used in connection with the conveyance of real property in the Town, or filed with the County Clerk's office until approved.

Preliminary Sketch Plans

1. Location of the plat in the neighborhood
2. Layout of lots, streets and existing contours at 10' intervals
3. Location of watercourses
4. Location of water bodies
5. Location of wetlands
6. Location of major natural features

Minor Subdivision Plat Applications

Typically, a plat of lots to which access is given by open development area private right-of-way or easements eligible for consideration as a minor plat.

I. General Submission Requirements

1. Application on proper forms
 2. Forms property signed
 3. Application Fee
 4. Final Plat Map (5 blue or black-line prints)
 - a. Scale of 1" = 40' or 50' but not less than 1" = 100'
 - b. No less than 20" x 20" no more than 36" x 48"
 - c. Black waterproof ink on good cloth or film
 5. Construction Plans (see Checklist VI)
 6. Evidence that:
 - a. sewer & water supply approved by PCDH
 - b. street or drainage connections to state or county roads submitted
 - i. Connection application made
 - c. NYSDEC wetland/watercourse modifications approved
 7. If major cuts or fills, grading plan
 - a. Five (5) blue or black line prints
 8. Design computations and data for drainage or central water and sanitary sewer systems
 9. Separate map for lots accessed by open development right-of-way or easement
-
- ### II. Title and location information:
1. Scale of not less than 1" = 100 feet
 2. Proposed layout of lots, streets and improvements
 3. Future subdivisions on contiguous land
 4. Title of the plat
 - a. Duplicate in Putnam Co.
 5. Date, Town, etc.
 - a. Date
 - b. Town
 - c. Scale
 - d. County
 - e. North point
 - f. State
 6. Location map at scale of 1" = 1000 or 2000 feet
 7. Vicinity map showing: property lines/streets within 500'
 - a. scale of 1" = 400' or 800'
 - b. adjacent owner identification
 8. Index map if plat is divided into sections or > 1 is reg.
 - a. showing lots, lot #'s, streets, street names
 - b. delineation of areas covered
 - c. scale of 1" = 400' or 800'

III. Site conditions and land evaluations:

1. Existing contours not exceeding 5-foot intervals
 - a. Meeting DOT standards for maps of 1" = 200'
2. Appropriate benchmark
3. Existing permanent buildings and structures
4. Existing watercourses, water bodies and streams
5. Location and limits of wetlands
6. Location and limits of potential flood hazard areas
7. Location of drainage discharge points from any street or property

IV. Property Ownership Information

1. Name and address of owner
2. Name and address of applicant if different from owner
3. Perimeter boundary of tract and area to be plotted
4. Approx. location of prop. lines 200 feet from tract
5. Both street r-o-w lines of any street abutting tract
6. Names of owners of property abutting tract
7. Proposed lots and lot numbers and area of each lot
8. Proposed street and/or r-o-w including widths
9. Location & dimensions of existing & proposed easements
10. Existing monuments
11. Any municipal or taxation district boundary
12. Any channel and building lines
13. Reserved areas for watercourses or wetland conservation

