

MEETING AGENDA
TOWN OF PHILIPSTOWN PLANNING BOARD
Old VFW Hall, 34 Kemble Ave., Cold Spring, New York 10516
August 15, 2019
7:30 PM

Pledge of Allegiance
Roll Call
Approval of Minutes: July 18, 2019 – Regular Monthly Meeting

Return of Escrow:

Hudson Highlands Land Trust, Inc.

TM# 72.-2-34.11

Public Hearing:

1122 Route 9D Realty, LLC

TM# 60.18-1-46

(The applicant is seeking site plan approval to construct a canopy over the gasoline pumps. The application also seeks to add the Accessory Use of used car sales. The property is located in an “HM” (Hamlet Mixed-Use District) and consists of approximately 1 acre.)

New Business:

Chundu-Moth Minor Site Plan, 120 Skyline Drive

TM# 16.-1-23.13

(The applicant is seeking site plan approval for the construction of a new, 4000+ sf, single family residence, in the same location as originally identified for development on the approved subdivision plat. The residence will be 2-story and has an approved SSTs for the tract. The property is approximately 13.26 acres situated in a “RC” (Rural Conservation) zoning district.)

**PHILIPSTOWN PLANNING BOARD
MEETING MINUTES
July 18, 2019**

The Philipstown Planning Board held its regular monthly meeting on Thursday, July 18, 2019 at the Old VFW Hall, 34 Kemble Ave., Cold Spring, New York.

Present: Anthony Merante, Chairman
Neal Tomann
Peter Lewis
David Hardy
Dennis Gagnon
Ronald Gainer, Town Engineer
Stephen Gaba, Counsel

Absent: Kim Conner
Neal Zuckerman

Chairman Merante opened the meeting at 7:30 p.m. with the Pledge of Allegiance. Roll call was taken by Ms. Percacciolo.

A. Minutes

The minutes of the June 20, 2019 Regular Monthly Meeting were reviewed.

Ms. Percacciolo noted a correction on page 18.

Mr. Gagnon moved to adopt the minutes of June 20, 2019 as corrected and Mr. Tomann seconded the motion. The vote was as follows:

Anthony Merante	-	Aye
Kim Conner	-	Absent
Dennis Gagnon	-	Aye
Peter Lewis	-	Aye
Neal Tomann	-	Aye
Neal Zuckerman	-	Absent
David Hardy	-	Aye

B. Correspondence

Letter from Joan Turner regarding 1122 Route 9D, LLC

Ms. Percacciolo read the letter from Ms. Turner into the record which is attached to the end of these minutes.

C. Old Business

1122 Route 9D Realty, LLC

TM# 60.18-1-46

Chairman Merante stated the applicant is seeking site plan approval to construct a canopy over the gas pumps and also seeks to have the accessory use of used car sales. The property is located in a Hamlet Mixed-Use zoning district and is just under an acre.

Bart Lansky, attorney, was in attendance representing the applicant. Mr. Lansky stated that since they were last in front of the board the board had the opportunity to do a site visit. He reported he has had several conversations with his client and also reviewed the former letter from the Garrison Hamlet Association. He stated they also received a letter from the Town Engineer. Mr. Lansky explained the primary changes to the plan are that they've adapted the style of the improvements so the canopy, instead of being an ACM banded canopy they have now proposed it to be shingled with more of a mansard look in order to try to adapt to the neighborhood. Mr. Lansky reported they have proposed the front of the building to be stone veneer, again to attempt to satisfy the neighborhood association.

Mr. Lansky stated the memo from the Town Engineer pointed out a number of issues, one of those being the EAF, which he would be submitting a revised copy of this evening. He added, there were a number of comments regarding the plans and he would like to review them this evening because he has some questions. Mr. Lansky stated there is a section noting the proposed accessory use of used car sales and there is a note about screening for those. The applicant proposed chain-link fence behind that and there was a question of whether or not that is the right way to address that. Mr. Lansky explained that his applicant is happy to consider plantings there as opposed to the chain-link fence and requested some insight from the board on that.

Mr. Lansky stated there was a question as to whether or not spill containment is needed below where the used cars for sale will be located. He explained that the area is currently just gravel but the applicant is willing to blacktop the area unless the board has a different suggestion.

Mr. Lansky reported the memo mentions the exterior storage of various equipment and the screening of such as well as another section that mentions landscape screening. He reported there are plantings shown on the revised drawing but is unsure if they address what the town is seeking. He requested further guidance about plantings on the property. Mr. Lansky stated the other primary change they've made is they have removed the signage from the canopy and left it white.

Mr. Ibrahim, applicant, arrived to the meeting at this time.

Mr. Lansky stated he wished to reiterate a little bit about what has changed in the gas station industry. He reported that canopies have become a basic requirement at these facilities; people will no longer stop for gas in general if it's raining or snowing if there is not a canopy there. The behavior of people has changed. He added the canopy is a safety feature which helps keep snow away and ice from forming below. Mr. Lansky explained that the lighting is also facing downward. Within the industry, canopies are considered to be a substantial safety upgrade.

Mr. Lansky explained his hope is that he will receive some feedback on these issues, be able to revise the plans and then submit those plans and be set for a public hearing for next month.

Mr. Gainer reported the applicant received a memo from his office about a month ago on the latest plan submission. He stated the project has been before the board since February and a site inspection has been conducted. Mr. Gainer reported the board has received numerous comments, both oral at the site walk, as well as written comments from the Hamlet Association, relating to various visual issues, the canopy's construction, historic concerns and things relating to the building itself as well as the prior environmental spill that occurred on the property.

Mr. Gainer stated he has done research since the spill was first identified. The spill actually goes back to 1987. Testing had been done on the site for some extended period of time from his understanding, up to and terminating in approximately 2009. His conversations with DEC recently indicated that their findings in 2009, based on the results of the monitoring that occurred back then, was that no further action was required by the applicant and they closed the spill file. He stated he does not know that that's a continuing issue, although the residents clearly raised it as a concern, but from DEC's perspective there was nothing more they felt necessary for the applicant to address.

Mr. Gainer explained a significant issue for the board to deal with is the issue of the accessory use they're proposing to have being used car sales. He stated it is an activity that has occurred on the property in the past and the applicant has been issued a violation by the Building Department for that reason. It has now formally come to you as part of this application to hopefully address. Mr. Gainer explained they are proposing offering up to 5 used cars for sale that they'd present in the front of the site, to the left of the gas pumps. That is a matter to be discussed by the board, has been discussed in past meetings with the Town Attorney and is now a matter for the board to determine if it is an appropriate accessory use for the site.

Mr. Gainer reported the application has also been referred to County Planning because it lies along Route 9D. County Planning has reviewed the application and has responded it is approved it as submitted, so they have no further concerns relative to the project.

Chairman Merante questioned if there are any outstanding violations on the property. Ms. Percacciolo responded she would have to pull the file and take a look. Mr. Gainer reported the only one he is aware of is the issue of the used car sales, which the owner is attempting to address through this application. As the applicant indicates, the latest plan submittal does address the concerns previously raised over the appearance of the canopy; it used to just be a metal banded, narrow canopy. It is now designed as a shingled mansard roof which is much more attractive than the metal canopies that you typically see. Mr. Gainer stated they have also addressed some attention to the building itself. He stated there are various other site plan issues that have been raised as well as concerns over the prior EAF that was submitted, which Mr. Lansky stated he would be submitting a revised copy of this evening.

The Chairman questioned if the canopy is a required requisite for fire suppression or can fire suppression be installed without a canopy. Mr. Lansky explained there has been a change in the NYS Building Code and as of the adoption of the 2015 codes fire suppression is no longer

required in canopies or at the gas pumps. He explained that the reports sent to the state that were produced by the gas station lobby group, which led to the change in the law, showed that it was more dangerous to have the foam come down than something else. Mr. Lansky stated there are numerous safety features within every gas station which are now required; there is a stop button right there, pull ways on the nozzles, and the attendant has to have a stop button. There are a lot of safety features but the chemical suppression is no longer required.

The Chairman questioned what is on site for fire suppression then, anything that does not require human intervention? Mr. Lansky responded there is a fire alarm system but there won't be an automatic fire suppression system. He stated that since the 2015 codes were adopted, when building new or making improvements to gas stations, the old fire suppression systems have been cut out and fire alarm systems have been implemented; that's been the process. He stated that at this facility, since the station has not been renovated, at the existing pumps there remains an old fire suppression system.

Mr. Gaba suggested the board is now prepared to schedule this for a public hearing. He stated the EAF is outstanding but the applicant's representative has stated he would hand in a revised one this evening. Mr. Gaba explained that although the public hearing for this is discretionary, but there has been some correspondence from the public on the matter and it is normal practice of this board to hold a hearing. Mr. Gaba stated he would like to hear the applicant's thoughts on the letter from Joan Turner. Mr. Lansky stated he was a little confused by Ms. Turner's suggestion that there is some type of zoning variance required. Mr. Gaba stated Ms. Turner seems to be under the impression that you are a legal, non-conforming use and reported that he is not under that impression but would like to know what the applicant has to say about it. Mr. Lansky reported he is not aware of any variance required, so they have not submitted for one. He explained the normal process is it goes to the Building Department and if they feel it needs to go to the Zoning Board, they make that referral and that did not occur here. Mr. Lansky stated he understands that people want the best for their Hamlet and his applicant is trying to be responsive, particularly on the aesthetic aspects, but when he reviewed these letters in depth there are certain things that didn't ring true to him. He reiterated that he does not see any need to go in front of the ZBA.

