

**MEETING AGENDA  
TOWN OF PHILIPSTOWN PLANNING BOARD  
Claudio Marzollo Community Center  
107 Glenclyffe Dr., Garrison, New York 10524  
June 18th, 2020  
7:30 PM**

**Pledge of Allegiance  
Roll Call**

**Approval of Minutes:**

**May**

**Correspondence**

**Return Escrow/Bonds**

Glenn Ferdico, 385 Indian Brook Road, Garrison

TM#49-4-51.1 & 49-4-56

**Old Business**

**CRS International Self-Storage Warehouse/Office, 2761 Route 9**

**TM# 38.-3-64**

(The applicant is seeking Amended Site Plan re-approval for the existing self-storage site plan, similar in scope. The property is approximately 2.47 acres located in the "HC" (Highway Commercial) zoning district.)

**Magazzino Italian Art Foundation, 2700 Route 9 (Site Visit on March 8<sup>th</sup>)**

**TM#38.-3-24.1**

(Applicant seeks approval to adjust lot line between its property and that of CF Diversified such that the current configuration of applicant's property increases from 9.393 acres to 14.615 acres, while CF Diversified decreases a corresponding amount of land 63.516 acres to 58.294 acres. The approval is merely a lot line change)

**New Business**

**Magazzino Italian Art Foundation, 2700 Route 9, Cold Spring**

**TM#38.-3-24.1**

The Action is to approve a site plan and special use permit that will allow the expansion of existing museum and art foundation facility by constructing a new building, parking and related facilities on a recently acquired parcel to the south of the existing facility and the relocation of a planned employee residential structure and related facilities on a parcel to be acquired to the north of the existing facility. Approval of the northerly property addition is the subject of a subdivision application being processed simultaneously with this Site Plan and Special Use application.

**William & Lisa Cumming, 71 South Mountain Pass Spur, Garrison TM# 82.-1-53 & 82.-1-52**  
(Sponsors own two parcels of land at the northerly end of South Mountain Pass Spur, a private road in the southerly part of the Town of Philipstown. The two parcels are: Tax Map 82.-1-1-52, which is vacant and contains 5.884 acres; and Tax Map 82.-1-1-53, upon which two detached single-family homes exist and which contains 11.283 acres. Both parcels pre-exist the current zoning law. Both parcels are, in some measure non-conforming. Sponsors seek approval to realign the line dividing the two parcels such that each of the dwellings is on a different lot and thus more nearly conforming to the current zoning law.)

**Slope Line, LLC C/O The Scenic Hudson Trust, 1 Civic Center Plaza, Suite 200 Poughkeepsie  
TM#16.-1-19, 16.-1-18, 16.-1-11, 16.11-1-11, 16.-1-12, 16.-1-15, 16.-1-14, 16.-1-13, 16.-1-20, 16.-1-17,  
16.-1-16, 16.11-1-1, 16.11-1-2, 16.11-1-3, 16.15-1-40**

(Approval of the subdivision of 770 acres into 3 parcels.

Parcel A- 520 acres is unimproved and will be protected by conservation easement or conveyed to New York State.

Parcel B- 190 acres is improved with small recreational structures. It will be conveyed to an HOA associated with the existing residential community surrounded by the Slope Line Land, and it will be subject to a conservation easement.

Parcel C- 50 acres is already improved with residential structure and outbuildings. If and when it is conveyed by Slope Line, it will be conveyed subject to a conservation easement.

**PHILIPSTOWN PLANNING BOARD  
MEETING MINUTES  
May 21, 2020**

The Philipstown Planning Board held its regular monthly meeting on Thursday, May 21, 2020 Via ZOOM.

Present:        Neal Zuckerman- Chair  
                 Kim Conner  
                 Dennis Gagnon  
                 Neal Tomann  
                 Peter Lewis  
                 Laura O'Connell  
                 Heidi Wendel  
                 Ronald J. Gainer, PE, Town Engineer  
                 Stephen Gaba, Counsel

Neal Zuckerman (Chair) opened the meeting at 7:30 p.m. with the Pledge of Allegiance.

Roll call was taken by Mrs. MacIntyre.

**A.     Minutes**

The minutes of the February 20, 2020 Regular Monthly Meeting were reviewed and approved.

Neal Zuckerman stated that there were three items of correspondence this month.

**1) Graymoor - does anyone have any information or comments?**

Steve Gaba stated I think the situation is that they're going to put up the improvements on to the tower near Graymoore they know that they have to technically apply to the Zoning Board we expect that application to be made they haven't indicated that they object or anything to the contrary that's the next step in this if that doesn't happen then the Inspector will go out and pay them a visit and inform them that they will have to come in like you have been informed. Steve stated that the Planning Board has nothing else to do on this. Steve Gaba asked if Ron Gainer had anything to add?

Ron Gainer stated that Steve covered the information and there was nothing else he needed to add.

Neal Zuckerman asked if any of the board members had anything to add regarding the Graymoor Tower? No one did.

**2) Riverview Industries - Neal Zuckerman stated we received a memo from the conservation Board who wanted to jointly discuss evaluating as you may recall from our site visit. There are a significant number of vehicles on the west side of the site on Route 9. Does Steve Gaba or Ron Gainer have any comments?**

Ron Gainer stated that we received this letter but we have heard nothing else from the Conservation Board.

Steve Gaba stated he feels that there is nothing else that needs to be done. Ron Gainer stated that the Board is awaiting formal comments that will be forthcoming, but nothing else has to be done at present. Neal Zuckerman asked if anyone else had any comments?

Glenn Watson stated that they did make a site visit with the Conservation Board and what we spoke about was extending the wetland boundary around the south line which they wanted us to do and we have done. We inspected the ditch alongside the north property line and Mr. Garfinkle said he would support either filling in or piping that ditch because it wasn't a wetland although it was identified by our consultant as one. He didn't feel it was a wetland, it was just a ditch. That would give us the opportunity to widen the parking lot and pull it back from where it is really invading the wetlands and at the rear of the property. That's still ongoing; we will have more for you, but we have talked with them.

Neal Zuckerman asked Steve Gaba or Ron Gainer what the next action in front of the Board for that application?

Ron Gainer stated that the applicant has to respond to the prior comments issued in my previous technical memorandum, and as well as the Board's site walk memorandum. Ron Gainer stated that he expects some further correspondence from the Conservation Board which will be factored into your review of the application.

Steve Gaba stated that we are in the interim period before the public hearing and there are a number of questions that need to be answered.

Neal Zuckerman asked if any other Board members have any other questions or comments on Riverview Industries?

Kim Conner stated there is nothing scheduled right now until they can have a public hearing? Steve stated that was correct, no public hearings have been scheduled on this matter. Ron Gainer stated that they are not on any upcoming agenda. This will be triggered by a submittal from the applicant.

- 3) David Orendtreich - Neal Zuckerman stated that there is no correspondent regarding information on the David Orendtreich matter, just the letter written from Steve Gaba to the Planning Board of Putnam Valley. I don't think there is anything else that we need to add. Steve Gaba stated it just shows that it is on the record and that we have not heard anything back from them. No further action needs to be taken.

## **B. Return of Escrow**

### Connolly Site Plan

Route 403, Garrison

Neal Zuckerman has asked for the return of escrow for the Connolly property. Neal Asked Steve or Ron if there was anything that would prevent that from happening?

Ron Gainer stated that he has no outstanding invoices so no. Steve Gaba stated that he has no outstanding invoices so it can be closed out.

Kim Conner asked how things get handled with the Connolly property, as the house is complete but the landscaping is unfinished. How is that handled?

Ron Gainer stated that would be a matter for the Code Enforcement Officer. He could request assistance from either Steve Gaba or himself, or he can handle it directly. It is not typically handled by the Board. Ron Gainer stated that on commercial properties you often do have some directives about landscaping and sometimes you take a Bond to assure its completion. It was not done in this case as it is a residential property. In that case it is monitored by Code Enforcement Officer.

Kim Conner stated that maybe it is something that the board should consider on other projects that are right off the road. Steve Gaba stated that general speaking with residential property you are not going to get your CO until your landscaping in and that is usually the incentive for the homeowner to complete property. Steve stated that Ron Gainer is correct, that you would have the Code Enforcement Officer handle this matter. Kim Conner stated that there is not much they can do at this point they got the CO and have moved in and the project is done.

Steve Gaba asked they got a CO without the landscaping being in? That should never have happened.

Kim Conner stated that she just wants to know how the board can handle this in the future.

Neal Zuckerman stated that he has no problem on an informal basis sending a letter to Code Enforcement Officer stating an observation along the way. I have no problem sending the information to the Code Enforcement Officer and memorializing it on paper that we observed things.

Ron Gainer stated that he has just went through his electronic files on the project, and the construction drawings submitted as part of the board's approval included a specific planning plan, so the town CEO had clear guidance as to what the Planning Board expected to see with respect to the completed landscaping. I can't tell you if the field conditions today comply with that plan or not.

Steve Gaba stated that if there's a site plan that has specific areas that show landscaping, the landscaping should be done before CO is issued because, if not, you are not in compliance with your site plan.

Ron Gainer stated that he can prepare a note to the CEO on behalf of the Planning Board, to draw his attention to the planting plan as part of the Boards approval. Neal Zuckerman stated that he does not have a problem with that. Kim Conner stated that with this projected it is signed off on and it is done, but I just wanted to bring it up to be mindful moving forward.

Neal Zuckerman asked if there was anyone else on the board that wanted to weigh in on this if they are going to do an informal approach with this.

Neal Tomann stated that he agrees with Kim as he has been approached from people stating on commercial properties that it doesn't look like what was on the plan. Neal Tomann stated that maybe it should be brought up during Pre-App meetings with Greg Wunner there and the applicants.

Neal Zuckerman asked if anyone else had anything to say.

Dennis Gagnon stated that if it is on the plans then it should be completed, and that the Building Inspector should take the time to review of completeness. Dennis stated that he feels in the future that this is something that should be addressed.

Neal Zuckerman asked Steve Gaba if he should make a motion on the record for these observations through a letter to be sent from Ron Gainer? Steve Gaba stated that the better practice is always to do everything on a

motion. It is an informal letter, you don't have to but if you would like you can. Neal Zuckerman stated that he would like to do a motion and also would like the Board's Secretary to make a section called Local Observations so if someone has something to raise, we can hear it.

Neal Zuckerman asked to take a motion to return escrow to the Connolly's.

Mr. Lewis made the motion, and Mr. Gagnon seconded the motion. The vote was as follows:

Kim Conner	-	Aye
Dennis Gagnon	-	Aye
Peter Lewis	-	Aye
Laura O'Connell	-	Aye
Neal Tomann	-	Aye
Heidi Wendell	-	Aye
Neal Zuckerman	-	Aye

Neal Zuckerman: Any opposed, abstentions? Being none, motion passes.

Steve Gaba stated that he advised against the board having a separate section dedicated to local observations. It makes in my opinion that you will have people say that you didn't bother this people who is not in compliance but you have something to say to me. Steve Gaba stated that he feels that the board should just have it if you should see something that is okay. I think that if it has something to do with return escrow, we can bring it up. Neal Zuckerman stated that he thinks they will not do it, under the advice of Steve Gaba.

#### Glenn Ferdico Site Plan

Indian Brook Road, Garrison

Neal Zuckerman asked about the return of bond money for Ferdico. Neal Zuckerman asked Steve Gaba if he could give some history on this as it has been about 14 years with this Multi-step Bond.

Steve Gaba stated he didn't believe this is the Bond money. This is the application review funds, isn't it? Steve Gaba asked Ron Gainer if he was wrong about that?

