MEETING AGENDA
TOWN OF PHILIPSTOWN PLANNING BOARD
Butterfield Library, Cold Spring, New York 10516
September 15, 2016
7:30 PM

Pledge of Allegiance
Roll Call
Approval of Minutes – July 21, 2016

Public hearing

------NONE------

Old Business:

Evelyn Gex, 24 Hummingbird Lane Garrison TM# 60-2-44 & 45
Lot line adjustment extension.

Hudson Highland Reserve, Route 9 and Horton Road
consideration of findings from the September 14th meeting

Philipstown Square (Lausca, LLC), 3166 Route 9 Cold Spring TM#27.12-1-10
amended site plan for a change in use to the most southerly retail space (Resaurant) which is to expand the second floor to event space which would include expansion for parking.

New Business:

Jared and Carolina Della Valle, 20 Jay Street, Suite 1003 Brooklyn, NY
for proposed single story residential structure with garage, pool and pool area located at 117 Round Hill Road Garrison, TM# 39.-2-21.2

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

PHILIPSTOWN PLANNING BOARD
MEETING MINUTES
July 21, 2016

The Philipstown Planning Board held its regularly monthly meeting on Thursday, July 21, 2016 at the Butterfield Library, 10 Morris Avenue, Cold Spring, New York.

Present: Anthony Merante (Chairman)
Kim Conner
Mary Ellen Finger
David Hardy
Peter Lewis
Neal Tomann
Neal Zuckerman
Stephen Gaba, Counsel
Ron Gainer, Town Engineer
Susan Jainchill (AKRF), Town Consultant

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

Roll call was taken by Ms. Valentino

1. Approval of Minutes:
The minutes of June 16, 2016 were reviewed. Two corrections were made. Page 5 should be "flagged lot" not "flagged lost". Page 6 should be "past" not "passed". Ms. Conner moved to adopt the minutes as amended and Mr. Lewis seconded the motion. The vote was as follows:

Anthony Merante	Aye
Kim Conner	Aye
Mary Ellen Finger	Aye
David Hardy	Aye
Peter Lewis	Aye
Neal Tomann	Aye
Neal Zuckerman	Aye

The motion carried unanimously.

2. Return of Performance Bonds:
Mr. Zuckerman moved to return the Cash Bond for HJF Trucking and Excavation Co. and Mr. Tomann seconded the motion. The vote was as follows:

Kim Conner	Aye
Mary Ellen Finger	Aye
David Hardy	Aye
Peter Lewis	Aye
Neal Tomann	Aye
Neal Zuckerman	Aye
Anthony Merante	Aye

The motion carried unanimously.

3. Old Business:

CF Diversified Corp/Olspan LLC, NYS Route 9 & Vineyard Road, Cold Spring (TM# 38.-3-24.1)

The applicant is proposing a lot line adjustment.

Ms. Finger moved to declare a negative SEQRA declaration and Mr. Hardy seconded the motion. The vote was as follows:

Anthony Merante	Aye
Kim Conner	Aye
Mary Ellen Finger	Aye
David Hardy	Aye
Peter Lewis	Aye
Neal Tomann	Aye
Neal Zuckerman	Aye

The motion carried unanimously.

Ms. Conner moved to approve the Site Plan as presented and Mr. Lewis seconded the motion. The vote was as follows:

Anthony Merante	Aye
Kim Conner	Aye
Mary Ellen Finger	Aye
David Hardy	Aye
Peter Lewis	Aye
Neal Tomann	Aye
Neal Zuckerman	Aye

The motion carried unanimously.

4. Horton Road LLC/ Hudson Highlands Reserve.

Ms. Jainchill reviewed the specifics of her Technical Memo dated June 4, 2016 and the Response memo from Planning Board Chairman Merante dated June 15, 2016. Ms. Jainchill corrected the third bullet on page two by noting it was overstated and premature to think that a Positive Declaration to be made on this application.

Ms. Jainchill reviewed the memo and suggested changes. Mr. Gainer noted that Providing the suggested changes are addressed and are written in the final document the Conservation Analysis should be ready for acceptance. The next step will be to develop Conservation Findings which documents the areas of the project that should be worthy of protection. Which areas will be more suitable for development and initiate the preparation of the final subdivided plat.

The Board members asked Ms. Jainchill questions relating to the AKRF report dated June 4, 2016. A discussion ensued over the Boards concerns and the responses. All Planning Board concerns should be listed on Findings Statement when it is completed.

Mr. Watson noted his office has responded to most/all comments that have been made by AKRF and the Conservation Board. The responses have been made in the form of pages to be inserted in the previously distributed Conservation Analysis book. Mr. Watson noted that the Conservation Analysis is

supposed to demonstrate 73% of the land is worth preserving. Mr. Watson noted he believed in his opinion that the Board should be ready to make a decision on the Conservation Analysis and have permission the applicants to start working on the design of the Conservation subdivision.

Mr. Gaba noted that the Conservation Analysis doesn't just show the areas worth preserving, it also prioritizes which areas are environmentally sensitive. Once the Board receives all that information the Board will then make Conservation Findings. The points on the findings should contain the following:

- What's important on the property.
- Where it's located.
- why it's important.

The Board will use the Conservation Findings during the Subdivision Plan process. The Conservation Findings will also be used in part for the SEQRA review.

Ulises Liceaga, one of the applicants for Horton Road LLC/ Hudson Highlands Reserve noted that since the Conservation Analysis the following two items have been modified to the application:

- 50 acres have been added.
- Several structures that were determined to be historic during the Historic Findings process will be preserved.

Ms. Jainchill noted that the outstanding issues are relatively inconsequential in terms of the entire project. Ms. Jainchill noted that the Board members have the AKRF Memo, Planning Board Chairman Merante's memo and the response from Glenn Watson from Badey and Watson which can be used as a resource in the future. As long as that information becomes part of the document the Board can move forward with this project.

The Conservation Findings will be drafted By Ms. Jainchill's and Mr. Gainers Office which will then be reviewed and accepted by the Planning Board.

Mr. Gainer noted he will produce an outline or a Table of Contents of the areas the Findings will cover. The outline can be distributed on line but no comments can be made. A workshop will be scheduled once the outline is distributed. Mr. Watson asked for a copy of the outline once it is distributed to the Board members.

Ms. Conner moved to adopt the Conservatiou Analysis and. Ms. Finger seconded the motion.
The vote was as follows:

Anthony Merante	Aye
Kim Conner	Aye
Mary Ellen Finger	Aye
David Hardy	Aye
Peter Lewis	Aye
Neal Tomann	Aye
Neal Zuckerman	Aye

The motion carried unanimously.