Mr. Gainer stated that in the current Zoning Code, the use is defined as an automobile service station, which includes repair garages, and that designation, as he recalls, does permit gasoline sales so, the idea that it was a permitted use was understood by the board. He stated there is not an issue of nonconformity other than with respect to the used car sales which, again, has been under discussion by this board and this board has received guidance from their attorney and that is a matter for the board to grapple with as part of this application. Mr. Gaba stated they are in the HM district so he believes it is an allowed use there. The only he could think of was maybe it was zoned something else before HM and it was nonconforming use then and then when HM came in it became conforming but maybe didn't comply with setbacks or something. Mr. Gaba stated he has no idea where she's going with this.

Mr. Lansky stated this is all predating this applicant so he is not going to have any history of that. He stated his recollection was that there was prior approval for a canopy. Mr. Gaba stated there was a prior site plan. Mr. Gainer clarified there was never prior approval for a canopy, only an

approval for change out of the buried fuel tanks in 2011, which the board did act on. There is an approved site plan in place and so this is an amended site plan application. Mr. Gainer stated the 2011 approval resolution clearly specifies that the action was for the replacement of the underground fuel storage tanks only. The Chairman recalled that a long time ago there was a request for a canopy but he does not remember it ever being approved. Mr. Lansky stated, regardless of that, they are here on a fresh application and are hoping they can improve the neighborhood.

Just by way of note of the DEC comments, Mr. Lansky stated that was a long time ago that that spill occurred and virtually every gas station has had a spill. A spill is 5 gallons or more of oil and happens less now with new technology like the automatic tank gauging systems and such. Spills were very common back in the '70s and '80s. The idea of putting a canopy in will actually be the greatest opportunity for removal of any soils which are found to be contaminated because the piers for these canopies tend to be five foot by five foot by five foot which require a decent size hole. So, whatever comes out of that hole, there's a protocol; it gets tested, there's a PID meter, and anything that is contaminated immediately goes on a tarp. It gets tarped below, it gets tarped above, it gets tested and it goes to the appropriate facility. Mr. Lansky stated it tends to be that once a spill is closed, the only time additional soils are removed is when stations are renovated.

Mr. Gainer stated that the Board can also recognize, too, that after 2011 there was significant underground excavation to replace those old fuel tanks, so all of that soil in the area of the proposed canopy construction has already since been removed; it's all, he's reasonably certain, to represent clean soil. If there were any issues then it was dealt with at the time of the reconstruction. Mr. Gainer explained this proposed canopy is going to be within that footprint where the tanks were replaced so he is certain that is relatively fresh soil where the footings are required and not anything that dates back at all.

Chairman Merante questioned if Mr. Gainer has reviewed the updated EAF. Mr. Gainer stated he has not seen this one, they are apparently proposing to submit it this evening, but it is intended to address the concerns in his June 18th memo, which concerns the prior EAF. The Chairman questioned if they should schedule the public hearing. Mr. Gainer stated Mr. Gaba suggested earlier in the evening that the hearing could be scheduled and that he has no objection to that.

Mr. Tomann questioned how the pump area is currently lit at night and added that he could see people at the public hearing having concerns about the light coming down from the canopy. Mr. Ibrahim stated there is currently a pole with 2 lights. Mr. Lansky stated that typically the older style, where you have a pole with a couple lights going down at a 45-degree angle, there is a greater arc of light dispersion. The new lights under the canopy, which are directly down facing, tend to have less light going outside of the footprint; it's brighter when right underneath but it doesn't disperse because you have the overhang of the canopy. He added it is one of the improvements that comes with the canopy. The Chairman questioned what the hours of operation are. Mr. Ibrahim stated hours are from 5 am to 10 pm. Mr. Gainer questioned if the lights would be turned off after 10 pm to which the applicant responded they would.

Mr. Lewis moved to schedule a public hearing for the August meeting and Mr. Gagnon seconded the motion. The vote was as follows:

Anthony Merante	-	Aye
Kim Conner	-	Absent
Dennis Gagnon	-	Aye
Peter Lewis	-	Aye
Neal Tomann	-	Aye
Neal Zuckerman	-	Absent
David Hardy	-	Aye

Mr. Gainer questioned if there is a need at tonight's meeting, before the public hearing, to further discuss the issue of the accessory used car sales. Mr. Gaba stated, what the board needs to do is make a determination as to whether or not accessory sales of 5 vehicles are a usual and customary accessory use with a filling station like this. The board needs to look around and see how the Town has handled this with other uses in the past. If it's the first impression and the board hasn't had any then they would certainly take that into consideration. He suggested the board might look at other municipalities in the region and look to see if it is common to have limited used car sales with a filling and repair station. Mr. Gaba stated it is a factual determination for the board to make and he does not see any reason that can't be made after a public hearing is held.

Mr. Lansky questioned if there is someone on the board in particular who was interested in the landscaping that he could review what they have proposed so far with because there are a number of comments in the engineer's memo about landscaping and screening and that is an area where they would like to make the community happy. Mr. Gainer stated he has asked the applicant for the opportunity to sit with at least the engineer so they can make sure the plan enhancements that are necessary are accomplished prior to the public hearing. He stated the current intent as the board understands is to provide the used cars offered for sale just to the north of the building. The gravel area, this evening the applicant has offered to possibly pave that to capture any fluids that may leak from any vehicles, which the board may be interested in, but beyond that, around that they are proposing black galvanized chain-link fence as a barrier visually and the only wonder is whether you wanted any further enhancements. Obviously, Mr. Gainer continued, in front of the building, in front of the canopy that is all just road frontage; there's no great opportunity there to landscape. To the north of where this proposed parking is, to be used for used car sales there is a lawn area and possibly along that frontage it might soften that look but it's not going to be in the area of the active uses of the property; it's not going to be near the gas pumps or the used car parking area. So, the applicants wonder is, is there anything else he needs to consider. Mr. Lansky stated one of the thoughts was instead of the chain-link fence doing some arborvitae's or maybe some eastern white pines or something like that which would be a bit softer, that's the concept. He stated he is happy to review it with the engineer and hopefully prior to that can supply him with a full, new set of plans addressing everything and then make any final modifications following that meeting, before the public hearing.

Mr. Lansky stated his experience with definitions is they tend to be fairly consistent. In terms of accessory uses, he insisted, it is quite common for a service station to have used car sales. It is

also quite common for them to fill up the remainder of their spots. Mr. Lansky stated frankly that the letter from the Hamlet Association highlights a couple of different gas stations and it shows one in Cortland. He explained that is a client of his and he sells used cars there. It is, in his opinion, very common and is certainly accessory to the use.

Mr. Gaba responded that he understands Mr. Lansky's position and it may very well be that the board agrees. However, there's a matter of degrees here too; you can not fill every open square foot in your parking lot with used cars. 20 used cars, for example, might not be a permitted accessory use for a filling station, at least not one of this size. There is the issue of whether it is outright not permitted or possibly permitted on a limited basis.

Mr. Lansky stated he understands we are not in the Bronx where you have a quarter-acre station and every inch of it is filled with used cars so there's not a single spot left open; that's common practice down there. He explained this happens to be a fairly gracious parcel at about an acre. Mr. Lansky stated he understands wanting it to be more in harmony with the neighborhood than they are today and not have it look like a big used-car lot on 9D but would have a difficult time understanding that used cars aren't an accessory to a service station because it is something that he sees on an every day basis.

Mr. Tomann suggested, just as Mr. Gaba is telling the board members to research both in Philipstown and in surrounding areas regarding the number of cars to see what might be consistent, they may want to look for design clues from the Hamlet itself or other service stations. He stated he can hear the objections to the chain link fence already. He suggested looking for design clues in the area so when it comes up, they'll have the ability to go back and make comparisons to surrounding stations. Mr. Tomann suggested maybe even doing some photoshopping and renderings. Mr. Lansky stated the stone they've selected is rounded and closer to what is on the Garrison School versus something which is flatter and more angular.

Hudson Highlands Reserve, Route 9 & Horton Road

Chairman Merante stated he sent an email earlier in the week to the board members, as well as Mr. Gaba, requesting he give them a rundown of the next steps for the Hudson Highlands Reserve project. Mr. Gaba responded he is happy to do that. He questioned, now that the board is clearly asking him for confidential legal advice, if they would like to enter into closed session or do that in open session. There was no motion to enter into closed session.

Mr. Gaba stated he has provided the board members with 2 documents; one is the SEQRA cookbook which is put out by the NYS Department of Environmental Conservation which is essentially a step by step guide. If you have any procedural questions about SEQRA in general, this document will tell you what the next step is. It has all the timelines laid out and a brief general statement of what is done at each step along the way in the SEQRA process.

Mr. Gaba continued, where we are now in the process in regard to the Hudson Highlands Reserve is that the public comment period on the DEIS has been completed and the FEIS, the Final Environmental Impact Statement, is now being prepared. He explained the FEIS is technically the board's document. Notwithstanding that, it's not absolutely required but you have

to give the option to the applicant to prepare it for you. What happens is, you have your DEIS which identifies and addresses, at least as a preliminary matter, all the identified potential significant adverse environmental impacts of the project and the FEIS is going to list all of the comments and comment letters and memos that were submitted and it is going to address, in a substantive manner, each of those comments. He explained they will very likely be grouped in terms of impact and in the FEIS will explain how those concerns and identified impacts are being addressed in the project and how the potential adverse environmental impacts are going to be mitigated or avoided. Mr. Gaba stated once that is done and complete, the board will be able to review the FEIS and determine whether you're satisfied with the explanation given for each and every comment that was provided. He explained you do not have to address non substantive comments.