Ron Gainer stated that he is not familiar with the project, as this matter was processed well before his appointment as Town Engineer. Ron Gainer stated that, in reading the applicant's letter, it talks about "cash". They call it "escrow", but it is apparently actually a Bond that was posted for wetland mitigation the applicant was required to perform. Ron Gainer stated that he doesn't think this matter concerns "escrow monies", as the amount posted was an excess of \$100,000.00.

Steve Gaba stated that he is not familiar with it either and he thinks the Board should hold off on it until he can look into it further.

Neal Zuckerman stated that we will table it until next month and wants Kelly McIntyre to let Mr. Ferdico know what the board is doing.

Neal Zuckerman stated that he is moving onto old business and that the Board will not be doing any Public Hearings for the near future via the technique of ZOOM. The thought was that the public would be potentially harmed by not being able to participate in a public hearing using this venue. If Covid continues and prevents actual in-person meetings through August, then we will have to turn on public hearing via ZOOM to move forward. That is why the Lombardi Site Plan application, which was scheduled for a Public Hearing, is not being held tonight.

Steve Gaba stated that if the board has a subdivision or something like that and you are required to hold a public hearing within a certain amount of days the practice of the board will be to open a public hearing on ZOOM, and then just adjourn until maybe August.

### **C. Old Business**

**David Marzollo, Lane Gate Road**

**TM#49.-3-17.4**

Neal Zuckerman asked Ron Gainer to take the Board through where they are with the application.

Ron Gainer advised that project had actually be on for action at the March meeting, which got cancelled just prior to its conduct. Ron Gainer stated that he has updated the draft approval resolution that was prepared then, to the current date, and it ready for the Board's consideration.

Steve Gaba asked if there was only one resolution on Marzollo? Ron stated "yes". With regards to SEQRA, it's a "type 2" action. The Board had classified it as such at a previous meeting, and so now they are prepared to move on to consider approval of the application. The Board had a public hearing and closed it, so the adoption of the resolution is the next step.

Neal Zuckerman stated that now they just have the site plan approval resolution to act on. So, can I get a motion to approve the site plan review?

Ms. Conner made the motion, and Mr. Lewis seconded the motion. The vote was as follows:

Kim Conner	-	Aye
Dennis Gagnon	-	Aye
Peter Lewis	-	Aye
Laura O'Connell	-	Aye
Neal Tomann	-	Aye
Heidi Wendell	-	Aye
Neal Zuckerman	-	Aye

Neal Zuckerman: Any opposed, abstentions? Being none, motion passes.

Neal Zuckerman stated that there were two other things on the agenda and we had discussed there was a miscommunication on submitted dates, with information having been submitted to the Town but not distributed to the Board members for review in advance of tonight's meeting. We are going to permit Badey & Watson to give information in regards to Magazzino and CRS International, providing clarity of where they are with these projects.

**CRS International Self Storage Warehouse/Office, 2761 Route 9**

**TM#38.-3-64**

Neal Zuckerman stated that Glenn Watson is working on this project and has asked him to provide the Board with an update. Glenn Watson stated that Jamie Copeland is going to start off with their presentation.

Jamie Copeland stated that he just wanted to remind the board that CRS is a family owned business and they are already in Philipstown and that they need to expand. The new building has the ability to receive and send out tractor-trailers in a circular pattern within the site, to avoid trucks having to actually backup or encumber the entrance at Route 9. The building is a warehouse and repackaging facility, mostly fashion apparel that comes in from suppliers. The cartons are taken apart and the received goods are then redistributed to stores. The ratio of office to warehouse staff is about 30 office employees to 10 warehouse. This is a bird's eyes view

of the building (pointing to the drawings showing on screen) but you will not see this much of the building from the road. There will be solar panels to give some back-up energy, but they are well within the edge of the roof so they will not be visible from the street.

Neal Zuckerman stated that this was last presented in January. Are there any questions from the board?

Neal Tomann stated that it is a great design, but there was some concern about the sweep coming off of 9 for truck turning movements as to the size of the vehicles that you want to get in and out. Neal Tomann asked have you thought about opening up that entrance drive? Jamie Copeland stated that they did, but asked if Glenn Watson would like to speak about that?

Glenn Watson stated that the site plan has changed in regard to the on-site circulation. You asked for us to have a traffic engineers' study of the driveway intersection with Route 9. We did engage John Canning who is strictly a traffic engineer. We gave him the information and he gave us the required turning geometry, which essentially meant widening out the driveway throat to the maximum allowable by the state, flattening out the curb radii at the entrance to the road. We applied his suggestions. We then submitted our interpretation of his suggestions to him. He reviewed them, wrote a letter and we have submitted his letter to you in the packet. We have gone from a two-way traffic pattern around the building to a one-way traffic. Glen stated that they have started work on the stormwater pollution prevention plan. Our intention is to capture the stormwater and treat it underneath the pavement. That design has not been completed yet. Landscaping has been addressed and natural vegetation in the back and screening for the building on top of the wall in front and north side. The septic system was in put in by Joe Gianchinta when he was going to build self-storage there.

Mr. Zuckerman asked if there are any questions?

Laura O'Connell asked during the traffic study, did they include the frequency of trucks upon delivery?

Glenn Watson stated that he is fairly confident that they could get five tractor trailers on the site at one time without anything extending out onto Route 9.

Kim Conner asked the question - how many parking spaces are there? Glenn Watson stated that he doesn't have that number off the top of his head. Kristen (of Copeland's office) stated that she believes it is on one of the drawings. Glenn Watson stated that its 33.

Kim Conner stated that Jamie just told us there is going to be 30 employees in the office and 10 in the warehouse. In looking at the site plan, Jamie then stated there are 33 from the front to the left, plu 3 handicap spaces, I think there is a total of 36 spaces.

Erik Barreveld of CRS then spoke to address Kim's question. The number stated by Jamie is not exactly correct. You know we probably, let's say, have 14 office employees and 8 warehouse employees. They'll be moving from our current location to this location. We laid out as many parking spaces that I believe is required by the Code, given the amount of square footage of the building, but that's not how many people will be there. You know the 30 and 10 numbers offered earlier is much higher than our actual staff needs.

Neal Zuckerman stated that his biggest concern is the large tractor-trailers cutting across Route 9 to enter or leave this facility. Whether that's coming South on Route 9 turning in across the northbound side, or leaving the facility and crossing Route 9 going North. We need to read the traffic study and what it said about that issue. Neal Zuckerman asked if Ron Gainer and Steve Gaba could advise where the board is with this application.



Ron Gainer stated that the board previously declared the project as a "minor" site plan in February. You also classified it as an "unlisted" action pursuant to SEQRA, and voted to conduct a coordinated environment review. However, we have not initiated that review yet, as we are awaiting updated plans and EAF. Likely this latest filing the applicant has made will suffice to permit SEQRA "the intent to become lead agency" circulation to be done. Then that will involve a 30-day process for the other involved agencies to respond after those documents are released. Once SEQRA is addressed you will be at the point where you could make a SEQRA declaration if you have all the information, and could then schedule a public hearing.

Steve Gaba stated that it would also have to be referred to County Planning. Ron stated that yes that is one of the referrals that would have to be done.

Steve Gaba stated that the biggest issue on this, there will be several site-specific issues, but really it was the ingress and egress to the Route 9 roadway. Once you get the traffic study and you have no problem with it you will be able to move forward. If you have questions and if some are serious enough, you might want to hire your own independent traffic engineer to review the traffic study and tell you if the information in it is correct. Ron stated that the board also recognizes that New York State DOT is also involved agency and they will be reviewing the same technical documents. The primary concerns of the Board were sight distance, and the turning radius for tractor-trailers leaving the site, with are matters DOT will clearly review. Since there are changes being proposed to the existing entrance, a new highway work permit application will have to be filed. DOT will be fully involved in the review and design of the access.

Neal Zuckerman asked with in reference to the deadlines that we had discussed are there any referrals that we can vote on tonight to move this project forward without actual reviewing the documents ourselves?

Ron Gainer stated that he doesn't believe that any votes tonight are necessary, as these were done in February and the board was merely awaiting revised documents in order to issue notices to the outside agencies. The documents that were just submitted by Glenn Watson's office should suffice, so they can be accomplished as soon as Glenn Watson's office provides me with a sufficient number of sets of documents for release.

Neal Zuckerman asked if there were any other questions from the board? No, Okay.

**Magazzino Italian Art Foundation, 2700 Route 9**

**TM# 38.-3-24.1**

Miguel Quismondo, the Architect for Magazzino, stated that he wanted to talk about the ideas for the proposed new building on Route 9 (and during his presentation referred to various drawings which were shown on screen). We want to build on the south side of the land owned by Magazzino, south of the existing utility building on site. The utility building has all the equipment, fire pump, cooling tower and generator needed, so ideally, we want to use this utility building to feed as well the new building. We have tried to also make a minimal footprint so a good portion of the building will be buried. Magazzino started out as something different, and right now we are a museum. We plan on applying for a permit as a museum. The reason we didn't do it in the first place was we didn't know what we were doing in how the use would evolve, to a degree, and because of the Zoning Code. We will maintain our existing entrance on Route 9. There will also be a new driveway extending past the new building out to Vineyard Road. Circulation will be one way, with Route 9 as the entrance and then traffic exiting out past the new building to Vineyard Road. There will be a buffer along Route 9, with enhanced landscaping. There will be an overflow parking area at the new building. Referring to the building elevations shown on screen, he explained that the building's appearance will match the existing building, white stucco. We will not be putting any mechanical equipment on the roof; we want to keep it as clean as possible. The viewpoint will not be aggressive for the neighbors. The existing Magazzino building height is 25 feet, and most of the new building, on the southerly end, will be 23 feet. It is slightly

shorter, except for an area on the north side of the building, that would be 11 feet higher so the overall height would be 33 feet there. There will be a ground floor entrance with a vestibule, and two exhibition rooms that will allow for temporary shows, then a vertical circulation that will take us up to a higher level, where we will only have this portion of the building built as a second floor. Here we will have space for a café and some reading spaces. The lower level is where we want to have a large room that we will take advantage of a sunken courtyard that will bring in light. There will be a multi-purpose room focused on educational programs and some small community events. Miguel reviewed the landscaping plan, and stated that they want to put in a lot of plantings to, as much as possible, cover the building and the parking area. We have allocated about 70 Green Giants (arborvitae), Red Cedar trees, about 20 units, and the North American White Pine, about 20 units. Also, about 50 smaller shrubs in the corners. We need to allocate some lighting for the parking area, so we will go with the lowest code requirements. We are planning to have lighting in the new parking area, along the walkway towards the existing building and wall mounted on the building; there is no spillage outside our property.

Glenn Watson then reviewed the Site Plan drawing, and stated that the big green line shown is the “wetland buffer” line. We have managed to stay out of the wetland and the wetland buffer with this design. We have applied for site plan approval and for a “special use” permit because there is a very minor amount of disturbance on the steep slope where the new building will be. To get any kind of access into the lower (southerly) area of the site we have to come through some limited steep slopes, and what we’ve shown is the most practical route. The developed landscaping which now exists to the rear (east) of the existing building, where during the site visit some Board members had suggested as another potential site for the new building, is really quite beautiful and precludes using this area for the new building. They are planning to put the septic system in what is now a field to the south of the proposed building, adjacent to Vineyard Road, that is really the remains of an old gravel mine. 108 parking spaces are shown on this plan. That includes the existing parking spaces. We also plan to “bank” some spaces, as we don’t think we’ll need so many but have provided for them on plan. There are two areas where we are “banking” parking spaces which are shown but won’t be built initially; one will be on the east side of the proposed driveway, and one on the west side of the driveway. There is a pending application before the Board for a subdivision, actually a lot line adjustment, of additional land alongside the darker line on the north side of the property. Within this area up, along Vineyard Road, during the site visit we identified an approximate area for a caretaker’s residence and septic system, which won’t be built right away. It might be a slightly different configuration than shown once they get the septic testing done. It will essentially be a separate housing area for museum staff. Glenn stated that they are working on the drainage design and that some of it will be under the parking lot. Some of it will be apart from the septic system and those tests are going on now.