Mr. Watson reviewed the overlays that were previously distributed and noted there was a problem with them which has been corrected and will be redistributed.

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

Anthony Merante	Aye
Kim Conner	Aye
Mary Ellen Finger	Aye
David Hardy	Aye
Peter Lewis	Aye
Neal Tomann	Aye
Neal Zuckerman	Aye

The meeting adjourned at 8:20 P. M.

Date approved _____

Respectfully submitted by

Linda Valentino

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

THE HILPERT LAW OFFICES
75 SOUTH RIVERSIDE AVENUE
CROTON-ON-HUDSON, NY 10520
TEL: 914 271-2100
FAX: 914 271-2141

ROBERT J. HILPERT, ESQ.
LUKE P. HILPERT, ESQ.

JEFFREY P. ROGAN, ESQ.

LAURA L. STEDMAN, PARALEGAL

COLD SPRING OFFICE
68 MAIN STREET
COLD SPRING, NY 10516
TEL: 845 265-4949
FAX: 845 265-4951

September 1, 2016

Via Email: lvalentino@philipstown.com
Anthony Merante, Chairman
Town of Philipstown Planning Board
Attn: Linda Valentino
238 Main Street
P.O Box 155
Cold Spring, NY 10516

RE: Evelyn Gex – Lot Line Adjustment; 24 Hummingbird Lane, Garrison, NY 10524

Dear Mr. Merante:

Please allow this letter to serve as our request that Evelyn Gex's 24 Hummingbird Lane lot line adjustment application be added to the September agenda for request of additional extension. As this Board is aware, on July 8, 2016, the Putnam County Department of Health issued the attached approval of this project and directed the final plat be delivered to the Board of Health. The engineers Paggi Martin & Delbene have prepared that final plat for the Department of Health to execute which, following that execution will be delivered to the Town for final approval.

Thank you for your consideration

Very Truly Yours,

Luke P. Hilpert, Esq.

LPH/ls
Cc: Ms. Evelyn Gex (via email)

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BY: .....

Michael J. Nesheiwat, M.D.
Interim Commissioner of Health

Robert Morris, P.E., MPH
Director of Environmental Health

MaryEllen Odell
County Executive

Department of Health

1 Geneva Road, Brewster, New York 10509
(845) 808-1390

July 8, 2016

Mr. Anthony Merante
Planning Board Chairman
Town of Philipstown
238 Main Street
PO Box 155
Cold Spring, NY 10516

Re: Gex Subdivision
(T) Philipstown TM#: 60-2-44 & 45

Dear Mr. Merante,

This Department has reviewed and reviewed the revised plans, bearing the latest revision date of 7/7/16, for the above referenced project. The plans, as submitted, appear to meet all applicable Putnam County Department of Health standards for water and sewage facilities and final approval can be issued by this Department upon receipt of the final plat.

Kindly advise us if there are any questions,

Respectfully,

Michael J. Budzinski, P.E.
Director of Engineering

MJB/jmg

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BY: .....

Town of Philipstown

238 Main Street
Cold Spring New York 10516

PLANNING BOARD

AMENDMENT of SITE PLAN

APPLICATION PACKAGE

Project Name: PHILIPSTOWN SQUARE AMENDED SITE PLAN

Date: SEPTEMBER 1, 2016

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Town of Philipstown

TM# 27.12-1-10

Project Name: Philipstown Square Amended Site Plan

Project Description: Project proposes to expand the existing restaurant use to include an event room on the 2nd floor. This expansion would require 13 parking spaces. The site currently has existing parking to accommodate this expansion.

ZONING INFORMATION

175-7 Zoning District: B-2

175-10 Proposed Use: No Change – Retail Plaza

Proposed Accessory Use(s): _____

175-7 Overlay Districts on the property:

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

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
Philipstown Square Amended Site Plan

Project Location (describe, and attach a location map):
3166 U.S. Route 9, Philipstown, NY 10516

Brief Description of Proposed Action:
Project proposes to expand existing restaurant use to include an event room on the 2nd floor. 13 parking spaces are required for this expansion. The site has existing parking to accommodate this expansion.

Name of Applicant or Sponsor:	Telephone: 845-265-9115
Lausca, LLC	E-Mail:

Address:
22 Corporate Park West

City/PO:	State:	Zip Code:
Cold Spring	NY	10516

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Philipstown Building Permit	☐	☑

3.a. Total acreage of the site of the proposed action? 2.92 acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.92 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

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	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	✓	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	✓	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	✓	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: John Scanga Date: 9-1-16

Signature: John P. Scanga

PRINT FORM

Town of Philipstown

238 Main Street
Cold Spring New York 10516

PLANNING BOARD

SITE PLAN APPLICATION PACKAGE

MAJOR PROJECT

Project Name: Site Plan prepared for Jared Della Valle

Date: Sept. 1, 2016

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BY: .....

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

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

Application for Planning Board
Special Use & Site Plan Approval

Date: Sept.1, 2016 **TM#** 39.-2-21.2

Project Name: Site Plan prepared for Jared Della Valle

Street Address: 117 Round Hill Road Garrison, NY 10524

Fee Amount: _____ **Received:** _____

Bond Amount: _____ **Received:** _____

Applicant:

Name Jared & Carolina Della Valle
Address 20 Jay Street, Suite 1003
Brooklyn, NY 11201
Telephone 718-222-8125

Tenant:

Name -
Address -
-
Telephone -

Design Professional:

Name Alloy Development - Jenny Kim, RA
Address 20 Jay Street Suite 1003
Brooklyn, NY 11201
Telephone 718-222-8125

Surveyor:

Name Glennon J. Watson, L.S.
Address Badey & Watson Surveying & Engineering, P.C.
3063 Route 9 Cold Spring, NY 10516
Telephone 845-265-9217 x14

Property Owner (if more than two, supply separate page):

Name Jared & Carolina Della Valle
Address 20 Jay Street Suite 1003
Brooklyn, NY 11201
Telephone 718-222-8125

Name _____
Address _____
_____
Telephone _____

TM# 39.-2-21.2

Project Name: Site Plan prepared for Jared Della Valle

Project Description: Proposed single story residential structure with garage, pool and pool area.