So, Mr. Gaba continued, the applicant is going to put together a list of all the comments they consider to be substantive and that will be submitted to this board. The board will have to make a determination as to whether they missed one or there's something they don't consider substantive that the board does and the board will then have to approve that list. Mr. Gaba stated it's possible they may have a complete draft FEIS submitted but he anticipates that at next month's meeting the board will have a draft FEIS or at least a portion of it to review.

Mr. Gaba stated the other document he provided is all verbatim excerpts from the SEQRA handbook. He included a quote from a case that the town was involved in in *The Dirt Road Association versus the Town of Philipstown* to offer some perspective. The quote says "*The primary purpose of the State Environmental Quality Review Act is to interject environmental considerations directly into governmental decision-making ensuring that agency decision-makers, enlightened by public comment where appropriate, will identify and focus attention on any environmental impact of the proposed action, that they will balance those consequences against relevant social and economic considerations, minimize adverse environmental effects to the maximum extent practicable and then articulate basis for their choices.*" Basically what they're saying is, when you approve a site plan or subdivision your code has a list of criteria for you to go through in order to grant that approval and if that criteria is met you may grant the approval and if it's not met then you deny the approval or you make modifications so that the project can meet the criteria or you impose conditions or what have you. What SEQRA does is it grafts on to those local permitting regulations an additional criterion. That additional criteria for every approval you grant is that the project cannot have potential significant adverse environmental impacts or if it does, they're going to be mitigated to the maximum extent practicable. When you go through SEQRA review, that's basically what you're doing.

Mr. Gaba continued, just to go with the SEQRA cookbook, there are some quotes from the SEQRA handbook regarding the timelines involved and what it says in a nutshell is that a lot of timeframes, minimum & maximum, are prescribed, but they are not mandatory. If you miss a timeline prescribed nothing happens. The one exception is when you have made a positive declaration and you're required to approve a final scope; if you don't approve the final scope within the time prescribed then the applicant is free to use the draft scope in the DEIS. That is not an issue with this application as the scope was approved on time. Mr. Gaba suggested you should attempt to comply with all timelines because the applicant could bring an Article 78 proceeding against the board requiring you to take action because you're over the time limit that

has occurred. He added that even if an Article 78 proceeding is brought on by order to show cause it's likely going to take more time to be decided by a judge that the board will to take action. Mr. Gaba stated it is a concern but as a practical matter, if you're acting in good faith and moving along no applicant will want to spend the time and money to go and do that. If the board violates the minimum timelines set then you're on a little bit more thin ice because someone could challenge the action and your decision could possibly be in jeopardy. Having said that, Mr. Gaba suggested just as a matter of protocol and good procedure, you're going to want to try to stay within those timelines and if you can't you're going to want to reach an understanding with the applicant that you're exceeding them and keep the lines of communication open.

Mr. Gaba explained where we are now is preparation of the FEIS and the timeline for the FEIS is one of the few timelines which you can unilaterally extend. If you decide that you need more time to prepare you can do that unilaterally. As a matter of etiquette, you're probably going to want to consult with the other party if more time is needed.

The FEIS itself consists of the DEIS, any necessary corrections and all the statements that were rendered including the minutes of the public comment session that was held and then a separate section, which will probably be labeled FEIS, which is the response to the comments and will likely be a list with the speaker/writer, nature of the comments, and how they're addressing those issues. Mr. Gaba explained we are not going back and revisiting the issues that were addressed in the DEIS, which was looking at and identifying the potential significant adverse impacts and how they're going to be dealt with in this development. Instead what we're doing is focusing on what was said, what questions or issues were raised, and what the applicant's response is to those comments is in regards to this project.

Mr. Gaba explained the FEIS is not the final step in the SEQRA process. Instead, once the FEIS is adopted, the board will be preparing a findings statement. What a Findings Statement is the board is revisiting each of the issues that were raised in the EIS and talk about what is proposed to avoid or mitigate those potential adverse impacts. You'll talk about what is proposed for the project and then make a determination as to whether or not those impacts have been avoided or mitigated to the maximum extent practicable. If for every one of those impacts the board finds that they've either avoided or mitigated them, then the findings statement is going to say that the project can be approved; it doesn't mean the project is approved, just that it can be. On the other hand, if the board finds they have not avoided or mitigated to the maximum extent practicable those adverse impacts, then you need to make a determination as to whether something can be done, for example impose conditions, to avoid or mitigate the adverse impacts to the maximum extent practicable, or perhaps find the application is simply not approvable as proposed. Mr. Gaba stated once the findings statement has been adopted the board will go on back to the Town of Philipstown code and determine whether or not to grant the conservation subdivision approval or not or to grant it with conditions or what have you. Mr. Gaba added, there is no hearing or public comment period on the FEIS. Once it is adopted by the board, there is a required 10 day waiting period before the findings statement can be adopted.

Mr. Gaba stated the handbook talks about what mitigation is, adding that it is not a cut and dry term. As far as mitigating adverse environmental impacts to the maximum extent practicable, you've already identified what the potential adverse environmental impacts are and now have to

determine if they've been avoided and if they haven't been, you're going to have to look into this balancing, that the SEQRA regulations talk about, of the magnitude of the impact and what it would take as far as costs or changes to the project in order to mitigate it. He suggested if it's a potential significant impact but will not have a large overall affect on the town, then to require a huge expenditure or a major change to the project probably wouldn't be mitigating to the maximum extent practicable. A small change to the project or something that isn't going to cost an inordinate amount of money would probably be justified. It is a fact specific weighing and balancing of the issues. Mr. Gaba explained that not all impacts have to be mitigated, for example unavoidable impacts.

The Chairman stated the one word that has confounded him since this all started is the term "practicable". Mr. Gaba stated he has been in front of other boards where they say "practicable" is nonsense and that the applicant has to mitigate to the maximum extent possible and possible is an awful lot; you can do almost anything if you put enough money and effort into it. He explained "practicable" takes into consideration what the impact would be on the applicant and the project and is more reasonable.

The last thing Mr. Gaba added is that under Philipstown Code regulations, the board is authorized to impose reasonable conditions on approvals and they have to be related to some aspect of the approval that you're granting. So, site plan would have to be related to items that are on the property and are affected by it. SEQRA goes beyond that and authorizes you to impose conditions, if they're justified as necessary to avoid or mitigate to the maximum extent practicable adverse environmental impacts, conditions that you would not otherwise be able to impose, even off-site conditions. Basically, you're saying, if you want to build it this way, in order to avoid environmental impacts, you have to do this. It gives you a little more authority in terms of imposing conditions than you would otherwise have under your regulations. To wrap it up Mr. Gaba stated that right now we're waiting for either the entire FEIS or a portion of the FEIS to be submitted to this board for review. In the course of doing that, the board is going to make sure that all of the comments, and the consultants will aid in this, that were submitted on this project both by the board and by the public in the course of the public comment period, are identified and if they're not and they don't include proposed responses when they make that submittal, at a minimum the board will make sure that everyone's comments that warrant responses have been identified. After that you'll get the FEIS, review it, talk about those comments and responses and whether the responses are adequate or whether more needs to be said or more information needs to be provided in order to address the issues raised. Then the board will get to a point where you'll adopt the FEIS and then move on to the findings statement where you step back, take a look at the big issues and start that weighing and balancing that Mr. Gaba talked about earlier. After that, depending on how the board comes down, you will move on to making a determination under the conservation subdivision application.

Chairman Merante thanked Mr. Gainer & Mr. Gaba for their hard work and guidance in this long process. He thanked Ms. Percacciolo as well for keeping everything organized and ensuring all board members receive their meeting materials on time on top of also handling the Zoning and Conservation boards, and a few other things that get tossed on her.

In order to reinforce what Mr. Gaba has indicated, Mr. Gainer stated the public comment on the EIS has concluded and there is no provision for another public hearing in the regulations for an FEIS. So, the submittals that come to this board for review are going to be reviewed by the board members and their consultants and at some point, have to come to a conclusion. There is no section of the regulations that permit further public comment. The involved agencies who are involved because they have permitting to grant will also be reaching their own determinations. But, in terms of the board advancing the project in accordance with your regulations, it is now going to fall to the board to move this FEIS to conclusion.

Chairman Merante stated he is sure that members of the board have been questioned by family members or members of the public and requested that members of the board please refrain from discussing this outside of the meetings.

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

Anthony Merante	-	Aye
Kim Conner	-	Absent
Dennis Gagnon	-	Aye
Peter Lewis	-	Aye
Neal Tomann	-	Aye
Neal Zuckerman	-	Absent
David Hardy	-	Aye

The motion passed unanimously and the meeting adjourned at 8:29 pm.

Date approved _____

Respectfully submitted by,

Tara K. Percacciolo

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

2 July 2019

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

RE: 1122 ROUTE 9D: GARRISON GULF STATION

Dear Members,

I write to direct your attention to the non-conforming status (Article VI: sections 175-23 – 175-28) of property located at 1122 Route 9D, Garrison, NY.