Neal Zuckerman stated that when this plan first started it was for a lot line adjustment and now it seems to be a much bigger plan. He would like to hear from Ron Gainer and Steve Gaba as to where this project is now.

Ron Gainer stated that the only application that is actually before the board currently concerns the lot line adjustment, which is deemed a subdivision by your code. The applicant’s presentation tonight concerns the proposed Site Plan application, which the Board has not yet received for review. The lot line adjustment proposal last appeared at the February meeting. At that time, you declared it to be a “minor” subdivision pursuant to the Planning Board procedures. You classified it a type 2 action pursuant to SEQRA, in accordance with DEC’s regulations. The SEQRA environmental review has therefore been concluded. You had a site inspection on March 8<sup>th</sup> and the next step for this application, similar to CRS, is that we accomplish required referrals, for the Conservation Board as well as a referral to the County Planning Board concerning GML 239n. Those yet have not been done and, upon receipt of necessary plans from Glenn Watson’s office, we can get those accomplished. After that, it will be necessary to schedule a public hearing on the Lot Line adjustment. As I said, tonight’s presentation by the applicant concerned a site plan application which the board has not yet received due to the misunderstanding over their delivery to the Town offices.

Steve Gaba stated that he has not yet seen what the latest application includes, but if it doesn't out and out say they are amending their application the Planning Board should treat this as an amended application. You should treat everything as going back to "square one". Forget about the type 2 determination on the Lot Line Adjustment. Type 2 doesn't mean you have concluded SEQRA; rather it meant that it was an "exempt" project. It didn't have to go through SEQRA. However, with this latest application it clearly does now. I would say at the next meeting, once you've had a chance to review the input of the application materials on this, you should state that it's, and as far as you're concerned if the applicant has not conceded it, an amended application both through typing it again, referring it again to other involved agencies, going through a site walk if you haven't already done that and even if you have I would go back and do it again. We then can see where we are as far as Ron Gainer's comments on the new application or the amended application and then we might be in a place to talk about a public hearing. Steve Gaba stated to have a public hearing on a lot line adjustment while this pandemic is going on is unacceptable, you really have to treat it all as one application.

Glenn Watson stated that what they are aiming for is a public hearing on both matters at the same time. The reason the subdivision came in first was the opportunity presented itself and we knew if you look at the site plan, with the exception of the proposed staff quarters, everything is on the existing property.

Neal Zuckerman asked the board members if they have any questions on what has been said from the applicant's representatives or our consultants?

Kim Conner stated that she has some questions but she would like to see the new application documents first. The whole board has stated that they would like to see the plans before they are able to raise all their questions. Neal Tomann asked if Glenn Watson could have numbers about occupancy load and how it relates to parking and then the septic.

Neal Zuckerman asked to get the board's sentiment of the board about the notion to combine these into one comprehensive application? The board all agreed.

Ron Gainer stated that there is no other action to be taken tonight, if they are going to combine the applications.

Kim Conner asked if the building is 40 feet high? Is our regulation 30 feet, and does that mean it has to go to the ZBA? Miguel Quismondo stated that regulation is 40 feet, and they are at 33 feet at the corner element.

Neal Zuckerman made a motion to adjourn, all in favor at 9:00 p.m.

Date approved \_\_\_\_\_

Respectfully submitted by,

Kelly MacIntyre

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

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

**Instructions for Completing Part 1**

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

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

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

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Site Plan Approval (Major) - CRS International, Inc.		
Project Location (describe, and attach a general location map): 2761 U.S. Route 9, Cold Spring (see map provided)		
Brief Description of Proposed Action (include purpose or need):  Proposed construction of a 1-story wholesale distribution warehouse and headquarters office to be served by a separate subsurface sewage treatment system and drilled potable water well (non-community, non-transient public water supply.)		
Name of Applicant/Sponsor: CRS International, Inc. (Eric Barreveld)		Telephone: (845) 265-6018
		E-Mail: eric@crsint.net
Address: 3027 Route 9		
City/PO: Cold Spring	State: NY	Zip Code: 10516
Project Contact (if not same as sponsor; give name and title/role): Badey & Watson, Surveying and Engineering, P.C. (Glennon J. Watson, L.S.)		Telephone: (845) 265-9217
		E-Mail: gwatson@badey-watson.com
Address: 3063 Route 9		
City/PO: Cold Spring	State: NY	Zip Code: 10516
Property Owner (if not same as sponsor): State Road Storage LLC (Katherine DeMarco)		Telephone: (845) 265-3265
		E-Mail: katie.demarco@gmail.com
Address: 3504 Route 9		
City/PO: Cold Spring	State: NY	Zip Code: 10516

## B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees	--	
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan - Town of Philipstown Planning Board	December 2019
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	--	
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	--	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan - Putnam County Planning 239-M Septic & Well - Putnam County Dept. of Health	T.B.D. May 2020
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	--	
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Highway Work Permit - N.Y.S.D.O.T. General Construction Permit - N.Y.S.D.E.C	May 2020 T.B.D.
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	--	
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## C. Planning and Zoning

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

<b>C.3. Zoning</b>	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? <u>HC (Highway Commercial)</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site? _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>C.4. Existing community services.</b>	
a. In what school district is the project site located? <u>Haldane Central School District</u>	
b. What police or other public protection forces serve the project site? <u>Putnam County Sheriff's Department, New York State Police</u>	
c. Which fire protection and emergency medical services serve the project site? <u>North Highlands Fire Department, Philipstown Volunteer Ambulance Corps</u>	
d. What parks serve the project site? <u>Philipstown Parks (Glassbury Court, Malcolm Gordon, Claudio Marzollo Recreation Center), Fahnestock State Park, Hudson Highlands State Park</u>	

#### D. Project Details

<b>D.1. Proposed and Potential Development</b>	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? <u>Commercial (Wholesale distribution warehouse and associated offices.)</u>	
b. a. Total acreage of the site of the proposed action?	<u>2.549</u> acres
b. Total acreage to be physically disturbed?	<u>2</u> acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<u>2.549</u> acres
c. Is the proposed action an expansion of an existing project or use? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____	
ii. Is a cluster/conservation layout proposed? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
iii. Number of lots proposed? _____	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
i. If No, anticipated period of construction: _____ 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>			
If Yes, show numbers of units proposed.			
<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____
At completion	_____	_____	_____
of all phases	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes,	
i. Total number of structures <u>One (1)</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>20</u> height; <u>113</u> width; and <u>270</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>20,340</u> square feet <u>21,223</u> s.f. footprint	

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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <span style="float: right;"><input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____</span>	
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) <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
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?	
<ul style="list-style-type: none"> <li>• Volume (specify tons or cubic yards): _____</li> <li>• Over what duration of time? _____</li> </ul>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	
_____	
_____	

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

iii. Will the proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☐ No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☐ No

If Yes:

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

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?

☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 360\* gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☐ Yes ☒ No

If Yes:

\*The existing septic system was constructed to allow or 600 GPD of

- Name of district or service area: water usage not currently proposed for this project.
- 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: \_\_\_\_\_  
Proposed drilled well.

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

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

\*The existing septic system was constructed to allow or 600 GPD of water usage.

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 360\* gallons/day

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

Sanitary wastewater.

iii. Will the proposed action use any existing public wastewater treatment facilities?

☐ Yes ☒ No

If Yes:

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



<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site?</li> <li>• Will a line extension within an existing district be necessary to serve the project?</li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?</p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>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):</p> <p style="margin-left: 20px;"><u>Proposed subsurface sewage treatment system (under idle construction).</u></p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p style="margin-left: 20px;"><u>None.</u></p>	
<p>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?</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="margin-left: 40px;"><u>60,036</u> Square feet or <u>1.378</u> acres (impervious surface)</p> <p style="margin-left: 40px;"><u>111,047</u> Square feet or <u>2.549</u> acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>Roof leader drains.</u></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>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)?</p> <p style="margin-left: 20px;"><u>On-site stormwater management facility (subsurface infiltration chambers).</u></p> <p>• If to surface waters, identify receiving water bodies or wetlands: _____</p> <p>• Will stormwater runoff flow to adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>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?</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p style="margin-left: 20px;"><u>Delivery vehicles.</u></p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p style="margin-left: 20px;"><u>None.</u></p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p style="margin-left: 20px;"><u>Heating oil and/or propane.</u></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>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) <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>	

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): \_\_\_\_\_

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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): \_\_\_\_\_

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

If Yes:

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

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

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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: \_\_\_\_\_

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

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

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

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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: \_\_\_\_\_  
60,000 kWh (5,000 kilowatt-hours per month)

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

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No  
A representative of Central Hudson has confirmed they are able to supply the additional demand for energy.

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

i. During Construction:

- Monday - Friday: \_\_\_\_\_ 7:00 am - 5:00 pm
- Saturday: \_\_\_\_\_ 8:00 am - 12:00 noon
- Sunday: \_\_\_\_\_ n/a
- Holidays: \_\_\_\_\_ n/a

ii. During Operations:

- Monday - Friday: \_\_\_\_\_ 7:00 am - 5:00 pm
- Saturday: \_\_\_\_\_ n/a
- Sunday: \_\_\_\_\_ n/a
- Holidays: \_\_\_\_\_ n/a

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____ Building-mounted security lighting directed downward towards driveway and parking. Downward-directed doorway lighting.</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ 42.5 tons per _____ year (unit of time) 4 lbs/sf of building over course of construction</li> <li>• Operation : _____ 2.5 tons per _____ month (unit of time) 5 lbs/wk/employee &amp; 15 lbs/day/1000 sf warehouse</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____ Recycling of paper waste in the office, and packing materials in the warehouse.</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____ 30-yard roll-off container.</li> <li>• Operation: _____ 30-yard roll-off container.</li> </ul>	

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: \_\_\_\_\_ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: \_\_\_\_\_

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

## E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

☒ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): Institutional (Magazzino)

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	0.996	1.378	+ 0.382
• Forested	0.295	0.295	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.895	0	- 0.895
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0.132	0	- 0.132
• Other Describe: <u>Lawn/Landscaping and Open Space</u>	0.231	0.876	+ 0.645
<b>Total:</b>	<b>2.549</b>	<b>2.549</b>	<b>0</b>