V. Development Proposal Information:

1. For each lot near watercourses, bodies, wetlands, flood hazard area, proposed floor elevation of lowest floor.

**ADJOINERS LIST
KEHR
16.20-1-18, 20 & 21**

16.20-1-14
DIEBOLL, JOS F
31 Stephanie Ln
Cold Spring, NY 10516

16.20-1-17
MERRIGAN, THOMAS C
16 Stephanie Ln
Cold Spring, NY 10516

16.20-1-6
ALTMAN, JOSEPH
45 Stagecoach Rd
Cold Spring, NY 10516

16.20-1-22
SABITUS, HEDI MUELLER
97 Edgehill Dr
Wappingers Falls, NY 125903633

16.20-1-25.1
GIORDANO, ANTONIO
3091 Route 9
Cold Spring, NY 10516

16.20-1-16
M.H.C.P. REALTY, LLC
3504 Rt 9
Cold Spring, NY 10516

16.-1-41.2
CHMAR, ANDREW T
40 Walmer Ln
Cold Spring, NY 10516

16.-1-38
WB PHILIPSTOWN LLC
570 Taxter Rd Fl 6
Elmsford, NY 10523

16.20-1-10
WTP SUPPLY CO INC
101 Lime Ridge Rd
Poughquag, NY 12570

16.20-1-24.2
DEMILIO, WILLIAM R
18 Walmer Ln
Cold Spring, NY 10516

16.20-1-11.1
SCANGA, MARK
19 Scanga Ln
Cold Spring, NY 10516

16.20-1-11.2
SCANGA, JOHN PAUL
21 Scanga Ln
Cold Spring, NY 10516

16.20-1-8
3315 Rt 9, LLC
3315-3319 Rt 9
Cold Spring, NY 10516

16.20-1-7
49 Stagecoach Drive LLC
3315 Rt 9
Cold Spring, NY 10516

16.20-1-26
DAHLIA, TODD
10 Stagecoach Rd
Cold Spring, NY 10516

16.20-1-5
KLEIN, STEPHEN
2 Ridgewood Rd
Cold Spring, NY 10516

16.20-1-24.1
RICHARDSON, SUSAN
16 Walmer Ln
Cold Spring, NY 10516

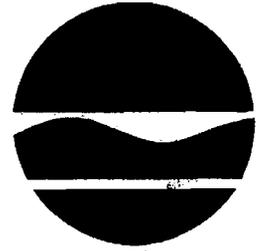
16.20-1-3
THESING, ANTHONY
15 Stagecoach Rd
Cold Spring, NY 10516

16.20-1-23
MID-HUDSON CONS CORP
7 Mayfair Rd
Elmsford, NY 10523

16.20-1-4
LAUCH, WILLIAM P
20 Ridgewood Rd
Cold Spring, NY 10516

500

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Division of Fish, Wildlife & Marine Resources
New York Natural Heritage Program
625 Broadway, 5th Floor, Albany, New York 12233-4757
Phone: (518) 402-8935 • **Fax:** (518) 402-8925
Website: www.dec.ny.gov



Joe Martens
Commissioner

June 25, 2014

Glennon J. Watson, L.S.
Badey & Watson Surveying and Engineering, P.C.
3063 Route 9
Cold Spring, NY 10516

Scanned

Re: Site plan for 3330 Route 9
Town/City: Philipstown. County: Putnam.

Dear Glennon J. Watson, L.S. :

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project

Enclosed is a report of rare or state-listed animals and plants, and significant natural communities, which our databases indicate occur, or may occur, on your site or in the immediate vicinity of your site.

For most sites, comprehensive field surveys have not been conducted; the enclosed report only includes records from our databases. We cannot provide a definitive statement as to the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

Our databases are continually growing as records are added and updated. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information.

The presence of the plants and animals identified in the enclosed report may result in this project requiring additional review or permit conditions. For further guidance, and for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, as listed at www.dec.ny.gov/about/39381.html.

Sincerely,

Nicholas Conrad
Information Resources Coordinator
New York Natural Heritage Program



The following state-listed animals have been documented in the vicinity of your project site.

The following list includes animals that are listed by NYS as Endangered, Threatened, or Special Concern; and/or that are federally listed or are candidates for federal listing. The list may also include significant natural communities that can serve as habitat for Endangered or Threatened animals, and/or other rare animals and rare plants found at these habitats.

For information about potential impacts of your project on these populations, how to avoid, minimize, or mitigate any impacts, and any permit considerations, contact the Wildlife Manager or the Fisheries Manager at the NYSDEC Regional Office for the region where the project is located. A listing of Regional Offices is at <http://www.dec.ny.gov/about/558.html>.

The following species have been documented within 4 miles of your project site. Individual animals may travel 5 miles from documented locations.

COMMON NAME	SCIENTIFIC NAME	NY STATE LISTING	FEDERAL LISTING	
Mammals				
Northern Myotis <i>Hibernaculum</i>	<i>Myotis septentrionalis</i>	Unlisted	Candidate	14189

This report only includes records from the NY Natural Heritage databases. For most sites, comprehensive field surveys have not been conducted, and we cannot provide a definitive statement as to the presence or absence of all rare or state-listed species. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

If any rare plants or animals are documented during site visits, we request that information on the observations be provided to the New York Natural Heritage Program so that we may update our database.

Information about many of the listed animals in New York, including habitat, biology, identification, conservation, and management, are available online in Natural Heritage's Conservation Guides at www.guides.nynhp.org, and from NYSDEC at <http://www.dec.ny.gov/animals/7494.html>.

Information about many of the rare plants and animals, and natural community types, in New York are available online in Natural Heritage's Conservation Guides at www.guides.nynhp.org, and from NatureServe Explorer at <http://www.natureserve.org/explorer>.