Over the years, multiple building permits have been granted to this property that have ignored these regulations. The pre-existing gas station on this site in 1947, and subsequently granted non-conforming status in 1957 under the introduction of the Philipstown Zoning Code, has morphed into a gas station, full-scale service/repair garage, convenience store, and an illegal used-car sales lot. Additionally, an awning was installed over the entrance to the store contrary to code regulations

The application before you today seeks once again for a permit for a canopy over the gas pumps and for a limited used car sales. In May 1995, The Zoning Board denied a building permit for a canopy sought by Sprain Oil (Appeal #545). The files show no other application or approval for a canopy in 2011. The further expansion on this site and again another change of use would be an egregious violation of the Philipstown code, as well as having a detrimental impact on the health, safety and welfare of the Garrison community. The Garrison Hamlet Association's detailed letter to the Planning Board (17 March 2019) outlines the concerns of Garrison residents, particularly those who have suffered the effects of contamination of their water supply in the past.

It is essential that the Planning Board pause in their review of 1122 Route 9D's application until the Zoning Board has thoroughly reviewed it, and has either granted the variances or denied them according to the zoning code, namely Article VI: sections 175-23 to 175-28.

Thank you for your consideration of these issues.


Joan Turner
1213 Route 9D
POB 184
Garrison, NY 10524

Building Department File Notes for 1122 Route 9D

- 1947** James Bosco owner. Gas station/garage and pumps
- 1968** Bosco sells to Arnold Oil
- 1973** Irving Cohen leases from Arnold Oil. Files ZBA appeal for permission to operate used car lot on 9/30/ 1973. ZBA Denies on 10/15/1973 (see minutes)
- 1995** Arnold Oil/Spain Oil—permit application Jan, 27, 1975 for canopy over new dispenser pumps
- 1995** ZBA decision on 5/81995 Appeal #545. Spain Oil (aka Arrow oil)
Denied canopy. See minutes. Note: it is clearly stated that the service station is a pre-existing, non-conforming use. (see sections 175-23 to 175.28 of Philipstown Zoning Code).
- 2002** On May 31, 2002 several violations and confirming non-conforming status according to Philipstown Assessors office.
- 2011** Letter from David Klotzle, Wetlands Inspector state “properties on 1122 Route 9D contain local wetlands and some activities will require

a wetland permit.”

2011 Ronald Gainer site plan inspection report for Drake Petroleum

2011 Building permit #879 for new sign seeking variance from set. ZBA
approves

There are multiple actions for sign replacements/ approvals from
ZBA with accompanying C/Os (certificate of occupancy) in the file.

2011 Drake Petroleum request on 10/20/2011 for minor site plan approval
from PPB to replace underground infrastructure. In minutes, mention
septic system and Putnam County Dept. of Health.

2019 New PPP site plan approval

Subject: Escrow Fund Balance

From: Katrina Shindledecker <katrina.shindledecker@hhlt.org>

Date: 7/28/2019, 9:23 AM

To: Tara <tpercacciolo@philipstown.com>

Dear Philipstown Planning Board,

On February 7, 2019, the Hudson Highlands Land Trust provided a \$5,000 escrow deposit in conjunction with our lot line change/adjustment application. The Lot Line Adjustment was approved on March 21, 2019 Resolution 5-2019. The plat has since been filed, and deed/conservation easement recorded. Let this serve as a formal request for return of the balance of the \$5,000 escrow deposit.

Thank you,
Katrina

Katrina Shindledecker
Director of Conservation
Hudson Highlands Land Trust
P.O. Box 226
Garrison, NY 10524
(845) 424-3358 x3

PHILIPSTOWN PLANNING BOARD
Public Hearing – August 15, 2019

The Philipstown Planning Board of the Town of Philipstown, New York will hold a public hearing on Thursday, August 15, 2019 starting at 7:30 p.m. at the Old VFW Hall, 34 Kemble Ave. in Cold Spring, New York to consider the following application:

1122 Route 9D Realty LLC, 1122 Route 9D, Garrison – The applicant is seeking Amended Site Plan approval for the construction of a 24' x 32' canopy over the existing fuel pump island. The applicant is also seeking approval for the accessory use of limited used car sales as an adjunct to the gasoline sales and auto repair activities already being conducted on site. The property is approximately 0.9 acres and is situated in a "HM" (Hamlet Mixed-Use) Zoning District in the Town of Philipstown. TM# 60.18-1-46.

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

Dated at Philipstown, New York, this 26th day of July, 2019.

Anthony Merante, Chairman

Town of Philipstown

238 Main Street

Cold Spring New York 10516

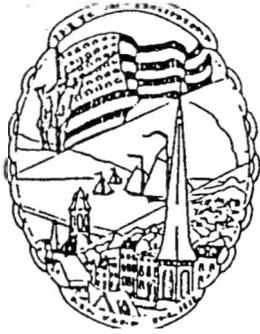
PLANNING BOARD

SITE PLAN APPLICATION PACKAGE

MINOR PROJECT

Project Name: Chundu-Moth Minor Site Plan

Date: 7/26/2019



Town of Philipstown

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

(845) 265-3329 (845) 265-2687 Fax

Application for Planning Board Special Use & Site Plan Approval

Date: 8/1/2019 TM# 16.-1-23.13

Project Name: Chundu-Moth Minor Site Plan

Street Address: 120 Skyline Drive, Cold Spring, NY 10516

Fee Amount \$300.00 Received: _____

Bond Amount: \$5,000.00 Received: _____

Applicant:

Name Harini Chundu and Andrew Moth

Address 95 Reade Street, Apt. 5S
New York, New York 10013

Telephone 602-751-1964

Tenant:

Name _____

Address _____

Telephone _____

Design Professional:

Name Badey & Watson

Address 3063 Route 9
Cold Spring, NY 10516

Telephone 845-265-9217

Property Owner

Name Harini Chundu and Andrew Moth

Address 95 Reade Street, Apt. 5S
New York, New York 10013

Telephone 602-751-1964

TM # 16.-1-23.13

Project Name: Chundu-Moth Minor Site Plan

Project Description: Construction of a single family residence on lot 3 of the Lyons Weisman Subdivision (Filed Map No. 2749)

ZONING INFORMATION

175-7 Zoning District: RC

175-10 Proposed Use: Single Family Residence

Proposed Accessory Use(s): N/A

175-7 Overlay Districts on the property

Yes or No

175-13 Floodplain Overlay District - NFIP Map (FPO)	<u>No</u>
175-18.1 Mobile Home Overlay District (MHO)	<u>No</u>
17-14 Cold Spring Reservoir Water Shed Overlay (WSO)	<u>No</u>
175-15 Scenic Protection Overlay..... (SPO)	<u>No</u>
175-16 Aquifer Overlay District..... (AQO)	<u>Yes</u>
175-18 Open Space Conservation Overlay District..... (OSO)	<u>No</u>
175-35 Within 100 foot buffer of Wetlands or Watercourse	<u>No</u>
175-36 Steep Terrain	<u>No</u>
175-36 Ridge Line Protection	<u>Yes</u>
175-37 Protection Agricultural	<u>No</u>

TM # 16-1-23.13

Project Name Chundu-Moth Minor Site Plan

175-11 Density and Dimensional Regulations

Zoning District	RC	Required	Existing	Proposed	Complies	Variance
Minimum front yard setback						
Measured from the travel way Town Road		60	N/A	183.4	Yes	No
Measured from the travel way County/state		60	N/A	N/A	N/A	N/A
Minimum side yard setback		30	N/A	80.4	Yes	No
Minimum side yard setback (2)		30	N/A	N/A	N/A	N/A
Minimum side yard setback (3)		30	N/A	N/A	N/A	N/A
Minimum rear yard setback		50	N/A	127.5	Yes	No
Maximum impervious surface coverage		10%	N/A	1.5%	Yes	No
Maximum height		* 30	N/A	22	Yes	No
Maximum footprint non-residential structures		6000	N/A	N/A	N/A	N/A

*Due to ridgeline

SUBMISSION:

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

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

Town of Philipstown Town Code Chapter 175

ARTICLE IX SPECIAL PERMITS AND SITE PLAN REVIEW

§175-60 PURPOSE AND APPLICABILITY

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

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

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

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

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

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

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

175-62 A. PRE-APPLICATION MEETINGS.

Before filing an application, a preliminary conference with the Zoning Administrative Officer and/or the Town Planner is required to discuss the nature of the proposed use and to classify it as a major or minor project. If the Zoning Administrative Officer classifies the project as a major project, a preliminary meeting with the Planning Board is required to discuss the nature of the proposed use and to determine the information that will need to be submitted in the site plan.

§175-67 PROCEDURE FOR-MINOR PROJECT SITE PLAN APPROVAL

The procedure for Minor Project Site Plan approval by the Planning Board shall be the same as prescribed in §175-66 for Major Projects, except for the following:

A. A short Environmental Assessment Form (EAF) will normally be required. If the application is classified as a "Type I" action under the State Environmental Quality Review Act, a long form EAF shall be required. The Planning Board, at its discretion, may require the long-form Environmental Assessment Form for any application categorized as "unlisted" under SEQRA.

B. A Minor Project application fee established by the Town Board shall be paid, and escrow deposit may be required to cover review costs at the discretion of the Planning Board.