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? If Yes, i. Identify Facilities: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: <ul style="list-style-type: none"> <li>• Dam height: _____ feet</li> <li>• Dam length: _____ feet</li> <li>• Surface area: _____ acres</li> <li>• Volume impounded: _____ gallons OR acre-feet</li> </ul> ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? If Yes: i. Has the facility been formally closed? <ul style="list-style-type: none"> <li>• If yes, cite sources/documentation: _____</li> </ul> ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? 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: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Yes – Spills Incidents database  <input type="checkbox"/> Yes – Environmental Site Remediation database  <input type="checkbox"/> Neither database </div> <div style="width: 50%;"> Provide DEC ID number(s): _____  Provide DEC ID number(s): _____ </div> </div> ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
<ul style="list-style-type: none"> <li>• If yes, DEC site ID number: _____</li> <li>• Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>• Describe any use limitations: _____</li> <li>• Describe any engineering controls: _____</li> <li>• Will the project affect the institutional or engineering controls in place? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>• Explain: _____</li> </ul>													
<b>E.2. Natural Resources On or Near Project Site</b>													
a. What is the average depth to bedrock on the project site? _____ 0 to > 7 feet													
b. Are there bedrock outcroppings on the project site? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ < 2 %													
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Charlton loam</td> <td style="width: 40%; text-align: right;">55 %</td> </tr> <tr> <td>Charlon-Chatfield complex</td> <td style="text-align: right;">30 %</td> </tr> <tr> <td>Hollis-Rock outcrop complex - 2%</td> <td style="text-align: right;">Urban Land - Charlton complex 13 %</td> </tr> </table>		Charlton loam	55 %	Charlon-Chatfield complex	30 %	Hollis-Rock outcrop complex - 2%	Urban Land - Charlton complex 13 %						
Charlton loam	55 %												
Charlon-Chatfield complex	30 %												
Hollis-Rock outcrop complex - 2%	Urban Land - Charlton complex 13 %												
d. What is the average depth to the water table on the project site? Average: _____ > 5 feet													
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td><input checked="" type="checkbox"/> Well Drained:</td> <td style="text-align: right;">100 % of site</td> </tr> <tr> <td><input type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> Poorly Drained</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		<input checked="" type="checkbox"/> Well Drained:	100 % of site	<input type="checkbox"/> Moderately Well Drained:	_____ % of site	<input type="checkbox"/> Poorly Drained	_____ % of site						
<input checked="" type="checkbox"/> Well Drained:	100 % of site												
<input type="checkbox"/> Moderately Well Drained:	_____ % of site												
<input type="checkbox"/> Poorly Drained	_____ % of site												
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td><input checked="" type="checkbox"/> 0-10%:</td> <td style="text-align: right;">52 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> 10-15%:</td> <td style="text-align: right;">24 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">24 % of site</td> </tr> </table>		<input checked="" type="checkbox"/> 0-10%:	52 % of site	<input checked="" type="checkbox"/> 10-15%:	24 % of site	<input checked="" type="checkbox"/> 15% or greater:	24 % of site						
<input checked="" type="checkbox"/> 0-10%:	52 % of site												
<input checked="" type="checkbox"/> 10-15%:	24 % of site												
<input checked="" type="checkbox"/> 15% or greater:	24 % of site												
g. Are there any unique geologic features on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> 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)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
ii. Do any wetlands or other waterbodies adjoin the project site? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>													
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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>													
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">WP-9 5.76 acre Freshwater Forested/Shrub Wetland*</td> </tr> </table>		• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name _____	Approximate Size _____	• Wetland No. (if regulated by DEC)	WP-9 5.76 acre Freshwater Forested/Shrub Wetland*	
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• Wetlands:	Name _____	Approximate Size _____											
• Wetland No. (if regulated by DEC)	WP-9 5.76 acre Freshwater Forested/Shrub Wetland*												
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If yes, name of impaired water body/bodies and basis for listing as impaired: _____													
i. Is the project site in a designated Floodway? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
j. Is the project site in the 100-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
k. Is the project site in the 500-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">i. Name of aquifer:</td> <td>Principal Aquifer</td> </tr> </table>		i. Name of aquifer:	Principal Aquifer										
i. Name of aquifer:	Principal Aquifer												

\*Federal wetlands have no regulated buffer or checkzone. All wetlands are on the opposite side on U.S. Route 9, and are > 200' away per online mapping resources.

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>Common eastern woodland animals _____</p> <p>and songbirds. _____</p>										
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>Red Cedar Rocky Summit, Appalachian Oak-Hickory Forest, Oak-Tulip Tree Forest, Chestnut Oak Forest</p> <p>ii. Source(s) of description or evaluation: <u>NYSDEC on-line sources.</u></p> <p>iii. Extent of community/habitat:</p> <table style="width: 100%;"> <tr> <td>• Currently:</td> <td style="text-align: right;">20.86, 2059.0, 782.9, 7421.4</td> <td style="text-align: right;">acres</td> </tr> <tr> <td>• Following completion of project as proposed:</td> <td style="text-align: right;">20.86, 2059.0, 782.9, 7421.4</td> <td style="text-align: right;">acres</td> </tr> <tr> <td>• Gain or loss (indicate + or -):</td> <td style="text-align: right;">0</td> <td style="text-align: right;">acres</td> </tr> </table>		• Currently:	20.86, 2059.0, 782.9, 7421.4	acres	• Following completion of project as proposed:	20.86, 2059.0, 782.9, 7421.4	acres	• Gain or loss (indicate + or -):	0	acres
• Currently:	20.86, 2059.0, 782.9, 7421.4	acres								
• Following completion of project as proposed:	20.86, 2059.0, 782.9, 7421.4	acres								
• Gain or loss (indicate + or -):	0	acres								
<p>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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Species and listing (endangered or threatened): _____</p> <p>Northern Long-eared Bat</p>										
<p>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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Species and listing: _____</p> <p>New England Cottontail</p>										
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p>										
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>										
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>										
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>										
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p>										
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>										

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site      <input type="checkbox"/> Historic Building or District</li> <li>ii. Name: _____</li> <li>iii. Brief description of attributes on which listing is based: _____</li> </ul>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Describe possible resource(s): _____</li> <li>ii. Basis for identification: _____</li> </ul>	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Identify resource: <u>Project site is within 5 miles of the Route 9D Scenic Byway.</u></li> <li>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Designated New York State Scenic Road.</u></li> <li>iii. Distance between project and resource: <u>Approximately 3 miles.</u></li> </ul>	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Identify the name of the river and its designation: _____</li> <li>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul>	

**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.

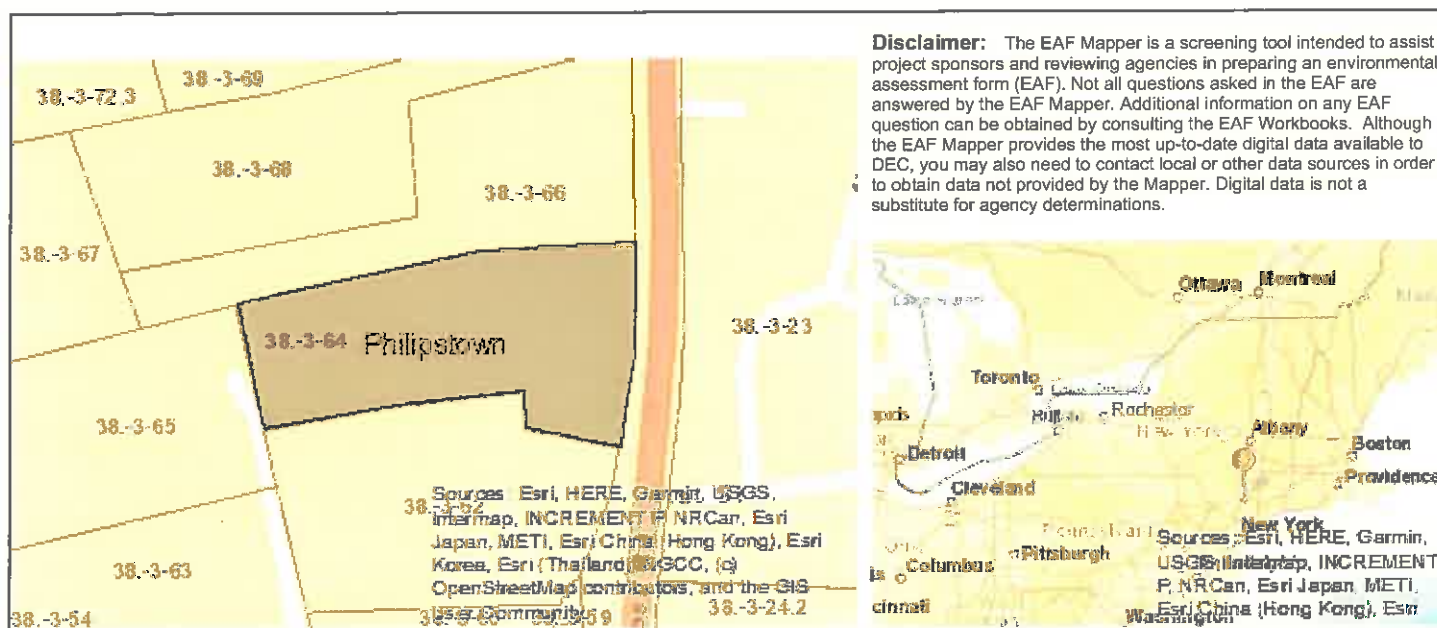
**G. Verification**

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

Applicant/Sponsor Name Glennon J. Watson, L.S. Date May 7, 2020

Signature Glennon J. Watson Title Surveyor for Applicant





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

E.2.n.i [Natural Communities - Acres]	20.86, 2059.0, 782.9, 7421.4
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat
E.2.p. [Rare Plants or Animals]	Yes
E.2.p. [Rare Plants or Animals - Name]	New England Cottontail
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



May 7, 2020

Neal Zuckerman, Chairman  
Philipstown Planning Board  
Town Hall, 238 Main Street  
Cold Spring, NY 10516

Re: Site Access  
CRS International, Inc.  
2769 Route 9 Cold Spring, New York

Dear Mr. Zuckerman:

Kimley-Horn of New York, P.C. has been coordinating with Badey & Watson Surveying & Engineering, P.C. in the development of suitable access to the subject property from US Route 9 to accommodate the largest vehicles proposed to visit the Site (WB-67 tractor trailers). These efforts included Kimley-Horn's use of Vehicle Tracking truck turning templates for WB-67 vehicles both entering and exiting the site.

I have reviewed the plan prepared by Badey & Watson Engineering & Surveying P.C. dated May 7, 2020. Based on our review and analysis, WB-67 vehicles will be able to make left and right turns into the site as well as a left turn out of the site without violating traffic lanes on US Route 9 and while staying within the paved area or the roadway and the driveway. The largest vehicles that will be able to turn right out of the site without violating the northbound lane on US Route 9 will be WB-62 tractor trailers (tractor with a 43-foot trailer). It is noted that I-84 is to the north of the site and WB-67 vehicles will be able to turn into and out of the site to connect with the interstate system thereat.

Based on our review, we find the redesigned driveway is acceptable and in conformance with our recommendations.

Please contact me if you have any questions.

Very truly yours,

KIMLEY-HORN OF NEW YORK, P.C.

A handwritten signature in blue ink that reads "John Canning".

John Canning, P.E.  
Associate

**Town of Philipstown**

238 Main Street  
Cold Spring New York 10516

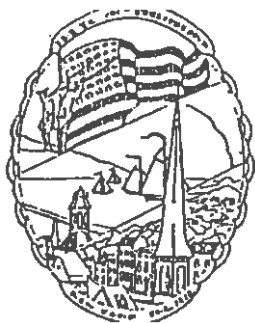
**PLANNING BOARD**

**SITE PLAN APPLICATION PACKAGE**

**MAJOR PROJECT**

Project Name: Magazzino Italian Art Foundation Major Site Plan & Special Use Permit

Date: 5/7/2020



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

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

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

Date: 03/19/2020 TM # 38.-3-24.1

Project Name: Magazzino Italian Art Foundation Major Site Plan

Street Address: 2700 Route 9, Cold Spring NY 10516

Fee Amount: \$2,580.00

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

Bond Amount: \$5,000.00

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

**Applicant:**

Name Magazzino Italian Art Foundation. Giorgio Spanu. Trustee

Address 2700 Route 9

Cold Spring, NY 10516

Telephone 212-348-6800

**Design Professional: Architect**

Name MQ Architecture

Address 215 E. 62nd Street

New York, NY 10065

Telephone 917-692-5126

**Tenant:**

Name N.A.

Address \_\_\_\_\_

Telephone \_\_\_\_\_

**Surveyor: and Engineer**

Name Badey & Watson Surveying & Engineering, P.C.