ZONING INFORMATION

175-7 Zoning District: RC (Residential Conservation)

175-10 Proposed Use: Single family residential home

Proposed Accessory Use(s): N/A

175-7 Overlay Districts on the property:

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

TM# 39.-2-21.2

Project Name: Site Plan prepared for Jared Della Valle

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	319.6	Yes	
Measured from the travel way County/State	N/A	N/A	N/A	N/A	
Minimum side yard setback	30	N/A	73.4	Yes	
Minimum side yard setback (2)	30	N/A	125	Yes	
Minimum side yard setback (3)	30	N/A	108	Yes	
Minimum rear yard setback	50	N/A	182.8	Yes	
Maximum impervious surface coverage	10%	N/A	6%	Yes	
Maximum height	30*	N/A	< 20'	Yes	
Maximum footprint non-residential structures	N/A	N/A	N/A	N/A	

* 30' due to location in Ridgeline Protection Area

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: _____

ARTICLE IX SPECIAL PERMITS AND SITE PLAN REVIEW

§175-60 PURPOSE AND APPLICABILITY

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

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

C. Minor and Major Projects

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

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

a. Construction of four multi-family dwelling units or a lodging facility with six bedrooms.

b. Construction of facilities or structures for a non-residential use covering 3,000 square feet of building footprint.

c. Alteration of existing structures or expansion of such structures by 1,000 square feet.

d. Conversion of existing structures totaling 5,000 square feet to another use.

e. Alteration and active use of 10,000 square feet of land, with or without structures.

f. Construction of a structure that is 50 feet in height above average grade level (provided that it otherwise complies with this Chapter or is the subject of an area variance).

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

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

§175-66 PROCEDURE FOR MAJOR PROJECT SITE PLAN APPROVAL

A. Applicability

This §175-66 applies to Major Project Site Plan approval applications where no Special Permit is required. See §175-67 for Minor Project Site Plan applications.

B. Pre-application Meetings

Before filing an application, a preliminary conference with the Zoning Administrative Officer and one Planning Board member designated by the Planning Board Chair 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 conference 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.

C. Submission

All Major Project Site Plans shall be submitted, with multiple **13 copies** with **one electronic file in .pdf format** as required by the Planning Board, to the Zoning Administrative Officer, who shall distribute them to the Planning Board and such other municipal boards, officials, and consultants as the Planning Board deems appropriate. The Planning Board's consultant or a designated Town employee shall make the initial determination as to whether or not the application is complete for the purpose of accepting it for review. In addition to the Site Plan drawings, the applicant shall submit:

1. A long-form Environmental Assessment Form or Draft Environmental Impact Statement.
2. An agricultural data statement as defined in §175-74, if required by §175-37C.
3. 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.

D. Application for Area Variance

Where a proposed Site Plan contains one or more features which do not comply with the dimensional regulations of this Chapter, application may be made to the Zoning Board of Appeals for an area variance pursuant to §175-59F without a decision or determination by the Zoning Administrative Officer.

E. SEQRA Compliance

Upon receipt of application materials it deems complete, the Planning Board shall initiate the New York State Environmental Quality Review process by either circulating the application and Environmental Assessment Form to all involved agencies (if coordinated review is undertaken) or by issuing its determination of significance within 20 days. Where the proposed action may have a significant effect on the environment, the Planning Board shall issue a positive declaration and require the submission of a Draft Environmental Impact Statement (DEIS). No time periods for decision making in this Chapter shall begin to run until either acceptance of a DEIS as satisfactory pursuant to New York State Department of Environmental Conservation Regulations or the issuance of a negative declaration.

F. Public Hearing and Decision

1. The Planning Board shall hold a public hearing on the Site Plan and shall follow the provisions on notice, agricultural data statements, county review, Conservation Board review, and time limits for Special Permits in §§175-62E through G.

2. Criteria for decisions on Site Plans shall be limited to those listed in §175-65D. In granting Site Plan approval, the Planning Board may impose any conditions which it considers necessary to fulfill the purposes of this Chapter. These conditions may include increasing dimensional or area requirements, requiring the set-aside of perpetual open space land pursuant to §175-20, specifying location, character, and number of vehicle access points, requiring landscaping and/or screening, requiring clustering of

structures and uses in order to preserve environmental resources and minimize the burden on public services and facilities, and/or requiring performance guarantees to insure the completion of the project in accordance with the conditions imposed.

3. A copy of the decision shall be immediately filed in the Town Clerk's office and mailed to the applicant. resolution of either approval or approval with modifications and/or conditions shall include authorization to the Planning Board Chairman to stamp and sign the Site Plan upon the applicant's compliance with applicable conditions and the submission requirements stated herein.

4. If the Planning Board's resolution includes a requirement that modifications be incorporated in the Site Plan, conformance with these modifications shall be considered a condition of approval. If the Site Plan is disapproved, the Planning Board may recommend further study of the Site Plan and resubmission to the Planning Board after it has been revised or redesigned.

§175-65 SITE PLAN REVIEW AND APPROVAL

A. Applicability

1. Site Plan approval by the Planning Board shall be required for all permitted uses listed on the Use Table as requiring Site Plan approval only. Site Plan review shall be included as an integral part of the Special Permit approval process and no separate Site Plan approval shall be required for uses requiring a Special Permit.

2. The procedures for review of Site Plans for Major and Minor Projects (as defined io Article XII) are described in §§175-66 and 175-67. Agricultural structures with a footprint of over 15,000 square feet shall require Minor Project site plan approval. Agricultural structures with a footprint of 10,000 square feet or less are exempt from site plan approval requirements.

3. Site Plan approval shall also be required for any development which is the functional equivalent of a land subdivision but which is structured for ownership purposes as a condominium project. In such cases, the Planning Board shall apply all relevant review criteria contained in the Land Development Law (Chapter 112 of the Town Code) as well as the provisions of this Chapter.

B. Required Information for Site Plan

An application for Site Plan approval shall be accompanied by plans and descriptive information sufficient to clearly portray the intentions of the applicant. Minor Project Site Plans shall contain the information required by §175-67C and other information listed below if the Planning Board deems such information necessary to conduct an informed review. Major Project Site Plans shall be prepared by a licensed professional engineer, architect, surveyor, or landscape architect, and shall include the following (unless waived):

SITE PLAN CHECK LIST

X 1. A location map drawn at the scale of 2,000 feet to the inch or larger (or other convenient scale acceptable to the Planning Board) that shows the relationship of the proposal to existing community facilities which affect or serve it, such as roads, shopping areas, schools, etc. A vicinity map shall also be submitted that shows all properties, subdivisions, streets, and easements within 500 feet of the property. Such maps may be superimposed on a United States Geological Survey or New York State Department of Transportation map of the area.