C. A Minor Project Site Plan application shall contain the following information. For non-agricultural structures, the Planning Board may request additional information listed in §175-65B if the Board deems it essential to conduct an informed review. Minor Project Site Plan application materials may be prepared by a licensed professional engineer, surveyor, architect, or landscape architect, but the Planning Board shall not require this unless the services of such professionals are necessary to provide accurate information or otherwise required by law.

SITE PLAN CHECKLIST

- ___ 1. A sketch of the parcel on a location map (e.g., a tax map) showing boundaries and dimensions of the parcel and identifying contiguous properties that are within 200 feet of the proposed structure and any known easements or rights-of-way and roadways.
- ___ 2. Existing features of the site lying within 200 feet of the proposed structure including land and water areas, water or sewer systems, and the approximate location of all structures within 200 feet of the proposed structures.
- ___ 3. The proposed location and arrangements of structures and uses on the site, including means of ingress and egress, parking, and circulation of traffic.
- ___ 4. A sketch of any proposed structures (including signs), showing exterior dimensions and elevations of front, side and rear views; copies of available blue prints, plans, or drawings.
- ___ 5. A concise description of the project describing the intended use of proposed structures (including signs), and any changes in the existing topography and natural features.
- ___ 6. The name and address of the applicant and any professional advisors, and the authorization of the owner if the applicant is not the owner.
- ___ 7. If the parcel contains a stream, wetland, or floodplain a copy of the floodplain map and wetland map that corresponds with the boundaries of the property

D. No public hearing is required for a Minor Project Site Plan. The Planning Board may, in its sole discretion, hold a public hearing following the procedures in 175-66F. If no, public hearing is held, the, Planning Board shall give notice to the Putnam County Department of Planning and Development and to farm operators as required § 175-62 E and F and render a decision within 45 days of its receipt of a complete Site Plan application.

A minor project site plan shall be referred to the Conservation Board if it is located within the OSO, WSO, SPO or FPO Districts, or within a Visible Ridgeline No-Build Area or a Hillside Protection Area. The Conservation Board shall have 20 days to report its recommendations to the Planning Board after which time the Planning Board may act without receiving a recommendation. The Planning Board shall take the Conservation Board's recommendations into consideration and if it does not follow such recommendations, it shall provide a written explanation of its reasons for not doing so.

In order to approve a minor project site plan, the Planning Board must find that the proposal is generally consistent with the criteria in § 175-65 D and will not adversely affect neighboring properties.

175-65 D Criteria

In reviewing Site Plans, the Planning Board shall ensure that the application complies with all applicable provisions of this Chapter, including the environmental performance standards in §175-40. The Planning Board shall also consider apply the criteria set forth below. The Planning Board may also refer for non-binding guidance to the three-volume set of illustrated design guidelines published by the New York Planning Federation in 1994, entitled *Hamlet Design Guidelines, Building Form Guidelines, and Rural Design Guidelines*. The Planning Board may also refer to the -Design Handbook II adopted by the Philipstown Planning Board as advisory guidelines for the Route 9 Corridor as well as any other design guidelines that it adopts from time to time as non-binding advisory material. In applying the criteria contained in this subsection and the reference documents above,, the Planning Board shall take into consideration the location, character, and context of proposed development and adapt these criteria to the setting (e.g. rural, hamlet, institutional, suburban, industrial) as appropriate.

1. Layout and Design

— a. To the maximum extent practicable, development shall be located to preserve the natural features of the site and to avoid wetland areas, steep slopes, significant wildlife habitats, and other areas of environmental sensitivity. The placement and design of buildings and parking facilities shall take advantage of the site's topography, existing vegetation, mid other pertinent natural features. The Planning Board may require that an applicant prepare a conservation. analysis as described-in §135-20A of this chapter.

— b. All structures in the plan shall be integrated with each other and with adjacent structures and shall have convenient access between adjacent uses. Structures shall, where practical, be laid out in the pattern of a traditional hamlet.

— c. Except for retail and service businesses that require visibility, the visual impact of structures from public roads shall be minimized through the use of vegetative screening, topography, and colors that blend with the natural surroundings. Structures that are visible from public roads shall be compatible with each other and with traditional structures in the surrounding area in architecture, design, massing, materials, proportion, texture, color, and placement. Building components such as windows, roof lines and pitch, doors, eaves, and parapets shall be compatible with historic structures in the Town. Vertical, double-hung windows and steeply pitched roofs are encouraged but will not be required. Rooftop and ground level mechanical equipment shall be screened from public view using materials harmonious with the building, or shall be located where they are not visible from any public ways or other adjacent properties.

d. Where appropriate setbacks, shall maintain and continue the existing setback pattern of surrounding properties.

e. The Planning Board shall encourage the creation of landscaped parks or squares easily accessible by pedestrians.

f. Trademarked architecture which identifies a specific company by building design features shall be prohibited, unless the applicant can demonstrate that the design is compatible with the historic architecture of the Town or the Building Form Guidelines.

g. Impacts on historic and cultural resources shall be minimized.

h. Newly installed utility service systems and service modifications necessitated by exterior alterations shall be installed underground. When feasible, existing above ground utility service systems shall be placed underground

i. Buildings, shall have a finished exterior on all sides.

j. Metal buildings that are principal buildings (larger than a small storage building in an unobtrusive location) shall be of color consistent with earth tones; shall have sufficient fenestration and trim to break continuums of metal wall areas; and shall have brick, stone, wood trim or composite materials providing a similar appearance, and features combined with the basic metal enclosure. A complete package of elevations shall accompany any proposal for a metal building.

2. Landscaping and screening. Landscaping shall be provided and permanently maintained as follows:

a. All areas of the lot not covered by buildings and other structures, outside storage and approved paving shall be suitably landscaped with trees and/or shrubs, lawns or other suitable landscaping or shall be left as natural terrain, if not disturbed by filling, grading or excavation.

b. In the HC and OC districts, a strip of land not less than 20 feet in width and located in the area required for a building setback from a residence district boundary line, or all of such setback area on the lot if less than 20 feet in width, shall be left and maintained in its natural state if already wooded or shall be landscaped with evergreen trees planted to grow into a dense evergreen buffer strip within five years.

c. In the M district, a strip of land not less than 30 feet in width and located in the area required for a building setback from a residence district boundary line, or all of such setback area on the lot if less than 30 feet in width, shall be left and maintained in its natural state if already wooded or shall be landscaped with evergreen trees planted to grow into dense evergreen buffer strip within five years.

d. Off street parking and loading areas shall be provided with landscaped planting islands within or border landscaping adjacent to such area in such a manner as to enhance the appearance of the area. Any parking area accommodating 20 or more cars shall be provided with not less than one tree for each 20 cars or fraction thereof, which trees shall be not less than three inches diameter at breast height and 10 feet in height.

e. Landscaping, including grading provided in the area required for a building setback from the street line or center line or U. S. Route 9 shall be of a type, size and height as to avoid obstruction of minimum sight lines along the highway as well as from access driveways onto the highway, whether located on the lot or any other lot, as specified by the State Department of Transportation.

f. All landscaping materials shall be of a type and/or species suitable for the location of the lot in the Town and suitable for the soil conditions on the lot and shall be planted and maintained in accordance with good landscaping practice. Landscaping shall be designed to facilitate conservation of the environment and preservation of community aesthetic character. This shall be accomplished through the use of native plant material and the retention of existing natural vegetation, thereby reducing or eliminating the need for irrigation, pesticides, herbicides, and fertilizers.

- g. All landscaping, including growing materials, that are specified on an approved landscape plan for a site shall be well maintained to carry out the intent of the landscape plan. Failure to maintain healthy landscaping associated with a site plan approval will be a violation of said approval.
- h. Trees, shrubs and other plant materials which die or are otherwise not in a condition to fulfill the approved landscape plan shall be replaced in the next planting season by similar plant material.
- i. Fences and walls used for landscaping and screening shall be made of natural materials such as wood, stone or brick or otherwise effectively landscaped.
- j. Landscaping shall be an integral part of the entire project area and shall buffer the site from and/or integrate the site with the surrounding area, as appropriate.
- k. Existing native tree stock eight or more inches in diameter at breast height shall be protected and preserved to the extent possible to retain valuable community natural resources and promote energy conservation by maximizing the cooling and shading effects of trees. The preservation of mature plant species hedge rows, wetlands, and woodlots shall be encouraged and included as a design element in the development of the site.
- l. If deemed appropriate for the site by the Planning Board, shade trees at least six feet tall and two-inch caliper shall be planted and maintained at 20- to 40- intervals along roads at a setback distance acceptable to the Highway Superintendent.

3. Parking, Circulation, and Loading

- a. Roads, driveways, sidewalks off street parking, and loading space shall be safe, and shall encourage pedestrian movement.
- b. Vehicular and pedestrian connections between adjacent sites shall be provided to encourage pedestrian use and to minimize traffic entering existing roads. The construction of connected parking lots, service roads, alleys, footpaths, bike paths, and new public streets to connect adjoining properties shall be required where appropriate
- c. Off-street parking and loading standards in §175-38 shall be satisfied.
- d. Access from and egress to public highways shall be approved by the appropriate highway department, including Town, County, and State
- e. All buildings shall be accessible by emergency vehicles.
- f. Parking spaces shall have wheel stops or curbs to prevent injury to trees and shrubs planted in landscaped island
- g. Bicycle parking spaces and racks shall be provided in an area that does not conflict with vehicular traffic. Designated van car pool parking, and other facilities for alternatives to single occupancy vehicle use shall be provided wherever possible.
- h. In developments where links to schools, churches, shopping areas, trails, greenbelts, and other public facilities are feasible, or where a trail connection is recommended in the Comprehensive Plan or in a Town Open Space Plan, a trail corridor shall be reserved on the approved Site Plan for this purpose.