Address 3063 Route 9

Cold Spring, New York 10516

Telephone 845-265-9217

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

Name Magazzino Italian Art Foundation, Giorgio Spanu, Trustee

Address 2700 Route 9

Cold Spring, New York 10516

Telephone 212-348-6800

Name CF Diversified Corporation

Address c/o Fadden, 40 Yesterday Drive

Cold Spring, NY 10515

Telephone 914-393-8576

TM # 38.-3-24.1

Project Name: Magazzino Italian Art Foundation Major Site Plan

Project Description: This proposal for which approval is sought is the placement of building structure and all associated facility use (including a new building, parking and related facilities, etc.) (including associated parking) on the land of an existing facility and the utilization of a proposed structure, associated facility and related facilities on a parcel or parcels adjacent to the portion of the existing facility. Approval of this certificate is the subject of a subsequent application being processed concurrently with this Part 300 and Special Use application.

## ZONING INFORMATION

175-7 Zoning District: OC (Office Commercial)

175-10 Proposed Use: Museum and Arts Facility

Proposed Accessory Use(s): Residential structure for staff

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

Yes or No

175-13 ) Floodplain Overlay District - NFIP Map	(FPO)	<u>No</u>
175-18.1 Mobile Home Overlay District	(MHO)	<u>No</u>
175-14 Cold Spring Reservoir Water Shed Overlay	(WSO)	<u>No</u>
175-15 Scenic Protection Overlay	(SPO)	<u>No</u>
175-16 Aquifer Overlay District	(AQO)	<u>Yes</u>
175-18 Open Space Conservation Overlay District	(OSO)	<u>No</u>
175-35 Within 100 foot buffer of Wetlands or Watercourse		<u>Yes</u>
175-36 Steep Terrain		<u>Yes</u>
175-36 Ridge Line Protection		<u>No</u>
175-337 Protection Agricultural		<u>No</u>

TM# 38.-3-24.1

Project Name: Magazzino Italian Art Foundation Major Site Plan & Special Use Permit

### 175-11 Density and Dimensional Regulations

Zoning District CC (Office Commercial)	Required	Existing	Proposed	Complies	Variance
Minimum front yard setback					
Measured from the travel way Town Road	50	71.2	71.2	YES	not req'd
Measured from the travel way County/state	100	93.2	93.2	No	not req'd
Minimum side yard setback	20	>350	>350	YES	not req'd
Minimum side yard setback (2)	20	N.A.	N.A.	N.A.	N.A.
Minimum side yard setback (3)	20	N.A.	N.A.	N.A.	N.A.
Minimum rear yard setback	35	N.A.	60	YES	not req'd
Maximum impervious surface coverage	60%	7.0%	11.9	YES	not req'd
Maximum height	40	22	22	YES	not req'd
Maximum footprint non-residential structures	200,000	19574	19574	YES	not req'd

### 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: \$2,580 Received: \_\_\_\_\_
9. Escrow: \$5,000 Received: \_\_\_\_\_

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

### **ARTICLE IX SPECIAL PERMITS AND SITE PLAN REVIEW** **§175-60 PURPOSE AND APPLICABILITY**

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

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

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

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

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

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

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

**D.** In reviewing any project subject to special permit or site plan approval, the reviewing board should consider Putnam County Pathways: A Greenway Planning Program Linking Putnam's Open Space, Historic, Cultural and Economic Resources, 11 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 75-74, 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 § I 75-59F 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 §175-62 E 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 Pen-nit 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 in Article X11) are described in §175-66 and §175-66. 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**

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.
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.
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.
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.
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.

\_\_\_ 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.

\_\_\_ 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.

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

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

\_\_\_ 10. Erosion and sedimentation control plan required by §175-32 to prevent the pollution of surface or ground water, 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,

\_\_\_ 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 flood plain, 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.

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

\_\_\_ 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 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.

\_\_\_ 16. Elevations at a scale of one-quarter inch equals one foot for all exterior facades of tile 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.

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.

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) \_\_\_\_\_  
\_\_\_\_\_  
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- b) \_\_\_\_\_  
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- c) \_\_\_\_\_  
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- d) \_\_\_\_\_  
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- e) \_\_\_\_\_  
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\_\_\_\_\_

#### **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**

\_\_\_\_ 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.

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

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

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

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

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

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

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

\_\_\_\_ i. Buildings shall have a finished exterior on all sides.

j. Metal buildings that are principal buildings (larger than a small storage building in an unobtrusive location) shall be of color consistent with earth tones; shall have sufficient fenestration and trim to break continuums of metal wall areas; and shall have brick, stone, wood trim or composite materials providing a similar

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

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

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

c. In the M district, a strip of land not less than 30 feet in width and located in the area required for a building setback from a residence district boundary line, or all of such setback area on the lot if less than 30 feet in width, shall be left and maintained in its natural state if already wooded or shall be landscaped with evergreen trees planted to grow into 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 breast height and 10 feet in height.

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

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

g. All landscaping, including growing materials, that are specified on an approved landscape plan for a site shall be well maintained to carry out the intent of the landscape plan. Failure to maintain healthy landscaping associated with a site plan approval will be a violation of said approval.

h. Trees, shrubs and other plant materials which are or are otherwise not in a condition to fulfill the approved landscape plan shall be replaced in the next planting season by similar plant material.

i. Fences and walls used for landscaping and screening shall be made of natural materials such as wood, stone or brick or otherwise effectively landscaped.

j. Landscaping shall be an integral part of the entire project area and shall buffer the site from and/or integrate the site with the surrounding area, as appropriate.

\_\_\_ k. Existing native tree stock eight or more inches in diameter at breast height shall be protected and preserved to the extent possible to retain valuable community natural resources and promote energy conservation by maximizing the cooling and shading effects of trees. The preservation of mature plant species, hedge rows, wetlands, and woodlots shall be encouraged and included as a design element in the development of the site.

\_\_\_ 1. 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**

\_\_\_ 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, set-vice roads, alleys, footpaths, bike paths, and new public streets to connect adjoining properties shall be required where appropriate.

\_\_\_ c. Off-street parking and loading standards in § 175-38 shall be satisfied.

\_\_\_ d. Access from and egress to public highways shall be approved by the appropriate highway department, including Town, County, and State.

\_\_\_ e. All buildings shall be accessible by emergency vehicles.

\_\_\_ f. Parking spaces shall have wheel stops or curbs to prevent injury to trees and shrubs planted in landscaped 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 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 of 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.

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.

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

**Instructions for Completing Part 1**

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

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

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

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Approval of Major Site Plan - Magazzino Italian Art Foundation Major Site Plan		
Project Location (describe, and attach a general location map): 2700 Route 9, Cold Spring, New York 10516 (See location map on subdivision plat, attached)		
Brief Description of Proposed Action (include purpose or need): The action is to approve a site plan and special use permit that will allow the expansion of existing museum and art foundation facility by constructing a new building, parking and related facilities on a recently acquired parcel to the south of the existing facility and the relocation of a planned employee residential structure and related facilities on a parcel to be acquired to the north of the existing facility. Approval of the northerly property addition is the subject of a subdivision application being processed simultaneously with this Site Plan and Special Use application		
Name of Applicant/Sponsor: Magazzino Italian Art Foundation, Giorgio Spanu, Trustee		Telephone: 845-666-7202 E-Mail: giorgio@olnickspanu.com
Address: 2700 Route 9		
City/PO: Cold Spring	State: New York	Zip Code: 10516
Project Contact (if not same as sponsor; give name and title/role): Badey & Watson Surveying & Engineering P.C.		Telephone: 845-265-9217 E-Mail: gwatson@badey-watson.com
Address: 3063 Route 9		
City/PO: Cold Spring	State: New York	Zip Code: 10516
Property Owner (if not same as sponsor): CF Diversified Corporation (Partial, lot line adjustment pending, under contract)		Telephone: 914-393-8576 E-Mail: cfadden@cyberchron.com
Address: c/o Fadden, 40 Yesterday Drive		
City/PO: Cold Spring	State: NY	Zip Code: 10516

## B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan Approval and Special Use Permit	May 7, 2050
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Putnam County Health - Septic & Well Putnam County Planning 239M	T.B.D. T.B.D.
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

## C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify the plan(s): _____ _____ _____	

### C.3. Zoning

- a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No  
If Yes, what is the zoning classification(s) including any applicable overlay district?

OC (Office Commercial), AQO (Aquifer Overlay District)

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

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

If Yes, \_\_\_\_\_

- i. What is the proposed new zoning for the site? \_\_\_\_\_

#### C.4. Existing community services.

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

- b. What police or other public protection forces serve the project site?

Putnam County Sheriff, NYS Police

- c. Which fire protection and emergency medical services serve the project site?

North Highlands Fire District

- d. What parks serve the project site?

Philpottown Park, Philipstown Rec. Center, Quarry Pond (Glassbury Ct.) Park, Hudson Highlands State Park, Taconic State 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)? Mixed use area including residential, commercial, industrial, agricultural and institutional use.

- |  |            |
|--|------------|
| b. a. Total acreage of the site of the proposed action?  | 14.6 acres |
| b. Total acreage to be physically disturbed?   | 2.7 acres  |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | 14.6 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)? % 55 Units: N.A.

- 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)  
Concurrent application seeks to enlarge existing lot by from 9.4 acres to 14.6, while reducing adjoining lot to 58.3 ac. No new lots.

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

- iii. Number of lots proposed? zero

- iv. Minimum and maximum proposed lot sizes? Minimum 14.6 ac Maximum 58.3 ac

- e. Will the proposed action be constructed in multiple phases? ☒ Yes ☐ No

- i. If No, anticipated period of construction: 18 months

- ii. If Yes:

- |   |                  |
|---|------------------|
| • Total number of phases anticipated                              | 2                |
| • Anticipated commencement date of phase 1 (including demolition) | 10 month 20 year |
| • Anticipated completion date of final phase                      | 6 month 22 year  |

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

Second phase involves construction of a residential building to house staff. It will on the same parcel, but distinctly separate from first phase and is complimentary to, but not essential to the operation of the first phase.

f. Does the project include new residential uses? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	0	0	0	0
At completion				
of all phases	1	0	0	0

g. Does the proposed action include new non-residential construction (including expansions)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes,	
i. Total number of structures <u>2</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>20</u> height; <u>35.7</u> width; and <u>155.9</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>11,000</u> 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): _____	
• Over what duration of time? _____	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

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

iii. Will the proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☐ No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☐ No

If Yes:

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

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?

☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 1400 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), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 1400 gallons/day

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

Sanitary Waste

iii. Will the proposed action use any existing public wastewater treatment facilities?