X 2. An existing conditions map, showing existing buildings, roads, utilities, and other man-made features, as well as topography and all existing natural land features that may influence the design of the proposed use such as rock outcrops, single trees eight or more inches in diameter located within any area where clearing will occur, forest cover, soils (including prime and statewide important agricultural soils), and ponds, lakes, wetlands and watercourses, aquifers, floodplains, and drainage retention areas.

X 3. A Site Plan, drawn at a scale and on a sheet size appropriate to the project. The information listed below shall be shown on the Site Plan and continuation sheets.

X 4. Name of the project, boundaries, date, north arrow, and scale of the plan. Name and address of the owner of record, developer, and seal of the engineer, architect, surveyor, and/or landscape architect. If the applicant is not the record owner, a letter of authorization shall be required from the owner.

X 5. The location and use of all existing and proposed structures within the property, including all dimensions of height and floor area, all exterior entrances, and all anticipated future additions and alterations.

__x__ 6. The location of all present and proposed public and private ways, off-street parking areas, driveways, outdoor storage areas, sidewalks, ramps, curbs, paths, landscaping, walls, and fences. Location, type, and screening details for all waste disposal containers shall also be shown.

__x__ **7. The location, height, intensity, and bulb type (sodium, incandescent, etc.) of all external** lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties must also be shown.

_____ 8. The location, height, size, materials, and design of all proposed signs in compliance with §175-39. In lieu of specific sign proposals in connection with the site plan submission, the applicant may submit and the Planning Board may approve a general sign plan and program for the premises, specifying intended locations, sizes, areas, message, design, and illumination.

__x__ 9. The location of all present and proposed utility systems including:

- __x__ a. Sewage or septic system;
- __x__ b. Water supply system;
- __x__ c. Telephone, cable, and electrical systems; and
- __x__ d. Storm drainage system including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes, and drainage swales.

__x__ 10. Erosion and sedimentation control plan required by §175-32 to prevent the pollution of surface or groundwater, erosion of soil both during and after construction, excessive run-off, excessive raising or lowering of the water table, and flooding of other properties, as applicable.

__x__ 11. Existing and proposed topography at two-foot contour intervals, or such other contour interval as the Board shall specify. All elevations shall refer to the nearest United States Coastal and Geodetic Bench Mark. If any portion of the parcel is within the 100-year floodplain, the area will be shown, and base flood elevations given. Areas shall be indicated within the proposed site and within 50 feet of the proposed site where soil removal or filling is required, showing the approximate volume in cubic yards.

__x__ 12. A landscape, planting, and grading plan showing proposed changes to existing features.

__x__ 13. Land Use District boundaries within 200 feet of the site's perimeter shall be drawn and identified on the Site Plan, as well as any Overlay Districts that apply to the property.

_____ 14. Traffic flow patterns within the site, entrances and exits, and loading and unloading areas, as well as curb cuts on the site and within 100 feet of the site. The Planning Board may, at its discretion, require a detailed traffic study for large developments or for those in heavy traffic areas to satisfy the requirements of §175-40N.

_____ 15. For new construction or alterations to any structure, a table containing the following information shall be included:

- _____ a. Estimated area of structure currently used and intended to be used for particular uses such as retail operation, office, storage, etc.;
- _____ b. Estimated maximum number of current and future employees;
- _____ c. Maximum seating capacity, where applicable; and
- _____ d. Number of parking spaces existing and required for the intended use.

__x__ 16. Elevations at a scale of one-quarter inch equals one foot for all exterior facades of the proposed structure(s) and/or alterations to or expansions of existing facades, showing design features and indicating the type and color of materials to be used.

_____ 17. Where appropriate, the Planning Board may request soil logs, percolation test results, and storm run-off calculations.

_____ 18. Plans for disposal of construction and demolition waste, either on-site or at an approved disposal facility.

__x__ 19. Part One of a long-form Environmental Assessment Form or Draft Environmental Impact Statement.

_____ 20. Where appropriate, a cultural resource survey of resources with historic or archaeological significance.

__x__ 21. A letter from the Zoning Administrative Officer stating either that there are no outstanding zoning violations on the property or that the requested site plan approval is needed in order to correct a violation.

_____ 22. Other information that may be deemed necessary by the Planning Board.

a) _____

_____

b) _____

_____

c) _____

_____

c. Waivers

The Planning Board may waive or allow deferred submission of any of the information required in Subsection B above, as it deems appropriate to the application. Such waivers shall be discussed in the course of pre-application conferences. The Planning Board shall issue a written statement of waivers for all major projects. This statement shall be filed in the permanent record of the property.

a) None

_____

b) _____

_____

c) _____

_____

d) _____

_____

e) _____

_____

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|| 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

__X__ 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, and other pertinent natural features. The Planning Board may require that an applicant prepare a conservation analysis as described in §175-20A of this Chapter.

__X__ 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.

__X__ 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.

__X__ 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.

__X__ h. Newly installed utility service systems and service modifications necessitated by exterior alterations shall be installed underground. When feasible, existing aboveground 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:

__X__ 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 widtb and located in the area required for a bnilding setback from a residence district boundary line, or all of such setback area on the lot if less than 30 feet in width, sball 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.

_____ 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 hreast height and 10 feet in height.

__X__ e.Landscaping, including grading, provided in the area required for a building sethack from the street line or center line of 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.

__X__ 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.

__X__ 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.

__X__ 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.

__X__ 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.

__X__ 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-foot intervals along roads at a setback distance acceptable to the Highway Superintendent.

3. Parking, Circulation, and Loading

__x__ 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.

__x__ 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 islands.

_____ 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 the 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 material does not pollute groundwater 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.

__x__ f. Lighting shall comply with the standards in §175-40L.

§175-68 IMPLEMENTATION, REVISION, AND ENFORCEMENT OF APPROVED SITE PLANS

A. Within 6 months after receiving approval of a Site Plan, with or without modifications, the applicant shall submit multiple copies of the Site Plan, as determined by the Planning Board, for stamping and signing. The Site Plan submitted for stamping shall conform strictly to the Site Plan approved by the Planning Board, except that it shall further incorporate any required revisions or other modifications and shall be accompanied by the following additional information:

1. Record of application for and approval status of all necessary permits from Federal, State, and County officials.
2. Detailed sizing and final material specification of all required improvements.
3. An estimated project construction schedule. If a performance guarantee pursuant to Subsection B is to be provided by the applicant for all or some portion of the work, a detailed site improvements cost estimate shall be included.
4. Proof of payment of the Planning Board's reasonable review costs.