4. Reservation of Parkland

For any Site Plan containing residential units, the Planning Board may require the reservation of parkland or payment of a recreation fee pursuant to Town Law, §274-a(6).

5. Outside Storage

Any areas for outside storage (including temporary storage of waste materials; storage and display of merchandise, supplies, machinery and other materials; and outside manufacture, processing or assembling of goods; but excluding areas for parking of registered motor vehicles in daily use) shall be shown on the site plan and located and screened as follows:

- a. In the HC and OC districts, outside storage areas shall not extend into the area required for a building setback from a street line or from the center line of U.S. Route 9, as determined under §175-30(J), or from a residential district boundary line. Outside storage shall be enclosed (except for necessary access drives) by buildings and/or fences, walls, embankments or evergreen shrubs or trees so as to screen the storage area from view from any other adjacent lot or any street. In no case shall the height of outside storage exceed the height of the approved screening. Screening shall be of a density as to be at least 75% effective in screening such view, at the time of occupancy, except that when evergreens are used, such height and density shall be achieved within five years after establishment of the outside storage area.
- b. Outside storage on properties in the HC or OC districts shall not exceed 20% of the lot area located in such district.
- c. In the M District, outside storage areas shall not extend into the area required for a building setback from a property line, or a residence district boundary line, and shall not exceed 15% of the lot area located in the industrial M District.

6. Miscellaneous Standards

- a. Buildings and other facilities shall be designed, located, and operated to avoid causing excessive noise on a frequent or continuous basis.
- b. Drainage of the site shall recharge ground water to extent practicable. The peak rate of surface water flowing off-site shall not increase above pre-development conditions and shall not adversely affect drainage on adjacent properties or public roads.
- c. Applicable requirements for proper disposal of construction and demolition waste shall be satisfied, and any necessary permits or agreements for off-site disposal shall be obtained.
- d. No materials shall be placed below the finished grade of a site other than utilities, sand, gravel, rocks and soil that are uncontaminated by any solid waste or hazardous materials. Materials that were previously contaminated and have been reconditioned shall not be permitted under this Subsection (e), except that decontaminated material may be used as a base for road or parking lot construction, provided that such decontaminated materials does not pollute ground water or surface water.
- e. Structures shall be located, constructed, and insulated to prevent on-site noise from interfering with the use of adjacent properties. Similarly, buildings shall be situated to prevent off-site noise from intruding on new development. Methods for blocking noise shall be used where appropriate, and shall include fencing, walls, and natural buffers, such as berms and landscape planting with trees and large shrubs.
- f. Lighting shall comply with the standards in §175-40L.

**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 applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Site Plan Approval for Chundu & Moth		
Project Location (describe, and attach a general location map): 120 Skyline Drive, Cold Spring, NY 10516 (See location map on plat & directions attached)		
Brief Description of Proposed Action (include purpose or need): Approval of a site plan for the construction of a single family residence on a 13.268 acre parcel at 120 Skyline Drive. Applicants are owners of the property and intend to occupy it as their residence.		
Name of Applicant/Sponsor: Harini Chundu and Andrew Moth		Telephone: 602-751-1964
		E-Mail: Harini.Chundu@Yahoo.com
Address: 95 Reade Street, Apt. 5S		
City/PO: New York	State: New York	Zip Code: 10013
Project Contact (if not same as sponsor: give name and title/role): Badey & Watson Surveying & Engineering, PC		Telephone: 845-265-9217 ext. 214
		E-Mail: gwatson@badey-watson.com
Address: 3063 Route 9		
City/PO: Cold Spring	State: New York	Zip Code: 10516
Property Owner (if not same as sponsor): Same		Telephone: -
		E-Mail: -
Address: -		
City/PO: -	State: -	Zip Code: -

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 Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Site Plan Approval	August 1, 2019
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
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)	T.B.D.
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" 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? Yes No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part I

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? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes 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?) Yes No

If Yes, identify the plan(s):

Project is within "Ridge Line Protection Area" established under chapter 175 (zoning) of the Philipstown code.

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? Yes 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?
RC (Rural Conservation) a principally residential district with a minimum lot area of 10 acres. Property is also in the regional aquifer overlay district.

b. Is the use permitted or allowed by a special or conditional use permit? 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? _____

C.4. Existing community services.

a. In what school district is the project site located? Haldane CSD

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

c. Which fire protection and emergency medical services serve the project site?
North Highlands Fire District, Philipstown Volunteer Ambulance Corp.

d. What parks serve the project site?
Philipstown Parks (Gordon School & Glassbury), NYS Parks (Hudson Highlands, Fahnestock)

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)? Residential

b. a. Total acreage of the site of the proposed action? 13.268 acres
b. Total acreage to be physically disturbed? 1.7 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 13.268 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)? % _____ Units: _____

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) _____
ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: 12 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.

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

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

If Yes,

- i. Total number of structures _____
- ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
- iii. Approximate extent of building space to be heated or cooled: _____ 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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No

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 the proposed action cause or result in disturbance to bottom sediments? Yes No
If Yes, describe: _____

iv. Will the 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: _____

New On-Site Drilled Well

vi. If water supply will be from wells (public or private), what is the 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 waste

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 a 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):
New individual subsurface sewage septic system will be installed (valid permit exists)

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: N/A

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?
 _____ Square feet or 0.2 acres (impervious surface)
 _____ Square feet or 13.6 acres (parcel size)
- ii. Describe types of new point sources. Driveway, drainage, 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)?

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the 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)
Construction equipment, delivery trucks, portable generator.
- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
N/A
- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
Emergency generator, home heating and A/C equipment.

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 truck trips/day and type (e.g., semi trailers and dump trucks): _____

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: _____

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

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: _____ 8 AM - 4 PM _____ • Saturday: _____ 8 AM - Noon _____ • Sunday: _____ - _____ • Holidays: _____ - _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ N/A _____ • Saturday: _____ N/A _____ • Sunday: _____ N/A _____ • Holidays: _____ N/A _____
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<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>Night sky compliant residential lighting</p>
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:</p> <p>_____</p>
<p>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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored Propane</p> <p>ii. Volume(s) 500 --- per unit time Year (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities:</p> <p>Propane will be stored above ground in 500 gallon tank approved for such use.</p>
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p>
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • 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 the 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:

Low density residential away from Route 9. Along Route 9, a mix of commercial & small industrial

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.2	1.4	+ 0.2
• Forested	7.8	6.1	- 1.7
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	2.3	3.1	+ 0.8
• Agricultural (includes active orchards, field, greenhouse etc.)	Zero	Zero	Zero
• Surface water features (lakes, ponds, streams, rivers, etc.)	Zero	Zero	Zero
• Wetlands (freshwater or tidal)	Zero	Zero	Zero
• Non-vegetated (bare rock, earth or fill)	2.0	2.0	Zero
• Other Describe: <u>Lawn & Garden</u>	0	0.7	+0.7

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:

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? _____ > 10 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ Est'd 10 %

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

Chatfield	_____	52 %
Hullis	_____	32 %
Others	_____	16 %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils:

<input type="checkbox"/> Well Drained:	_____	100 % of site
<input type="checkbox"/> Moderately Well Drained:	_____	0 % of site
<input type="checkbox"/> Poorly Drained	_____	0 % of site

f. Approximate proportion of proposed action site with slopes:

<input type="checkbox"/> 0-10%:	_____	25 % of site
<input type="checkbox"/> 10-15%:	_____	19 % of site
<input type="checkbox"/> 15% or greater:	_____	53 % 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 _____ Classification _____
- 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: Clove Creek

m. Identify the predominant wildlife species that occupy or use the project site: _____
Deer _____

n. Does the project site contain a designated significant natural community? Yes No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
Oak-Tulip Tree Forest, Acidic Talus Slope Woodland
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
• Currently: _____ 2768.0, 259.44 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? Yes No
If Yes:
i. Species and listing (endangered or threatened): _____
Northern Long-eared Bat, Bald Eagle, Timber Rattlesnake

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? Yes No
If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
If yes, give a brief description of how the proposed action may affect that use: _____

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? Yes No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes 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? Yes No
If Yes:
i. Nature of the natural landmark: Biological Community 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? Yes 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 the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: Valhalla Highlands Historic District

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? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): More to follow

ii. Basis for identification: Letter submitted to OPRHP

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

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? Yes 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? Yes No