☐ Yes ☒ No

If Yes:

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

<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></li> <li>• Will a line extension within an existing district be necessary to serve the project? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____</li> </ul>	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	
<p>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):</p> <p>_____</p> <p>_____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p> <p>_____</p>	
<p>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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="margin-left: 40px;">_____ Square feet or <u>0.7</u> acres (impervious surface)</p> <p style="margin-left: 40px;">_____ Square feet or <u>14.6</u> acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>stormwater discharge from onsite treatment system</u></p> <p>_____</p> <p>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)?</p> <p style="margin-left: 20px;"><u>storm water management facilities and on site surface water.</u></p> <p>_____</p> <ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: _____</li> <li style="margin-left: 40px;"><u>adjacent State Wetlands (WP-9) on both sides of Route 9, which flows to Indian Brook and then Hudson River.</u></li> </ul> <ul style="list-style-type: none"> <li>• Will stormwater runoff flow to adjacent properties? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul>	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p style="margin-left: 20px;"><u>Delivery Vehicles</u></p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p style="margin-left: 20px;"><u>Heavy Equipment, Delivery Vehicles</u></p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p style="margin-left: 20px;"><u>N.A.</u></p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>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) <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>	



<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend  <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7 AM - 5 PM</li> <li>• Saturday: _____ 7 AM - NOON</li> <li>• Sunday: _____ NONE</li> <li>• Holidays: _____ NONE</li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 9 AM - 5 PM</li> <li>• Saturday: _____ 10 AM - 5 PM</li> <li>• Sunday: _____ 10 AM - 5 PM</li> <li>• Holidays: _____ 10 AM - 5 PM</li> </ul> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7 AM - 5 PM</li> <li>• Saturday: _____ 7 AM - NOON</li> <li>• Sunday: _____ NONE</li> <li>• Holidays: _____ NONE</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 9 AM - 5 PM</li> <li>• Saturday: _____ 10 AM - 5 PM</li> <li>• Sunday: _____ 10 AM - 5 PM</li> <li>• Holidays: _____ 10 AM - 5 PM</li> </ul>
<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7 AM - 5 PM</li> <li>• Saturday: _____ 7 AM - NOON</li> <li>• Sunday: _____ NONE</li> <li>• Holidays: _____ NONE</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 9 AM - 5 PM</li> <li>• Saturday: _____ 10 AM - 5 PM</li> <li>• Sunday: _____ 10 AM - 5 PM</li> <li>• Holidays: _____ 10 AM - 5 PM</li> </ul>		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration: _____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____</p> <p style="font-size: small;">A lighting, except for security lighting, will be night sky compliant and designed to provide safe walking environment for visitors and staff. Lighting details have been provided. See plan set.</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ tons per _____ (unit of time)</li> <li>• Operation : _____ tons per _____ (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul>	

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: \_\_\_\_\_ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: \_\_\_\_\_

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

#### E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

☐ Forest ☒ Agriculture ☐ Aquatic ☒ Other (specify): Cultural

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	1.02	1.72	.70
• Forested	7.17	5.84	-1.33
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	2.98	2.29	-.70
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	.19	.19	0
• Wetlands (freshwater or tidal)	1.74	1.74	0
• Non-vegetated (bare rock, earth or fill)	.21	.21	0
• Other Describe: _____	1.31	2.64	1.33

<p>c. Is the project site presently used by members of the community for public recreation? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>i. If Yes: explain: <u>Public presently visits existing facility for passive recreational and educational purposes</u></p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes,</p> <p>i. Identify Facilities:</p> <p>_____</p> <p>_____</p>	
<p>e. Does the project site contain an existing dam? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Dimensions of the dam and impoundment:</p> <ul style="list-style-type: none"> <li>• Dam height: _____ feet</li> <li>• Dam length: _____ feet</li> <li>• Surface area: _____ acres</li> <li>• Volume impounded: _____ gallons OR acre-feet</li> </ul> <p>ii. Dam's existing hazard classification: _____</p> <p>iii. Provide date and summarize results of last inspection: _____</p> <p>_____</p> <p>_____</p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Has the facility been formally closed? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <ul style="list-style-type: none"> <li>• If yes, cite sources/documentation: _____</li> </ul> <p>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____</p> <p>_____</p> <p>iii. Describe any development constraints due to the prior solid waste activities: _____</p> <p>_____</p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____</p> <p>_____</p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Yes – Spills Incidents database  <input type="checkbox"/> Yes – Environmental Site Remediation database  <input type="checkbox"/> Neither database         </div> <div style="width: 50%;">           Provide DEC ID number(s): _____            Provide DEC ID number(s): _____         </div> </div> <p>ii. If site has been subject of RCRA corrective activities, describe control measures: _____</p> <p>_____</p> <p>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, provide DEC ID number(s): _____</p> <p>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____</p> <p>_____</p> <p>_____</p>	

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? \_\_\_\_\_ 0 to >6 feet

b. Are there bedrock outcroppings on the project site? ☒ Yes ☐ No  
If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ <1 %

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

CrC Charlton-Chatfield Complex	32 %
PnD & C Paxton Loam	19 %
SuB Sutton Loam	11 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 0->6 feet

e. Drainage status of project site soils: ☒ Well Drained: 70.4 % of site  
☒ Moderately Well Drained: 11.2 % of site  
☒ Poorly Drained: 18.4 % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: 61.9 % of site  
☒ 10-15%: 14.7 % of site  
☒ 15% or greater: 23.4 % 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 862-55 Classification B
- Lakes or Ponds: Name 862-55 Classification B
- Wetlands: Name Federal Waters, NYS Wetland, Federal Waters, Fe... Approximate Size NYS Wetland (in a...)
- Wetland No. (if regulated by DEC) WP-9

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:

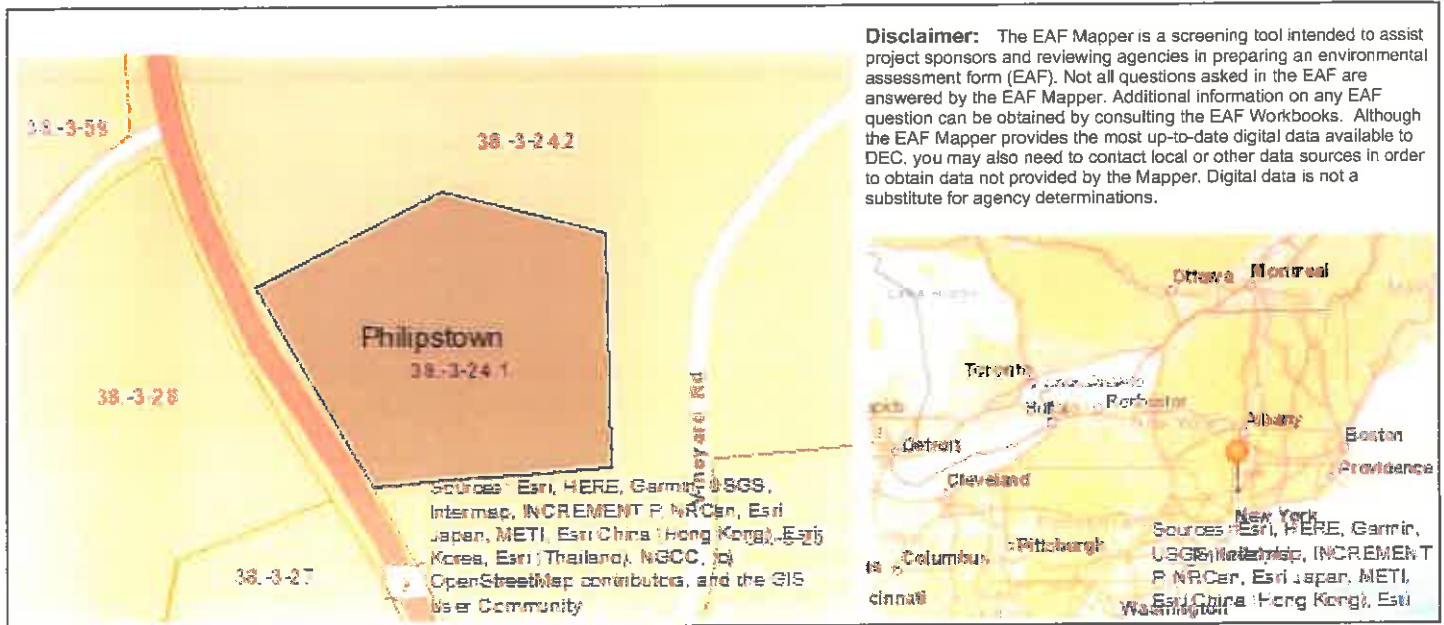
i. Name of aquifer: Principal Aquifer

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>Deer _____</p> <p>Small common mammals and rodents _____</p>	
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>Oak-Tulip Tree Forest, Chestnut Oak Forest</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ 782.9, 7421.4 acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
<p>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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Species and listing (endangered or threatened): _____</p> <p>Northern Long-eared Bat</p>	
<p>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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Species and listing: _____</p> <p>New England Cottontail</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p>	
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>	



# EAF Mapper Summary Report

Friday, February 28, 2020 1:04 PM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	862-55
E.2.h.iv [Surface Water Features - Stream Classification]	B
E.2.h.iv [Surface Water Features - Lake/Pond Name]	862-55
E.2.h.iv [Surface Water Features - Lake/Pond Classification]	B
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland



E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):39.7
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	WP-9
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Oak-Tulip Tree Forest, Chestnut Oak Forest
E.2.n.i [Natural Communities - Acres]	782.9, 7421.4
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat
E.2.p. [Rare Plants or Animals]	Yes
E.2.p. [Rare Plants or Animals - Name]	New England Cottontail
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

**500' ADJOINERS LIST**

**38.-3-24.1**

**Olspan LLC**

**38.-3-24.21**

**C F Diversified Corp  
40 Yesterday Dr  
Cold Spring, NY 10516**

**38.-3-25**

**Rockwell, Marian  
PO Box 985  
Fort Montgomery, NY 10922**

**38.-3-28**

**Ventura Ricky Nelson  
1 Lane Gate Rd  
Cold Spring, NY 10516**

**38.-3-58**

**Vivenzio, Armando  
21 Armando Rd  
Cold Spring, NY 10516**

**38.-3-27**

**Harrison Park Associates  
83 Park Ln  
West Harrison, NY 10604**

**38.-3-59**

**Villetto Vaughan Hammond Co  
2741 Rt 9  
Cold Spring, NY 10516**

TOWN OF PHILIPSTOWN  
CODE ADMINISTRATOR

138 MAIN STREET  
P.O. BOX 155  
COLD SPRING, NY 10516

Greg Wunner, Code Enforcement Officer  
(845) 265-3202  
(845) 265-3929  
(845) 265-2637 FAX

DATE: 5-7-20

TO: MAGAZZINO  
ITALIAN ART  
FOUNDATION

REF: #2700 RT 9

TAX MAP# 39.3-24.1

IN RESPONSE TO YOUR REQUEST FOR "NO VIOLATION LETTER" ON ABOVE MENTIONED PROPERTY PLEASE BE ADVISED THAT AFTER REVIEWING PROPERTY RECORDS THERE WERE NO VIOLATION NOTED.

SINCERELY



GREG WUNNER  
ZONING ADMINISTRATOR



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

COUNTY CLERK'S RECORDING PAGE  
\*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



BOOK/PAGE: 2139 / 96  
INSTRUMENT #: 15662-2019

Receipt#: 2019023411  
Clerk: LD  
Rec Date: 11/26/2019 10:55:03 AM  
Doc Grp: D  
Descrip: DEED  
Num Pgs: 10  
Rec'd Frm: NATIONAL GRANITE TITLE  
INSURANCE AGENCY

Party1: OLSPAN LLC  
Party2: MAGAZZINO ITALIAN ART FOUNDATION  
Town: PHILIPSTOWN

Recording:

Cover Page	5.00
Recording Fee	65.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Processing Fee	1.00
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 346.00

Transfer Tax  
Transfer Tax - State 0.00

Sub Total: 0.00

Total: 346.00

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

\*\*\*\*\* Transfer Tax \*\*\*\*\*

Transfer Tax #: 992

Exempt

Consideration: 0.00

Total: 0.00

WARNING\*\*\*

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

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

Record and Return To:

ELECTRONICALLY RECORDED BY CSC INGEOR Michael C. Bartolotti  
Putnam County Clerk

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS**

THIS IS A LEGALLY BINDING INSTRUMENT. IF NOT FULLY UNDERSTOOD, WE RECOMMEND ALL PARTIES TO THE INSTRUMENT CONSULT AN ATTORNEY BEFORE SIGNING.

THIS INDENTURE, made the 22<sup>nd</sup> day of November, 2019

**BETWEEN**

**OLSPAN LLC**, a New York limited liability company, with an address at 1 East End Avenue, New York, New York 10075,

party of the first part, and

**MAGAZZINO ITALIAN ART FOUNDATION**, a not-for-profit corporation, with an address at 2700 Route 9, Cold Spring, New York 10516,

party of the second part:

**WITNESSETH**, that the party of the first part, in consideration of ten dollars, lawful money of the United States, and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party second part, his heirs and assigns forever, all

*See Schedule "A" annexed hereto and made part hereof.*

**INTENDED** to be the same premises as conveyed by deed from Olspan LLC to Olspan LLC by deed dated 3/10/2017 and recorded on 3/28/2017 at the office of the Putnam County Clerk in Liber 2040 Page 165 (Lot 24.1).