5. Upon stamping and signing the Site Plan, the Planning Board shall forward copies of the approved Site Plan to the Zoning Administrative Officer and the applicant. The Zoning Administrative Officer may then issue a Building Permit. A Certificate of Occupancy may only be issued if the project conforms to all applicable requirements of the Site Plan Approval.

B. Performance Guarantee

No Certificate of Occupancy shall be issued until all improvements shown on the Site Plan are installed, or a sufficient performance guarantee has been posted for improvements not yet completed. The performance guarantee shall be posted in accordance with the procedures specified in §277 of the Town Law relating to subdivisions. The amount and sufficiency of such performance guarantee shall be determined by the Town Board after consultation with the Planning Board, Town Attorney, Zoning Administrative Officer, other local officials, and its consultants.

C. As-Built Plans and Inspection of Improvements

No Certificate of Occupancy shall be granted until the applicant has filed a set of as-built plans with the Zoning Administrative Officer, indicating any deviations from the approved Site Plan. The Zoning Administrative Officer shall be responsible for ensuring compliance with the site plan approval and for the inspection of site improvements, including coordination with the Town's consultants and other local officials and agencies, as may be appropriate, and shall grant a Certificate of Occupancy upon a finding that the project as built complies in all material respects with the Site Plan. The Zoning Administrative Officer shall also have the authority to inspect soil mines for compliance with conditions authorized by §175-17.2D throughout the life of the mine. Costs of any required inspections may be charged to the applicant as provided in section §71-3 of the Town Code.

ADJOINER'S LIST
39.2-21.2
DELLA VALLE

38.-3-25
ROCKWELL, MARIAN
PO Box 985
Fort Montgomery, NY 10922

38.-3-24.1
OLSPAN LLC
Attn.: Eisneramper – Joel Zbar
750 Third Ave Fl 22
New York, NY 10017

39.-2-22
TOWLES, AMOR
133 E 18th St
New York, NY 10003

39.-2-21.1
FADDEN, CHRISTOPHER
Attn.: Cyberchron
PO Box 160
Cold Spring, NY 10516

38.-3-24.21
C F DIVERSIFIED CORP
PO Box 160
Cold Spring, NY 10516

39.-2-21.4
GOREVIC, ROGER
60 Round Hill Rd
Cold Spring, NY 10516

39.-2-21.3
FADDEN, CHRISTOPHER
101 Round Hill Rd
Cold Spring, NY 10516

38.-3-24.22
ROSSI, NICHOLAS
JEROME T ROSSI TRUST
50 Main St Ste 1000
White Plains, NY 10606

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Sponsor Information.

Name of Action or Project: Approval of Site Plan for Jared Della Valle		
Project Location (describe, and attach a general location map): 117 Round Hill Road Garrison, NY 10524		
Brief Description of Proposed Action (include purpose or need): Proposed single story residential structure with garage, pool and pool area		
Name of Applicant/Sponsor: Jared Della Valle	Telephone: 718-222-8125 E-Mail: jdellavalle@alloyllc.com-	
Address: 20 Jay Street Suite 1003		
City/PO: Brooklyn	State: NY	Zip Code: 11201
Project Contact (if not same as sponsor; give name and title/role): -	Telephone: E-Mail:	
Address: -		
City/PO: -	State:	Zip Code:
Property Owner (if not same as sponsor): Jared & Carolina Della Valle	Telephone: E-Mail:	
Address: 20 Jay Street Suite 1003		
City/PO: Brooklyn	State: NY	Zip Code: 11201

B. Government Approvals

B. Government Approvals Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Council, Town Board, or Village Board of Trustees ☐ Yes ■ No		
b. City, Town or Village Planning Board or Commission ■ Yes ☐ No	Site Plan/Special Use	09/01/2016
c. City Council, Town or Village Zoning Board of Appeals ☐ Yes ■ No		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ■ Yes ☐ No	239 Referral	
f. Regional agencies ☐ Yes ■ No		
g. State agencies ☐ Yes ■ No		
h. Federal agencies ☐ Yes ■ No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ■ No

If Yes,

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☐ No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☐ 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 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ■ 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):

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 (RuralConservation) 10 Acre residential

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 School District

b. What police or other public protection forces serve the project site?
County Sheriff Dept., New York State Troopers

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

d. What parks serve the project site?
Fahnestock State Park, Mayors Park, Tiny Tots Park

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? 6.691 acres
b. Total acreage to be physically disturbed? 1.920 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 11.047 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 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 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ■ Yes □ No

If Yes, show numbers of units proposed.

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

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: N/A

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

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

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

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

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

i. Total anticipated water usage/demand per day: 750 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: _____

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

d. Will the proposed action generate liquid wastes? ■ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: 750 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): Sewage

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

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

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

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

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

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

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

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

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 _____ acres (impervious surface) 0.435

_____ Square feet or _____ acres (parcel size) 6.691

ii. Describe types of new point sources. Roof Drains

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

Yes

- If to surface waters, identify receiving water bodies or wetlands: N/A
- Will stormwater runoff flow to adjacent properties? ■ Yes ☐ No

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

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

If Yes, identify:

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

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

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

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

If Yes:

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

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

_____

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

If Yes:

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

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

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

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

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

_____

vi. Are public/private transportation service(s) or facilities available within ½ 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.

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

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

If yes:

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

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

Describe:

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

If yes:

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

LED Landscape Lighting

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

Describe:

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

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

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

If Yes:

i. Product(s) to be stored

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

iii. Generally describe proposed storage facilities:

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

If Yes:

i. Describe proposed treatment(s):

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

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

If Yes:

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

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

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

- Construction:
- Operation:

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

- Construction:
- Operation:

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

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

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

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☐ Urban ☐ Industrial ☐ Commercial ■ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

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	0.049	0.435	0.386
• Forested	6.264	4.771	1.493
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.000	1.485	1.107
• Agricultural (includes active orchards, field, greenhouse etc.)	0.000	0.000	0.000
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.000	0.000	0.000
• Wetlands (freshwater or tidal)	0.000	0.000	0.000
• Non-vegetated (bare rock, earth or fill)	0.000	0.000	0.000
• Other Describe: _____	0.000	0.000	0.000

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? 5 feet

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

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

Charlton Chatfield Complete	37 %
Charlton Chatfield Complete	0 %
Hollis	0 %

d. What is the average depth to the water table on the project site? Average: 6 feet

e. Drainage status of project site soils:
- ■ Well Drained: 100 % of site
- ■ Moderately Well Drained: 0 % of site
- ■ Poorly Drained 0 % of site

f. Approximate proportion of proposed action site with slopes:
- ■ 0-10%: 100 % of site
- ■ 10-15%: 0 % of site
- ■ 15% or greater: 0 % 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: _____

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): See attached natural Community nearby

ii. Source(s) of description or evaluation: NYSDEC Environmental Mapper

iii. Extent of community/habitat:

- Currently: 0.000 acres
- Following completion of project as proposed: 0.000 acres
- Gain or loss (indicate + or -): 0.000 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

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

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, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☐ Yes ■ No

If Yes:

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

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ 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): _____

ii. Basis for identification: _____

h. Is the project site within 5 miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ■ Yes ☐ No

If Yes:

i. Identify resource: Project is within the 5 miles of Route 9D a Scenic Highway

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

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.