F. Additional Information

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

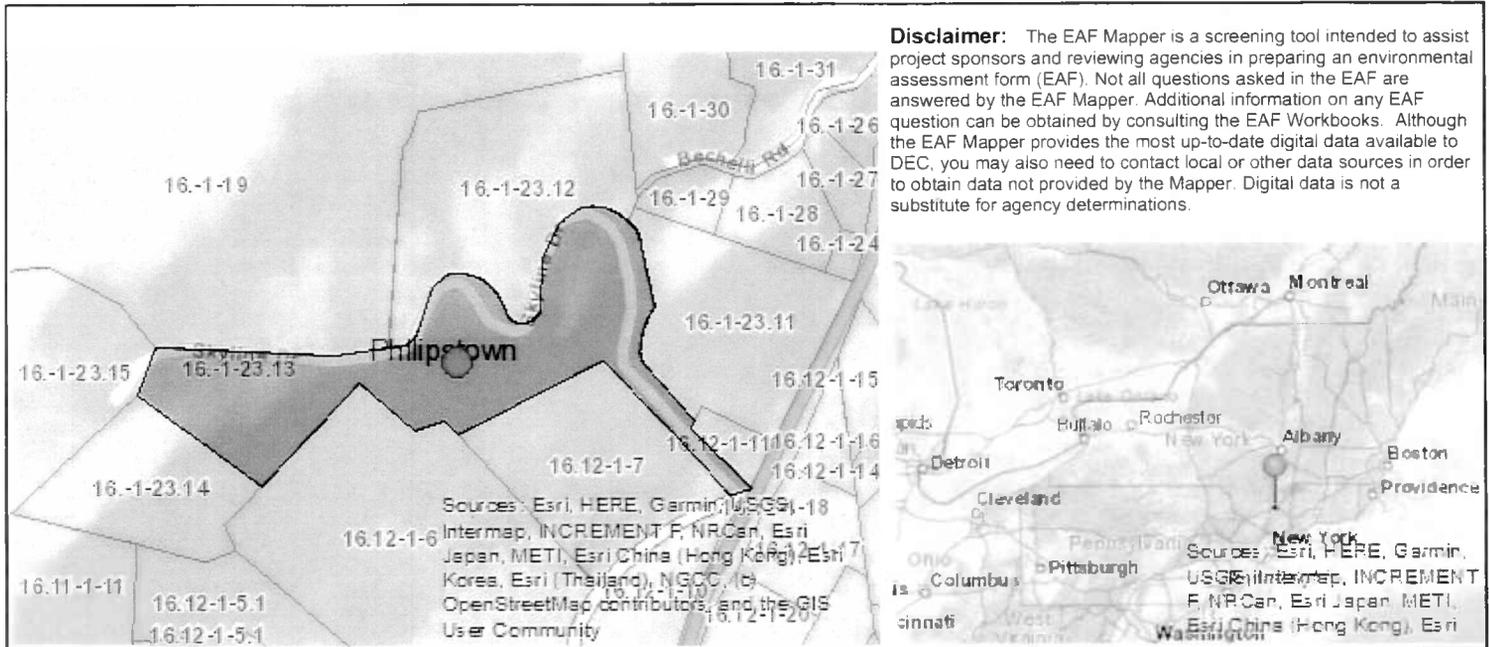
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Harini Chundu & Andrew Moth Date August 1, 2019

Signature  Title Surveyor for Applicant



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.1.i [Coastal or Waterfront Area]	No
B.1.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Oak-Tulip Tree Forest, Acidic Talus Slope Woodland

E.2.m. [Natural Communities - Acres]	27,000.0, 200.44
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat, Bald Eagle, Timber Rattlesnake
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d. [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Valhalla Highlands Historic District
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



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

office 845-878-6507 cell 845-527-1432

TO: Town of Philipstown Planning Board DATE: July 19, 2019
FROM: Ronald J. Gainer, PE SUBJ: Chandu Residential Site; Skyline Drive

As provided in Section 175-66B of the Town Code a pre-application meeting was held on July 19, 2019 concerning the development of a single-family residence along Skyline Drive to determine applicable code requirements.

In attendance were the following:

Dennis Gagnon	-	Planning Board Member
Neal Tomann	-	Planning Board Member
Greg Wunner	-	Code Enforcement Officer
Tara Percacciolo	-	Planning Board Secretary
Glenn Watson	-	applicant's Consultant
Ron Gainer	-	Town Engineer

The following matters were discussed:

Purpose of Application:

The site encompasses a parcel along the south side of Skyline Drive (private road, of NYS Route 9 & Horseman's Trail); tax map parcel 16.-1-23.13 (13.26± acres). The site is currently undeveloped, and contains significant steep slopes in various areas of the tract. A 4,000+ sf residence is proposed, in the same location as originally identified for development on the approved subdivision plat which is on file with the County. The building will be 2-story, with a flat roof. There is an approved SSTS for the tract.

The private roadway serves 4 properties. The other parcels are developed with residential structures. The subdivision actually included 5 lots. One lot derives frontage directly from NYS Route 9, and encompasses the current Lyons parcel where commercial aggregate screening operations are conducted.

Zoning District Information:

The property is located in the RC" (Rural Conservation) Zoning District.

There is a delineated "scenic ridge" which traverses the higher elevations of the tract. The proposed house location lies below the ridge, but is impacted by the Town's ridgeline protection regulations §175-36C ("*Steep Terrain & Ridgeline Protection*"). These regulations limit the height of structures to 30 feet for all lands lying 50 feet downslope, measured vertically, below a ridgeline indicated on the Zoning Map. The proposed home will comply with this requirement.

Site Plan Review Required:

Pursuant to the Town's "Use" Table (see the * note under the table, which is applicable to single family residences in the RC district), Site Plan review is required, when "footprint area exceeds 3,000 sf. Additions to dwellings where the total cumulative footprint will be greater than 3,000 sf shall require SP review if the footprint of the addition exceeds 1,000 sf."

RE: Chandu residential dwelling; Skyline Drive

"Major/Minor" Classification:

Notwithstanding the provisions of Section 175-60C(1) of the Town Code (which specifies that projects entailing land disturbances in excess of 10,000 sf to be "Major" projects), it was the understanding of the prior CEO from the Town Board that single family dwellings requiring site plan approval were deemed to require only "minor" site plan approval, and this guidance has continued to be followed. Therefore, this application should be processed by the Planning Board in accordance with the Zoning Code provisions for a "Minor" project.

It is noted that a public hearing is discretionary for "Minor" projects, although is often held by the Board.

Waivers:

No waivers were identified by the applicant during the pre-application meeting.

Sensitive Environmental Areas/Overlay Districts:

As noted above, the property falls within a "scenic ridgeline" environmental overlay district. Further, significant steep slopes (>20%) lie on the tract, which must be identified on the Site Plan mapping.

Site Development issues:

The necessary application documents and Site Plan drawings required by §175-65 ("Site Plan review") & §175-67 (procedures for "minor projects") must be submitted in order for the application to be deemed "complete".

The Site Plans should specify the amount of impervious coverage, as well as overall site disturbance planned, to confirm what SWPPP requirements will apply. Further, it should be verified that run-off from such areas can be infiltrated, which has become a standard practice for roof areas. Lastly, it should be confirmed that the PC DOH approval remains in effect.

Site Plan Fees: As described above, it appears that "minor Site Plan" fees would apply. Based upon review of the Town's fee schedule, the following fees would apply:

"Site Plan, minor"/"One- & Two family SP"	-	\$300
Escrow	-	\$5,000 (un-used monies returned to applicant)

It should be noted that the application fees and escrow deposit should be posted with separate checks.

Expected Referrals:

Due to the site's location lying adjacent to Route 9, referral to the Putnam County Department of Planning (per GML 239m) would be necessary, which will be done by the Town. It is also noted that a courtesy referral to the local Fire Department is typically accomplished by the Planning Board.

As the conclusion of these discussions, the pre-application meeting concluded.

c: Greg Wunner, Code Enforcement Officer
Max Garfinkle, NRRO
Stephen Gaba, Esq.
Applicant





PUTNAM COUNTY - STATE OF NEW YORK
 MICHAEL C. BARTOLOTTI, COUNTY CLERK
 40 GLENEIDA AVENUE, ROOM 100
 CARMEL, NEW YORK 10512

COUNTY CLERK'S RECORDING PAGE
 THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH



BOOK/PAGE: 2115 / 337
 INSTRUMENT #: 10797-2019

Receipt#: 2019011035
 Clerk: JL
 Rec Date: 06/20/2019 02:09:50 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: RG AGENCY

Party1: BEALOR DEVELOPMENT CORP.
 Party2: MOTH ANDREW
 Town: PHILIPSTOWN

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 315.00

Transfer Tax	
Transfer Tax - State	712.00

Sub Total: 712.00

Total: 1027.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 2280
 Transfer Tax
 Consideration: 178000.00

Transfer Tax - State	712.00
----------------------	--------

Total: 712.00

WARNING***

*** Information may be amended during the verification process, and may not be reflected on this cover page

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT.
 AS REQUIRED BY SECTIONS 315, 316-*ac*5) & 319 OF THE
 REAL PROPERTY LAW OF THE STATE OF NEW YORK

Michael C. Bartolotti
 Putnam County Clerk

Record and Return To:

STEPHEN G. TOMANN, ESQ.
 PO BOX 313
 COLD SPRING, NY 10516

DEED

THIS INDENTURE, made the 13th day of June, 2019

BETWEEN

BEALOR DEVELOPMENT CORP.

**11 Juniper Hill Road
Garrison, New York 10524**

Party of the first part. and

ANDREW MOTH and HARINI CHUNDU, *husband & wife*
**95 Reade Street
New York, New York 10013**

Party of the second part.

WITNESSETH that the party of the first part, in consideration of Ten (\$10.00) Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, and the heirs or successors and assigns of the party of the second part, forever:

ALL that certain plot, piece or parcel of land, with buildings and improvements thereon erected, situate, lying and being in the Village of Philipstown, County of Putnam and State of New York, more particularly described in Schedule "A" attached hereto and made a part hereof.

BEING the same premises acquired by the party of the first part by deed dated March 22, 2011 and recorded in the Putnam County Clerk's Office, Division of Land Records on March 28, 2011 in Liber 1872 of Deeds at Page 330.