**ALSO INTENDED** to be the same premises as conveyed by deed from Olspan LLC to Olspan LLC by deed dated 11/20/2019 and recorded on 11/21/2019 at the office of the Putnam County Clerk in Liber 2138 Page 185 (Lots 24.22 and p/o 24.21)

This deed is conveyed as a donation without consideration and to merge the land described on Schedule "A."

**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, his heirs and assigns forever.

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

**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.

Sec. 38

Blk. 3

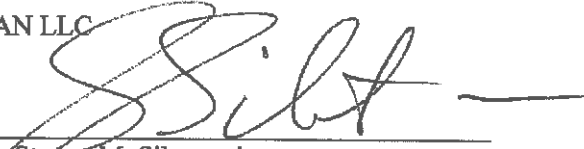
Lot 24.1,  
24.22, and  
p/o 24.21

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

In presence of:

OLSPAN LLC

By:


  
Steven M. Silverstein  
Authorized Signatory

State of New York

ss.

County of Rockland }

On the 21<sup>st</sup> day of November, in the year 2019, before me, the undersigned, a notary public in and for said state, personally appeared Steven M. Silverstein, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
Notary Public

Record and return to:

Steven M. Silverstein, Esq.  
Silverstein Law P.C.  
254 South Main Street, Suite 210  
New City, NY 10956

LAUREN L. SCHREIBER  
Notary Public, State of New York  
No. 01SC4718134  
Qualified in Rockland County  
Commission Expires November 30, 2022

Granite Title Insurance  
155 North Main Street  
New City, New York 10956

***NATIONAL GRANITE TITLE INSURANCE AGENCY, INC.***

**Title No.:** GR2019-34275

**SCHEDULE A      Lot 24.1**

ALL those certain three (3) parcels of lands situate in the Town of Phillipstown, County of Putnam and State of New York that were heretofore conveyed by CF Diversified Corp. to Olspan, LLC by the following three (3) deeds recorded in the Putnam County Clerk's Office: (1) Liber 1951 of Deeds at page 130, dated May 22, 2014; (2) Liber 1982 of Deeds at page 478, dated May 29, 2015; and (3) Liber 2035 of Deeds at page 67, dated September 28, 2016, which when taken together are shown and designated as Parcel A-2a on that certain map entitled "Final Subdivision Map to Adjust the Line Dividing Lands of CF Diversified Corp. from Lands of Olspan, LLC, which was filed in the Putnam County Clerk's Office on August 29, 2016, as Map No. 2714B, and are thereon bounded and described as follows:

BEGINNING at the point on the northeasterly line of U.S. Route 9 (State Highway No. 5149), that is distant the following courses:

North 12 degrees 06 minutes 10 seconds West 53.81 feet,  
North 15 degrees 41 minutes 58 seconds West 25.56 feet,  
North 18 degrees 08 minutes 43 seconds West 83.00 feet,  
North 20 degrees 58 minutes 36 seconds West 90.95 feet,  
North 25 degrees 25 minutes 46 seconds West 118.15 feet,  
North 29 degrees 23 minutes 44 seconds West 93.22 feet, and  
North 32 degrees 50 minutes 02 seconds West 57.23 feet

Measured northwesterly along the said northeasterly line of U.S. Route 9 from another point thereon where it is met by the line dividing the lands shown on said Filed Map No. 2714B, on the North, from lands now or formerly of Rossi, on the South.

THENCE from the said point of beginning northwesterly along the said northeasterly line of U.S. Route 9;

North 35 degrees 18 minutes 53 seconds West 180.60 feet, and  
North 27 degrees 30 minutes 30 seconds West 203.00 feet,

To a point at the line dividing said Lot A-2a, now being described, on the southeast from Lot A-1a on said Filed Map 2714B on the northwest the last-mentioned division line, the following courses:

North 62 degrees 29 minutes 27 seconds East 350.88 feet,  
South 75 degrees 47 minutes 33 seconds East 280.34 feet, and  
North 89 degrees 03 minutes 20 seconds East 176.04 feet,

To a point on the northwesterly line of the Private Right-of-Way shown on said Filed Map No. 2714B and designated thereon as Vineyard Road. THENCE still along the last-mentioned division line, said Lot A-2a now being on the West and said Lot A-1a now being on the East, and southerly along the westerly line of Vineyard Road, first on a non-tangent curve to the left, the center of which bears South 52 degrees 50 seconds 00 minutes East, the central angle of which is 39 degrees 40 minutes 00 seconds, the radius of which is 330.00 feet for 228.46 feet; and

***NATIONAL GRANITE TITLE INSURANCE AGENCY, INC.***

**Title No.: GR2019-34275**

**SCHEDULE A - continued    Lot 24.1**

South 02 degrees 30 minutes 00 seconds East 166.91 feet,

To a point on, or on range with the center of a stone wall or the remains thereof. THENCE along the centerline of the said stone wall or the remains thereof and still along the said division line, said Lot A-2a now being on the North and said Lot A-1a now being on the South, but no longer along the westerly line of Vineyard Road, the following courses:

South 85 degrees 34 minutes 06 seconds West 25.79 feet,  
South 83 degrees 59 minutes 59 seconds West 41.33 feet,  
South 86 degrees 05 minutes 25 seconds West 45.00 feet,  
South 84 degrees 36 minutes 54 seconds West 74.67 feet,  
South 84 degrees 07 minutes 43 seconds West 71.64 feet,  
South 86 degrees 21 minutes 16 seconds West 117.08 feet, and  
South 84 degrees 39 minutes 04 seconds West 127.79 feet

To the northerly line of U.S. Route 9 and the point or place of BEGINNING, containing 5.998 acres, more or less.

TOGETHER WITH the unrestricted and unconditional easement for vehicular and pedestrian access over Vineyard Road as conveyed by CF Diversified Corp. to Olspan, LLC by the aforesaid deed recorded in the Putnam County Clerk's Office in Liber 1982 of Deeds at page 478.



**Fidelity National Title Insurance Company**

**Policy No. 2730632-217151245**

**Title No. GR2019-34058**

**SCHEDULE A**

**DESCRIPTION OF PREMISES**

**Lot 24.22**

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Philipstown, County of Putnam and State of New York that is a portion of those lands described as follows:

BEGINNING at a point on the easterly line of U.S. Route 9 (a/k/a Albany Post Road), where it is met by the line dividing the lands herein described on the South from lands formerly of Conway and n/f/o CF Diversified Corp., on the North, said point being approximately 0.6 miles southerly along U.S. Route 9 from the intersection with N.Y.S. Route 301, said point being distant 1239.71 feet southerly as measured along the easterly line of U.S. Route 9 from a monument marking the intersection of the said easterly line of U.S. Route 9 with the southerly line of lands now or formerly of Martens (Liber 458 page 347).

THENCE from the said point of beginning, easterly along the said lands of CF Diversified Corp. and in part along the remains of a fence, the following courses:

North 84 degrees 39 minutes 04 seconds East 127.79 feet;  
North 86 degrees 21 minutes 16 seconds East 117.08 feet;  
North 84 degrees 07 minutes 43 seconds East 71.64 feet;  
North 84 degrees 36 minutes 54 seconds East 11.77 feet to a point.

THENCE through the lands so conveyed by the Estate of Jerome Rossi to CF Diversified Corp.; the following courses:

South 11 degrees 34 minutes 12 seconds East 66.46 feet;  
North 87 degrees 30 minutes 00 seconds East 164.37 feet and  
South 02-degrees 30 minutes 00 seconds East 60.00 feet;

THENCE on a tangent curve to the right, the central angle of which is 77 degrees 30 minutes 00 seconds, the radius of which is 270.00 feet for 365.21 feet,

THENCE South 75 degrees 00 minutes 00 seconds West 103.48 feet; and

THENCE on a tangent curve to the right, the central angle of which is 86 degrees 51 minutes 17 seconds, the radius of which is 25.00 feet for 37.90 feet to another point on the easterly line of U.S. Route 9.

THENCE northerly along the said easterly line of U.S. Route 9 the following courses:

North 18 degrees 08 minutes 43 seconds West 54.89 feet;  
North 20 degrees 58 minutes 36 seconds West 90.95 feet;  
North 25 degrees 25 minutes 46 seconds West 118.15 feet;  
North 29 degrees 23 minutes 44 seconds West 93.22 feet; and  
North 32 degrees 50 minutes 02 seconds West 57.23 feet to the point or place of BEGINNING.

***NATIONAL GRANITE TITLE INSURANCE AGENCY, INC.***

**Title No.: GR2019-34274**

**SCHEDULE A**

**Lot p/o 24.21**

ALL that certain plot, piece or parcel of land, situate, lying and being in The Town of Phillipstown, County of Putnam and State of New York that is a small portion of those lands that were heretofore conveyed by Nicholas Rossi, The Trust of Jerome T. Rossi and Sege Industries, Inc. to C.F. Diversified Corp. by that certain deed dated July 17, 1996 and recorded in the Putnam County Clerk's Office in Liber 1349 of deeds at page 14, is now a small portion of the lands known and designated as Parcel A-1a on that certain "Final Subdivision Map to Adjust the Line Dividing Lands of CF Diversified Corp. from Lands of Olspan, LLC..." which map was filed in Putnam County Clerk's Office on August 29, 2016 as Map No. 2714B and is bounded and described as follows:

BEGINNING at the point on the westerly line of Vineyard Road, the Private Right-of-Way through Parcel A-1a, where it is met by the line dividing said Lot A-1a on the South, from Parcel A-2a on said Filed Map No. 2714B, on the North, which point is the southeasterly corner of said Lot A-2a;

THENCE from the said point of beginning southerly along the westerly line of Vineyard Road, South 02 degrees 30 minutes 00 seconds East 73.30 feet; to a point.

THENCE through Lot A-1 and along lands formerly of Rossi and now or formerly of Olspan, LLC:

South 87 degrees 30 minutes 00 seconds West 164.37 feet, and  
North 11 degrees 34 minutes 12 seconds West 66.46 feet,

To a point on the aforementioned line dividing Lot A-1a, on the South, from said Parcel A-2a on said Filed Map No. 2714B, on the North.

THENCE along the last-mentioned division line, the following courses:

North 84 degrees 36 minutes 54 seconds East 62.90 feet;  
North 86 degrees 05 minutes 25 seconds East 45.00 feet;  
North 83 degrees 59 minutes 59 seconds East 41.33 feet, and  
North 85 degrees 34 minutes 06 seconds East 25.79 feet to the westerly line of Vineyard Road and the point or place of beginning.

TOGETHER WITH an unrestricted and unconditional easement for vehicular and pedestrian access over Round Hill Road, also known as Vineyard Road, a private road owned by the grantors, but SUBJECT to the access easement granted to the owner of parcels 24.1 and 24.22 which said easement shall continue to remain if said lots shall have different owners and subject to the Road Maintenance Agreement dated May 22, 2014.

*For Information Only Not for Policy:*

The meridian (North Point) used in the foregoing description refers to True North at 74 degrees 20 minutes 00 seconds West Longitude. This note should remain with this description in any instrument to which it may become a part.

***NATIONAL GRANITE TITLE INSURANCE AGENCY, INC.***

**Title No.: GR2019-34274**

**Lot p/o 24.21**

**SCHEDULE A - continued**

Note: 0.271 acres – the foregoing description is a conveyance between adjoining parcels involving less than 10% of either parcel and thus is not a subdivision as defined in Section 112-1, Definitions, of the Philipstown Code.