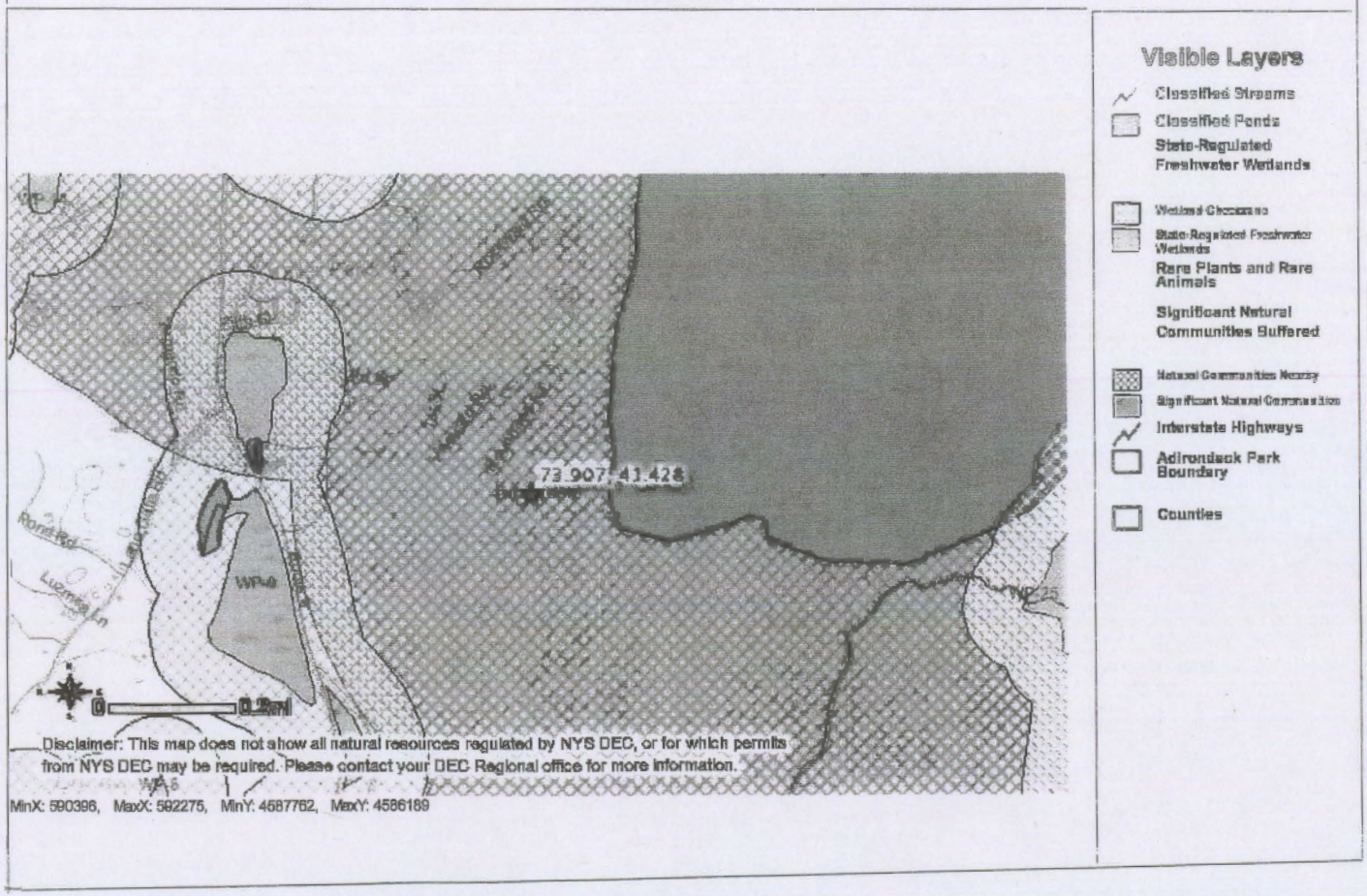
Applicant/Sponsor Name Jared Della Valle Date 09/01/2016

Signature _____ Title Surveyor for Applicant

[print page] [close window]

Please set your printer orientation to "Landscape".

DellaValle



Disclaimer:This map was prepared by the New York State Department of Environmental Conservation using the most current data available. It is deemed accurate but is not guaranteed. NYS DEC is not responsible for any inaccuracies in the data and does not necessarily endorse any interpretations or products derived from the data.

[print page] [close window]

The Coordinates of the point you clicked on are:

NYTM	E : 591321	Longitude/Latitude	W : 73.907
	N : 4586953		N : 41.428

Rare Plants and Rare Animals

This location is in the vicinity of one or more :
Rare Animals and/or Rare Plants

Natural Communities Near This Location:

Natural Community Name	Location	Ecological System
Chestnut oak forest	Round Hill Phillipstown	Uplands

Old or Potential Records (these records are not displayed on the map)

Common Name	Scientific Name	Date Last Documented	Location	Habitat Where Last Seen	Animal, Plant, or other	NYS Protected Status
Wild Hydrangea	Hydrangea arborescens	1896-08-21	Highlands		Rare Plant	Endangered
Stiff-leaf Goldenrod	Oligoneuron rigidum var. rigidum	no date	Phillipstown		Rare Plant	Threatened

USGS Quadrangle

USGS Quadrangle Name
WEST POINT

If your project or action is within or near an area with a rare animal, a permit may be required if the species is listed as endangered or threatened and the department determines the action may be harmful to the species or its habitat.

If your project or action is within or near an area with rare plants and/or significant natural communities, the environmental impacts may need to be addressed.