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

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the premises have been encumbered in any way whatever, except as aforesaid. **AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

Title No. **RGP 21929**

Schedule A
(description)

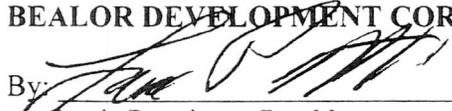
All that certain piece, plot or parcel of land situate lying and being in the **TOWN OF PHILIPSTOWN, COUNTY OF PUTNAM**, State of New York, known and designated as Lot No. 3 on a certain map entitled, "Subdivision Plat of Lyons (Weisman) Lands situate in the Town of Philipstown, Putnam County, New York", prepared by Badey & Watson Surveying & Engineering, P.C., dated March 31, 1997, revised through June 8, 1998, filed in the Putnam County Clerk's Office, Division of Land Records, on June 12, 1998 as Map No. 2749.

TOGETHER WITH the benefits contained in the "Declaration of Right-of-Way Easement and Maintenance Agreement" dated April 19, 2000 and recorded on April 25, 2000 in Liber 1508 cp 99.

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

IN PRESENCE OF:

BEALOR DEVELOPMENT CORP.

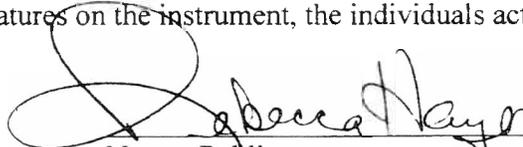
By: 
Louis Paggiotta, President

ACKNOWLEDGMENT

State of New York)
County of Putnam)

On the 13th day of June, 2019, before me, the undersigned, personally appeared
LOUIS PAGGIOTTA

personally known to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signatures on the instrument, the individuals acted and executed the same.


Notary Public **Rebecca Hayes**
Notary Public, State of New York
No. 5064598
Qualified in Dutchess County
Commission Expires August 18, 2022

BARGAIN AND SALE DEED
With Covenant Against Grantors Acts
Title No. R6P 21929.

SECTION 16
BLOCK 1
LOT 23.13

BEALOR DEVELOPMENT CORP.

TOWN Phillipstown
ADDRESS 120 Skyline Drive
Cold Spring, New York 10516

to

ANDREW MOTH and HARINI CHUNDU

RECORDED AT REQUEST
OF RG AGENCY
PO BOX 431
PEEKSKILL, NY 10566
914-739-2700
RETURN BY MAIL TO

RETURN BY MAIL TO:
Stephen G Tompans Esq
Po Box 313
Cold Spring NY 10516

500' ADJOINERS LIST

16.-1-23.13

Chundu

16.-1-28 & 29
Lyons, Nathan H
3175 Rt 9
Cold Spring, NY 10516

16.-1-23.14
Sassano, Jr., Walter R
128 Skyline Drive
Cold Spring, NY 10516

16.-1-19 & 16.11-1-11
Slopeline LLC
1 Civic Center Plaza Suite 200
Poughkeepsie, NY 12601

16.-1-23.15
Deneher, Michael
133 Skyline Drive
Cold Spring, NY 10516

16.-1-31
King, Scott
15 Old Albany Post Rd N
Cold Spring, NY 10516

16.12-1-6
Lyons, Nathan H
20 Lyons Rd
Cold Spring, NY 10516

16.12-1-14
Campbell, Paul
19 Mill Rd
Cold Spring, NY 10516

16.-1-30
Bechelli, Anthony
PO Box 24
Cold Spring, NY 10516

16.12-1-5.1
Vickery, Dave G
3 Horsemen's Trail
Cold Spring, NY 10516

16.12-1-13.1
McMasters, Brice T
33 Mill Rd
Cold Spring, NY 10516

16.-12-1-10
Cold Spring MHP LLC
20 Harrigan Rd
Hopewell Jct, NY 12533

16.12-1-20
T.L.P. Enterprises LLC
PO Box 51
Cold Spring, NY 10516

16.12-1-11
Gregorio, Mario A
87 Perks Blvd
Cold Spring, NY 10516

16.12-1-18
Gorman, Michael
215 Ketchum Ave
Buchanan, NY 10511

16.12-1-17
Fleming, Ralph as Trustee
289 Fishkill Rd
Cold Spring, NY 10516

16.12-1-16
Fleming, Ralph
3504 Route 9
Cold Spring, NY 10516

16.-1-23.11
Lyons, Harold
3175 Route 9
Cold Spring, NY 10516

16.12-1-15
Cold Spring Fuel Corp
PO Box 249
Cold Spring, NY 10516

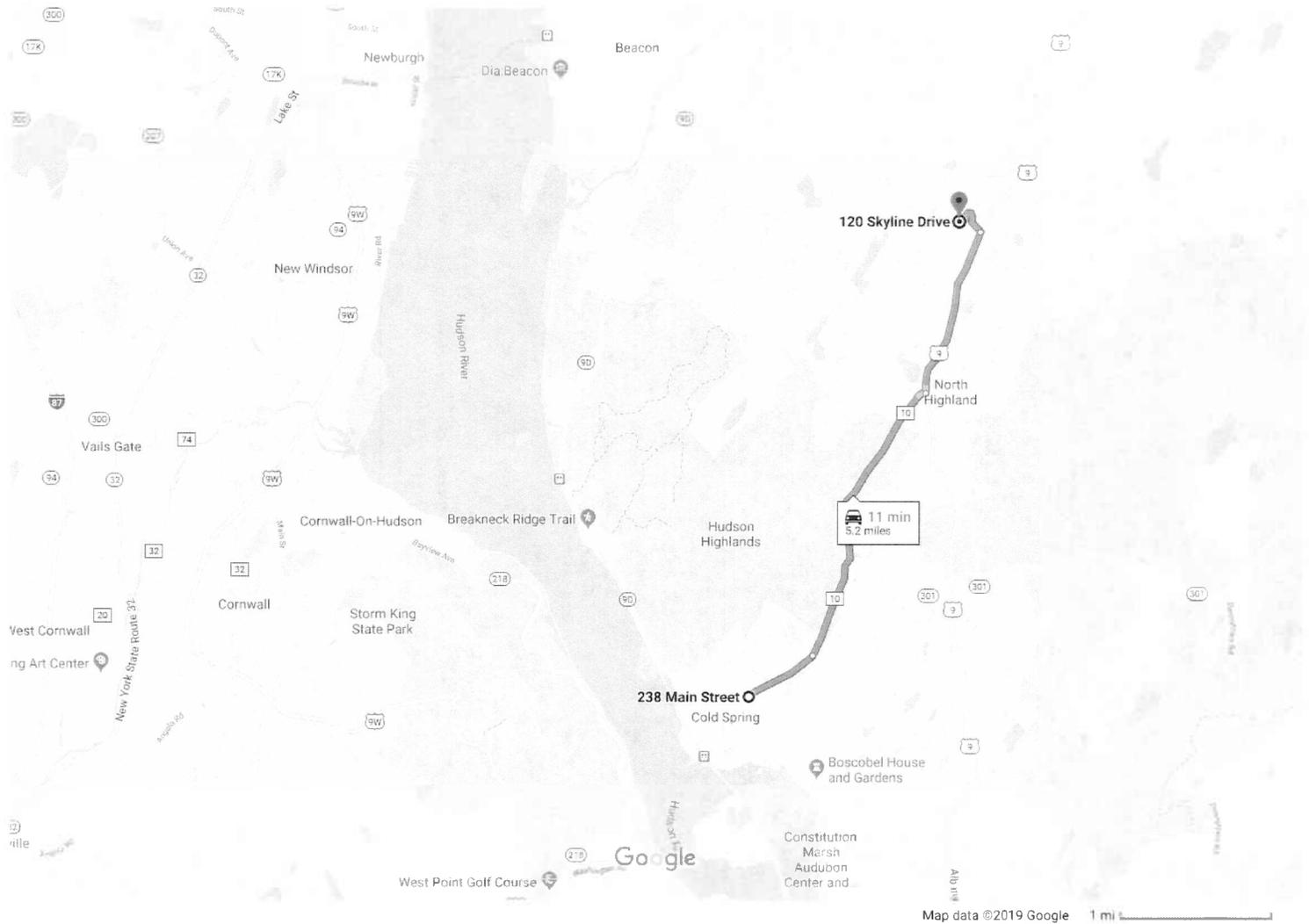
16.12-1-26
Scanga, Nicola
15 Hustis Rd
Cold Spring, NY 10516

16.12-1-7
E. Polhemus Enterprise, LLC
PO Box 23
Garrison, NY 10524

16.-1-23.12
Kulan, Robert
84 Skyline Drive
Cold Spring, NY 10516

Google Maps 238 Main Street, Cold Spring, NY to 120 Skyline Dr, Cold Spring, NY 10516

Drive 5.2 miles, 11 min



238 Main St

Cold Spring, NY 10516

- ↑ 1. Head northeast on NY-301 E/Main St toward Parsonage St
0.7 mi
- ↙ 2. Turn left onto Fishkill Rd
2.6 mi
- ↙ 3. Turn left onto U.S. 9 N
1.5 mi
- ↙ 4. Turn left onto Skyline Dr
0.4 mi
- ↙ 5. Turn left to stay on Skyline Dr
Destination will be on the left
236 ft

120 Skyline Dr

Cold Spring, NY 10516

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or