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Approval of Preliminary Subdivision Plat prepared for Bruce & Donna Kehr		
Project Location (describe, and attach a general location map): 3330 Route 9 Cold Spring, NY, Town of Philipstown		
Brief Description of Proposed Action (include purpose or need): Approval of 2 lot subdivision (Note: Simultaneous applications for Site Plan Approval and a petition to change zoning have been filed).		
Name of Applicant/Sponsor: Bruce & Donna Kehr	Telephone: 845-265-3771	E-Mail: dkehr@esp3771.com
Address: 3330 Route 9		
City/PO: Cold Spring	State: NY	Zip Code: 10516
Project Contact (if not same as sponsor; give name and title/role): Glennon J. Watson L.S.	Telephone: 845-265-9217 x14	E-Mail: gwatson@badey-watson.com
Address: 3063 Route 9		
City/PO: Cold Spring	State: NY	Zip Code: 10516
Property Owner (if not same as sponsor): Bruce & Donna Kehr	Telephone: 845-265-3771	E-Mail: dkehr@esp3771.com
Address: 3330 Route 9		
City/PO: Cold Spring	State: NY	Zip Code: 10516

B. Government Approvals

B. Government Approvals Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Board (zoning change)	08/07/2014
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board - Subdivision	07/03/2014
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Planning-239 Referral	TBD
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Putnam County Dept. of Health	TBD
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): Property is within Clove Creek Aquifer Overlay.	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No

If Yes, what is the zoning classification(s) including any applicable overlay district?

HC,(Highway Commercial) RR (Rural Residential) RR to be changed to HC Aquifer Overlay (Clove Creek), Flood Plain Overlay

b. Is the use permitted or allowed by a special or conditional use permit? Subdivision Yes No

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,

i. What is the proposed new zoning for the site? HC

C.4. Existing community services.

a. In what school district is the project site located? Haldane Central School District

b. What police or other public protection forces serve the project site?
Putnam County Sheriff, NY State Police

c. Which fire protection and emergency medical services serve the project site?
North Highlands Fire District

d. What parks serve the project site?
Philipstown Town Park System, Putnam County Park, NYS Parks (Fahnstock)

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

Commercial, Residential

b. a. Total acreage of the site of the proposed action? 11.35 acres

b. Total acreage to be physically disturbed? <1.00 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 11.35 acres

c. Is the proposed action an expansion of an existing project or use? Yes No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 12,078 to 19,478 SF Units: 3 (buildings)

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

Commercial, Residential merging of 3 lots into 2 lots.

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? 2

iv. Minimum and maximum proposed lot sizes? Minimum 4.022 ac. Maximum 7.217ac.

e. Will proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: 10 months

ii. If Yes:

• Total number of phases anticipated

• Anticipated commencement date of phase I (including demolition) _____ month _____ year

• Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ■ Yes □ No
 If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	1	0	0	0
At completion of all phases	1	0	0	0

g. Does the proposed action include new non-residential construction (including expansions)? ■ Yes □ No
 If Yes,

i. Total number of structures 1 +/- (6400 SF) 1 additional (1000 SF)
 ii. Dimensions (in feet) of largest proposed structure: 20 height; 50 width; and 128 length
 iii. Approximate extent of building space to be heated or cooled: 1000 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? □ Yes ■ No
 If Yes,

i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: □ Ground water □ Surface water streams □ Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? □ Yes ■ No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____
 iv. Will there be onsite dewatering or processing of excavated materials? □ Yes □ No
 If yes, describe. _____
 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? □ Yes □ No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? □ Yes ■ No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: 600 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: Individual drilled wells

vi. If water supply will be from wells (public or private), maximum pumping capacity: 5 gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: 600 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
- Will line extension within an existing district be necessary to serve the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):
Individual SSTS approved by Putnam County Dept. of Health

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: Waste will be treated by individual SSTS to be approved by Putnam County Dept. of Health.

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

$\frac{20,000}{20,000}$ Square feet or $\frac{0.5}{11,240}$ acres (impervious surface)

$\frac{20,000}{20,000}$ Square feet or $\frac{11,240}{11,240}$ acres (parcel size)

ii. Describe types of new point sources. Roof Drains

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

On site stormwater management facility structures

- If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: 1000

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
 Local utility

iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: 7 am to 5 pm • Saturday: _____ to _____ • Sunday: _____ to _____ • Holidays: _____ to _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: 7:00 am to 5:00 pm • Saturday: 7:00 am to 12:00 pm • Sunday: _____ to _____ • Holidays: _____ to _____
--	--

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration:

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No

Describe: _____

n. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Exists _____

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products (185 gallons in above ground storage or any amount in underground storage)? Yes No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
- ii. Anticipated rate of disposal/processing:
 - _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 - _____ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
- ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
- iii. Specify amount to be handled or generated _____ tons/month
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____
- v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe:

Projects fronts on State Highway developed commercially, land at rear is forest. New residential development will be near center of property and a distance from the creek.