The presence of a unique geological feature or landform near a project, unto itself, does not trigger a requirement for a NYS DEC permit. Readers are advised, however, that there is the chance that a unique feature may also show in another data layer (ie. a wetland) and thus be subject to permit jurisdiction.

Please refer to the "Need a Permit?" tab for permit information or other authorizations regarding these natural resources.

Disclaimer:If you are considering a project or action in, or near, a wetland or a stream, a NYS DEC permit may be required. The Environmental Resources Mapper does not show all natural resources which are regulated by NYS DEC, and for which permits from NYS DEC are required. For example, Regulated Tidal Wetlands, and Wild, Scenic, and Recreational Rivers, are currently not included on the maps.

Michael C Bartolotti, County Clerk

Putnam County Office Building
40 Gleneida Avenue Room 100
Carmel, New York 10512

ACS-000000000381832-000000000760808-004

Endorsement Page

Document # 1501081 Drawer # 02 Recorded Date: 05/04/2016
Document Type:DEED COM OR VACANT Book 2009 Page 495 Recorded Time: 11:50:18 AM
Document Page Count: 4 Receipt # 7393

PRESENTER:
KENSINGTON VANGUARD NATIONAL LAND SERVICES
39 WEST 37TH STREET
3RD FL (826442A)
NEW YORK,NY 10018

RETURN TO:
HOWARD BRICKNER, ESQ.
BRICKNER MAKOW LLP
292 WARREN STREET
BROOKLYN,NY 11201

PARTIES

GRANTOR
CHRISTOPHER FADDEN

GRANTEE
JARED DELLA VALLE

FEE DETAILS

Consideration:		$650,000.00
1501081		
DEED COM OR VACANT	4	40.00
TP-584	1	5.00
CULTURAL EDUCATION		15.00
RP-5217 COMMERCIAL		250.00
RECORD MANAGEMENT		5.00
TRANSFER TAX		2,600.00
PROCESSING FEE	1	1.00
AMOUNT FOR THIS DOCUMENT:		2,916.00

RETT # 000001756

RESERVED FOR CERTIFICATION

THIS DOCUMENT WAS EXAMINED PURSUANT TO S315
REAL PROPERTY LAW

EXEMPTIONS

RESERVED FOR CLERKS NOTES

Michael C. Bartolotti
Putnam County Clerk

826442-A

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

THIS INDENTURE, made the 26th day of April , 2016

BETWEEN

CHRISTOPHER FADDEN., 101 Round Hill Road, Cold Spring, New York 10516

party of the first part, and

JARED DELLA VALLE and CAROLINA DELLA VALLE, husband and wife, 20 Jay Street, Suite 1003, Brooklyn, New York 11201

party of the second part,

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

Ten and 00/100 ($10.00)---------- dollars

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

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

Town of Philipstown, County of Putnam and State of New York and more particularly bounded and described in the annexed Schedule A.

39
2
21-2

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

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

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

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

IN PRESENCE OF:

Christopher Fadden

Christopher Fadden

Standard N.Y.B.T.U. Form 8002 - Bargain and Sale Deed, with Covenant against Grantor's Acts – Uniform Acknowledgment
Form 3290

Stewart Title Insurance Company

Title Number: 826442(S-NY-RP-DN)A

SCHEDULE A
DESCRIPTION

The land referred to in this Certificate of Title is described as follows:

Tax Lot 21.2

All that certain plot, piece or parcel of lands, situate, lying and being in the Town of Philipstown, County of Putnam, State of New York, being known and designated as Lot number 14 on shown on a certain map entitled "Phase One Subdivision Plat Prepared for C. F. Diversified Corp./Fadden", prepared by Badey & Watson, Surveying & Engineering, P.C. on June 3, 1996 and last revised March28, 1997 which map was filed May 20, 1997 in the Putnam County Clerk's Office as Map No. 2714

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Westchester , ss:

On the 26 day of April in the year 2016 , before me, the undersigned, personally appeared

CHRISTOPHER FADDEN ,

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

Amanda Wasserman
Notary Public, State of New York
No. 01WA6080829
Qualified in Westchester County
Commission Expires September 23, 2018

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

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

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

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of , ss:

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

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

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

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

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

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of , County of , ss:

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

On the day of April in the year 2016 , before me, the undersigned personally appeared

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

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

Bargain and Sale Deed With Covenants

Title No. 82642

Christopher Fadden

TO

Jared Della Valle and Carolina Della Valle

SECTION: 39.

BLOCK: 2

LOT: 21.2

COUNTY OR TOWN: County of Putnam/Town of Philipstown

DISTRIBUTED BY

YOUR TITLE EXPERTS

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

RETURN BY MAIL TO:

Brickner Makow, LLP
292 Warren Street
Brooklyn, New York 11201

Attention: Howard Brickner, Esq.

826492

INSTRUCTIONS(RP-5217-PDF-INS): www.orps.state.ny.us

FOR COUNTY USE ONLY
C1. SWIS Code 372689
C2. Date Deed Recorded 5 / 4 / 16 (Month Day Year)
C3. Book 2009 C4. Page 495

New York State Department of **Taxation and Finance**
Office of Real Property Tax Services
RP- 5217-PDF
Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location: 117 (* STREET NUMBER) Round Hill Road (* STREET NAME)
Philipstown (* CITY OR TOWN) (VILLAGE) 10516 (* ZIP CODE)

2. Buyer Name: Della Valle (* LAST NAME/COMPANY) Jared (FIRST NAME)
Della Valle (LAST NAME/COMPANY) Carolina (FIRST NAME)

3. Tax Billing Address: Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form) (LAST NAME/COMPANY) (FIRST NAME)
20 Jay Street, Suite 1003 (STREET NUMBER AND NAME) Brooklyn (CITY OR TOWN) NY (STATE) 11201 (ZIP CODE)

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel

(Only if Part of a Parcel) Check as they apply:
4A. Planning Board with Subdivision Authority Exists ☐
4B. Subdivision Approval was Required for Transfer ☐
4C. Parcel Approved for Subdivision with Map Provided ☐

5. Deed Property Size: _____ X _____ (* FRONT FEET) (* DEPTH) OR 6.69 (* ACRES)

6. Seller Name: Fadden (* LAST NAME/COMPANY) Christopher (FIRST NAME)
(LAST NAME/COMPANY) (FIRST NAME)

*7. Select the description which most accurately describes the use of the property at the time of sale:
C. Residential Vacant Land

Check the boxes below as they apply:
8. Ownership Type is Condominium ☐
9. New Construction on a Vacant Land ☐
10A. Property Located within an Agricultural District ☐
10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District ☐

SALE INFORMATION

11. Sale Contract Date 12/30/2015
* 12. Date of Sale/Transfer 04/26/2016
*13. Full Sale Price 650,000.00
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortages or other obligations.) *Please round to the nearest whole dollar amount*

14. Indicate the value of personal property included in the sale .00

15. Check one or more of these conditions as applicable to transfer:
☐ A. Sale Between Relatives or Former Relatives
☐ B. Sale between Related Companies or Partners in Business.
☐ C. One of the Buyers is also a Seller
☐ D. Buyer or Seller is Government Agency or Lending Institution
☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)
☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)
☐ G. Significant Change in Property Between Taxable Status and Sale Dates
☐ H. Sale of Business is Included in Sale Price
☐ I. Other Unusual Factors Affecting Sale Price (Specify Below)
☒ J. None

Comment(s) on Condition:

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY) 15
*17. Total Assessed Value 115,340
*18. Property Class 314
*19. School District Name Haldane
*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))
39.-2-21.2

CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE
X Christopher Fadden
SELLER SIGNATURE DATE

BUYER SIGNATURE
Jared Della Valle Carolina Della Valle
BUYER SIGNATURE DATE
By _____ AS A ATTY. By _____

BUYER CONTACT INFORMATION
(Enter information for the buyer. Note: If buyer is LLC,society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)
* LAST NAME FIRST NAME
* AREA CODE *TELEPHONE NUMBER (Ex: 999999)
20 Jay Street Suite 1003 (* STREET NUMBER) (* STREET NAME)
Brooklyn (*CITY OR TOWN) NY (*STATE) 11201 (*ZIP CODE)

BUYER'S ATTORNEY
Brickner (LAST NAME) Howard M. (FIRST NAME)
(718) (AREA CODE) 624-1550 (TELEPHONE NUMBER (Ex: 999999))

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: August 2, 2016

FROM: Ronald J. Gainer, PE SUBJ: DellaValle Site Plan; Vineyard Road (a/k/a Round Hill Road)

As provided in Section 175-66B of the Town Code a pre-application meeting was held on July 22, 2016 concerning a proposal to develop a one-family residential structure on a vacant lot at the end of the roadway.

In attendance were the following:

Jared DellaValle	–	Applicant
Jenny Kim	–	Applicant's Architect
Glenn Watson	–	Applicant's Consultant
Anthony Merante	–	Planning Board Chairman
Kim Conner	–	Planning Board Member
Mary Ellen Finger	–	Planning Board Member
Linda Valentino	–	Planning Board Secretary
Greg Wunner	–	Code Enforcement Officer
Ron Gainer	–	Town Engineer

The following matters were discussed:

Application Scope/Purpose:

The property comprises 6.69 acres, and has been purchased by DellaValle from Chris McFadden; tax map no. 39.-2-21.2.

The property abuts a Town "Ridgeline" protection area, and contains significant regulated steep slopes. 24% of the tract comprises slopes <20%. 2,500 sf of disturbance is expected within slopes >20%. Therefore, the "Steep Terrain and Ridgeline Protection" section (§175-36) of the Zoning Ordinance must be addressed. Due to disturbances planned in areas of >20%, a "Special Permit" must be obtained from the Planning Board.

The Applicant is proposing to a one-story residential structure built into the sloping land, so that there will be a "walk-out" basement facing the view to the south (although the visible wall will be glassed, and used for active, living space). The building will have a 16.7 foot building height (per code definition). The building will have earthen tones, with a low profile, to minimize any visual impacts.

The building will have a 3,094 sf "footprint", while the overall square footage proposed is approx. 5,000 sf (including the garage). A pool will also be constructed on the property.

The access driveway on-site was previously graded. An SSTS for a 5-BR house was previously designed (by Michael Carr) and received PC DOH approval. This approval would have to be renewed. This disturbance must be included in the calculation of overall site disturbance.

RE: DellaValle Residential Site Plan; Vineyard Road (a/k/a Round Hill Road)

There will be significant tree clearing in the vicinity of the house/pool/garage/pool areas, but it likely that this will not impact the viewshed since there are no known "public spaces" from which the site is visible. Further, it was noted that the driveway & SSTS areas have previously been cleared.

Zoning District:

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

Site Plan Review Required:

Per the Town of Philipstown "Use Table" contained in the Zoning Ordinance, Site Plan approval from the Planning Board is required if the structure to be constructed is in excess of 3,000 sf. As this threshold is being exceeded, ***SITE PLAN REVIEW*** is required. Additionally, as noted above, a ***SPECIAL PERMIT*** is also required.

Fees:

Per the Town's Fee Schedule, it would appear that the following fees should be paid by the applicant upon the filing of an application:

- "One & Two-family Site Plan, more than 3,000 sf" - ~~$300~~ 300.00
- "Special Permit" fee - ~~$1,500~~ 500.00
- "Public Hearing" fee - $250
- "Escrow" fees to be posted - $5,000 (any un-used fees returned)

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

c: Greg Wunner, Code Enforcement Officer
Antony Merante, Planning Board Chairman
Linda Valentino, Planning Board Secretary
Applicant (c/o Badey & Watson, PC)

3063 Route 9 | Cold Spring, NY 10516 | 845.265.9217 | 877.3.141593 (Toll Free) | 845.265.4428 (Fax)

BADEY & WATSON
Surveying & Engineering, P.C.

August 30, 2016

Jean Pietrusiak
New York State Dept. of Environmental Conservation-Information Services
625 Broadway 5th Floor
Albany, NY 12233
Email: naturalheritage@dec.ny.gov

RE: 117 Round Hill Road, Town of Philipstown, Putnam County

Dear Ms. Pietrusiak:

We have been asked to prepare a residential Site Plan for construction of a new single family residence, driveway, septic & well. The site is 6.691 acres, of mostly wooded area with steep terrain and ledge outcroppings.

We also need this information to complete the Environmental Assessment Form to be reviewed by Town of Philipstown Planning Board.

Could you check your Resource Index to see if there are any recorded indications of threatened or endangered species in the vicinity of the property?

Should you have any question or if you need further information, please do not hesitate to contact us.

Your earliest possible response would be appreciated. Thank you in advance for your efforts.

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

by
Glennon J. Watson, L.S.
845.265.9217 x14
GJW/mew
cc: File U:\74-148\JP30AG16BP.dotx