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	3.39	-3.36	+0.47
• Forested	6.76	6.10	-0.66
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	.25	.25	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Landscape	0.84	1.03	+0.19

c. Is the project site presently used by members of the community for public recreation? Yes No
 i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
 If Yes,
 i. Identify Facilities:
 Philipstown "Quarry Pond" Park lies to the north.

e. Does the project site contain an existing dam? Yes No
 If Yes:
 i. Dimensions of the dam and impoundment:
 • Dam height: _____ feet
 • Dam length: _____ feet
 • Surface area: _____ acres
 • Volume impounded: _____ gallons OR acre-feet
 ii. Dam's existing hazard classification: _____
 iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
 If Yes:
 i. Has the facility been formally closed? Yes No
 • If yes, cite sources/documentation: _____
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

 iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
 If Yes:
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
 If Yes:
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
 ii. If site has been subject of RCRA corrective activities, describe control measures: _____
 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
 If yes, provide DEC ID number(s): _____
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

- v. Is the project site subject to an institutional control limiting property uses? Yes No
- If yes, DEC site ID number: _____
 - Describe the type of institutional control (e.g., deed restriction or easement): _____
 - Describe any use limitations: _____
 - Describe any engineering controls: _____
 - Will the project affect the institutional or engineering controls in place? Yes No
 - Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >7 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Riverhead Loam	17	%
Fluvaquents & UDI	83	%
Fluvaquents		%

d. What is the average depth to the water table on the project site? Average: 0 > 7' feet

e. Drainage status of project site soils: Well Drained: 81 % of site
 Moderately Well Drained: 0 % of site
 Poorly Drained: 19 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: 81 % of site
 10-15%: 5 % of site
 15% or greater: 14 % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name Clove Creek Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:	See attached letter-Attached
<hr style="border: 0; border-top: 1px solid black; margin: 2px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 2px 0;"/>	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. Describe the habitat/community (composition, function, and basis for designation): _____	
ii. Source(s) of description or evaluation: _____	
iii. Extent of community/habitat:	
<ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: <u>Hunters frequent area near Clove Creek</u> where there will be no changes.	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature	
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. CEA name: _____	
ii. Basis for designation: _____	
iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within 5 miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify resource: <u>Those relating to the Hudson River/Highlands</u>	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Highway overlooks scenic byways and parks</u>	
iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

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

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Bruce & Donna Kehr Date 07/03/2014

Signature  Title Surveyor for Applicant

July 8, 2014

Mr. Anthony Merante, Chairman, and Board Members
Town of Philipstown Planning Board
Town Hall
238 Main Street
Cold Spring, NY 10516

Re: Minor Site Plan for RDR Equities
1510 Route 9, Garrison
Town of Philipstown

Dear Mr. Merante and Members of the Board:

Enclosed find the following materials in support of the Minor Site Plan application for RDR Equities LLC:

- Thirteen copies of plans prepared by this office for the project entitled "Minor Site Development Plan for RDR Equities, LLC", sheet SP-1.1, "Site Plan", sheet SP-1.1L, "Landscaping Plan", sheet SP-1.2, "Existing Conditions" and sheet SP-1.3, "Previous Approval". These plans are dated March 31, 2014, revised July 7, 2014.

This project was initially presented to the Planning Board on April 10, 2014 and the Board conducted a site visit on April 27. The Town Conservation Board also reviewed the project at their May 13, 2014 meeting and had us appear to present the project at their June 10, 2014 meeting.

We've modified the plans to address comments generated by both Boards. As discussed at the site walk, the existing asphalt and gravel paved areas are to receive a top course of asphalt. To address concerns of site coverage and/or stormwater runoff, portions of the existing paved areas are to be converted either to lawn areas or raingardens to reduce impervious coverage and increase infiltration. Stone filled trenches are proposed to reduce site runoff toward the Annsville Creek and direct this stormwater to the proposed rain gardens. A 6,000 gallon storage tank is also proposed to capture roof leader runoff for re-use either in the car wash or for landscape watering.

Other plan changes include showing the proposed storage tanks necessary for the proposed car wash water recycle system, showing more cueing at the car wash entrance, providing signage at the Old Highland Turnpike site exit indicating no right turn is allowed leaving the site and no entrance is allowed at this driveway. Site development notes have also been added indicating the site is to be cleaned up of materials from its current use, the limited retail component for the proposed site and that the existing lighting is to be maintained.

The overall project involves the conversion of an existing metal building housing a trucking company for use as a car wash. The proposed renovations will include the removal of the 688

square foot residential portion of the existing building along with the associated steps and miscellaneous outdoor features to be replaced with a 320 square foot equipment room to the rear of the remaining structure. The proposed site renovations with their associated landscaping will reduce the site impervious coverage from 49,688 square feet to 40,691 square feet, a reduction of over 18% of impervious coverage.

Please place this item on the agenda of the July 22nd Planning Board meeting for discussion to address any concerns you may have and move this project forward in the approval process. It is understood that this project will also require a wetland permit from the Towns Conservation Board prior to any construction taking place for the new site use. Should you have any questions or require additional information, please contact me at the above number.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ronald Wegner", with a stylized flourish at the end.

Ronald Wegner
Project Engineer

Cc: Rich Kilmer via e-mail