When the three parcels above are taken together, they are more particularly bound and described as follows:

**Description of Property**  
**prepared for**  
**OLSPAN, LLC**  
**(Olspan, LLC – Merger 2 & Conveyance to MAIF)**

**ALL** that certain parcel of land situate in the Town of Philipstown, County of Putnam, and State of New York that is: the entirety of those lands heretofore conveyed by Nicholas Rossi, Joseph A. Russo, Jr., as Trustee of the Trust under the Last Will and Testament of Jerome Rossi and Serge Industries, Inc. to Olspan, LLC. by that certain deed dated July 17, 2019, and recorded in the Putnam County Clerk's Liber 2120 of deeds at page 249, and the small parcel of land recently conveyed to Olspan, LLC by C.F. Diversified Corp. dated the 18th day of October 2019, which were merged into a single parcel by a deed from Olspan, LLC to itself bearing a date even herewith and intended to be recorded in the Putnam County Clerk's office simultaneously herewith and Parcel A-2a on that certain "Final Subdivision Map to Adjust the Line Dividing Lands of CF Diversified Corp. from Lands of Olspan, LLC ...," which was filed in the Putnam County Clerk's office on August 29, 2016, as Map No. 2714B, and, when taken together and is bounded and described as follows:

**BEGINNING** at the point on the easterly line of U.S. Route 9 where it is met by the line dividing said Parcel A-2a, on the south, from Parcel A-1a on said Filed Map No. 2714B, on the north.

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

N 62°29'27" E 350.88 feet,  
S 75°47'33" E 280.34 feet, and  
N 89°03'20" E 176.04 feet

to a point on the westerly line of Vineyard Road, the private right-of-way through Parcel A-1a shown on said Filed Map No. 2714B. Thence southerly and westerly along the westerly and northerly lines of Vineyard Lane the following, first southerly on a non-tangent curve to the left, the center of which bears S52°50'00"E, the central angle of which is 39°40'00", the radius of which is 330.00 feet for 228.46 feet, then

S 02°30'00" E 300.20 feet,



then on a tangent curve to the right, the central angle of which is 77°30'00", the radius of which is 270.00 feet for 365.21 feet, then

S 75°00'00" W 103.48 feet

and then on a tangent curve to the right, the central angle of which is 86°51'17", the radius of which is 25.00 feet for 37.90 feet to a point on the easterly line of U.S. Route 9. Thence northerly along the easterly line of U.S. Route 9, the following courses:

N 18°08'43" W 54.89 feet,  
N 20°58'36" W 90.95 feet,  
N 25°25'46" W 118.15 feet,  
N 29°23'44" W 93.22 feet,  
N 32°50'02" W 57.23 feet  
N 35°18'53" W 180.60 feet, and  
N 27°30'33" W 203.00 feet

to the point or place of beginning, containing 9.393 acres, more or less.

**N.B.** The meridian (North Point) used in the foregoing description refers to True North at 74°20'00" West Longitude. This note should remain with this description in any instrument to which it may become a part.

**N.B.** – The conveyance anticipated by the scrivener when preparing the foregoing description is the conveyance necessary to consolidate those lands cited in the first paragraph of this description into a single parcel. Merging parcels into a single parcel is exempt from the definition of a subdivision as defined in Section 112-1, Definitions, of the Philipstown Code.

The above description was drawn in accordance with a Lot Line Adjustment Map prepared by Badey & Watson, P.C. dated October 1, 2019

Prepared by  
**BADEY & WATSON**  
*Surveying & Engineering, P.C.*  
3063 Route 9  
Cold Spring, New York 10516  
(845) 265-9217 (voice)  
(845) 265-4428 (fax)  
(877) 3.141593  
[www.Badey-Watson.com](http://www.Badey-Watson.com)



11/96



BK1419PG0181

**PUTNAM COUNTY RECORDING AND ENDORSEMENT PAGE**  
(THIS PAGE FORMS PART OF THE INSTRUMENT)

**RECORD & RETURN TO:**  
(Name, Address, & Zip)

**TYPE OR PRINT IN BLACK INK ONLY**

ROBERT J. FEITELSON, ESQ.  
660 WHITE PLAINS ROAD, SUITE 450  
TARRYTOWN, NY 10591

GRANTOR/MORTGAGOR  
CHRISTOPHER FADDEN  
and  
CF DIVERSIFIED CORP.

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED \_\_\_\_\_ MORTGAGE \_\_\_\_\_ SAT \_\_\_\_\_ ASMT \_\_\_\_\_ OTHER \_\_\_\_\_

**RECORDING FEES**

RCD FEE \_\_\_\_\_  
STAT CHG 5.00  
REC MGMT 5.00  
CROSS REF \_\_\_\_\_  
CERT/COPY \_\_\_\_\_

TOTAL 19.00

RESERVE FOR TIME STAMP

98 FEB 13 AM 10:11  
JOSEPH L. PELOSO JR.  
PUTNAM COUNTY CLERK

**DEED TRANSFER TAX**

CONSIDERATION \$ 0

RECEIVED	
\$ <u>0</u>	TP-584
REAL ESTATE	\$5.00
TT# <u>1601</u>	E&A
TRANSFER TAX	\$25.00
PUTNAM COUNTY	

**PUTNAM COUNTY CLERK'S OFFICE**

RECORDED ON Feb 13, 1998  
LIDER 1419 PAGE 181 AND EXAMINED.  
*Joseph L. Peloso Jr.*  
JOSEPH L. PELOSO, JR.  
PUTNAM COUNTY CLERK

**MORTGAGE TAX**

MTX AMOUNT \_\_\_\_\_

TOTAL TAX \_\_\_\_\_

SERIAL NUMBER \_\_\_\_\_

AFFIDAVIT FILED \_\_\_\_\_

**MORTGAGE/DEED TAX DISTRICTS:**

TOWN OF CARMEL  
TOWN OF KENT  
TOWN OF PATTERSON  
TOWN OF PHILIPSTOWN  
TOWN OF PUTNAM VALLEY  
TOWN OF SOUTHEAST  
UNAPPORTIONED

**MORTGAGE TYPES:**

A COMMERCIAL/VACANT LAND  
B 1 - 2 FAMILY  
C UNDER \$10,000  
D CREDIT UNION/PERSONAL MTG  
E 3 - 6 UNITS  
N EXEMPT

1602

WCB2

Standard N.Y.B.T.U. Form 8062

-Bargain and Sale Deed, with Covenant against Grantor's Acts—Individual or Corporation (single sheet)

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

**THIS INDENTURE**, made the **13<sup>TH</sup>** day of February, nineteen hundred and ninety-eight **BETWEEN** CF DIVERSIFIED CORP., a New York corporation with offices at the Cyberchron Building, Route 9, Cold Spring, New York 10516 and CHRISTOPHER FADDEN, residing at Indian Brook Road, Garrison, New York 10524

party of the first part, and

CF DIVERSIFIED CORP., a New York corporation with offices at the Cyberchron Building, Route 9, Cold Spring, New York 10516

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, 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, State of New York that is known and designated as Parcel "A" on that certain "Phase One Subdivision Plat prepared for CF Diversified Corp./Fadden", which was filed in the Putnam County Clerks Office on the 20th day of May 1997, Map Number 2714.

THIS DEED IS NOT VALID UNLESS SIGNED BY THE PARTY OF THE FIRST PART IN THE PRESENCE OF TWO OTHER PARTIES.

**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 shall pay the consideration for this conveyance and will hold the right to receive such consideration as a first lien, which shall be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

**IN PRESENCE OF:**

CF DIVERSIFIED CORP.

By:

*Ch. Fadden*  
CHRISTOPHER FADDEN, PRES.

*Ch. Fadden*  
CHRISTOPHER FADDEN, INDIVIDUALLY

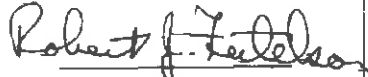
BK 1419 PG 0182

STATE OF NEW YORK, COUNTY OF PUTNAM

On the 13<sup>TH</sup> day of February 19 98, before me personally came

CHRISTOPHER FADDEN

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

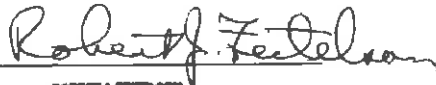


ROBERT J. FEITELSON  
NOTARY PUBLIC, State of New York  
In the County of Putnam  
Qualified in the County of Putnam  
Term Expires December 31, 1999

STATE OF NEW YORK, COUNTY OF PUTNAM

On the 13<sup>TH</sup> day of February 1998, before me personally came CHRISTOPHER FADDEN to me known, who, being by me duly sworn, did depose and say that he resides at 111 Indian Hill Road, Garrison, New York 10524; that he is the President of CF DIVERSIFIED CORP.,

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is the corporate seal; that he was so advised by order of the board of directors of said corporation, and that he signed his name thereto by like order.



ROBERT J. FEITELSON  
NOTARY PUBLIC, State of New York  
In the County of Putnam  
Qualified in the County of Putnam  
Term Expires December 31, 1999

**Margain and Sale Deed**  
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

CF DIVERSIFIED CORP.  
and  
CHRISTOPHER FADDEN  
TO

CF DIVERSIFIED CORP.

STANDARD FORM OF NEW YORK BOARD OF TITLE INSURANCE

Distributed by

First American Title Insurance Company  
of New York



STATE OF NEW YORK, COUNTY OF PUTNAM

On the day of February 19, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

On the day of February 19, before me personally came

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 resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

SECTION 38  
BLOCK 2  
LOT 24

TOWN OF PHILIPSTOWN

Recorded At Request of  
First American Title Insurance Company of New York  
RETURN BY MAIL TO:

ROBERT J. FEITELSON, ESQ.  
660 WHITE PLAINS ROAD  
TARRYTOWN, NY

File No.  
10591

RECEIVED THIS OFFICE FOR THE RECORDS OF THE COUNTY OF PUTNAM



**Town of Philipstown**

238 Main Street  
Cold Spring New York 10516

**PLANNING BOARD**

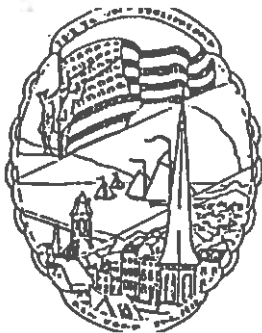
**SITE PLAN APPLICATION PACKAGE**

**MAJOR PROJECT**

Project Name: Magazzino Italian Art Foundation Major Site Plan & Special Use Permit

Date: 5/7/2020

Revised 06/02/2020



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

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

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

Date: 05/07/2020 TM # 38.-3-24.1  
Rev. 06/02/2020

Project Name: Magazzino Italian Art Foundation Major Site Plan

Street Address: 2700 Route 9, Cold Spring NY 10516

Fee Amount: \$2,580.00 Received:

Bond Amount: \$5,000.00 Received:

**Applicant:**

Name Magazzino Italian Art Foundation, Giorgio Spanu, Trustee

Address 2700 Route 9  
Cold Spring, NY 10516

Telephone 212-348-6800

**Design Professional:** Architect

Name MQ Architecture

Address 215 E. 62nd Street  
New York, NY 10065

Telephone 917-692-5126

**Tenant:**

Name N.A.

Address

Telephone

**Surveyor** and Engineer

Name Badey & Watson Surveying & Engineering, P.C.

Address 3063 Route 9  
Cold Spring, New York 10516

Telephone 845-265-9217

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

Name Magazzino Italian Art Foundation, Giorgio Spanu, Trustee

Address 2700 Route 9  
Cold Spring, New York 10516

Telephone 212-348-6800

Name CF Diversified Corporation

Address c/o Fadden, 40 Yesterday Drive  
Cold Spring, NY 10516

Telephone 914-393-8576

TM # 38.-3-24.1

Project Name: Magazzino Italian Art Foundation Major Site Plan

Project Description: The proposed for which approval is sought is the relocation of existing museum art and foundation facility by constructing a new building, parking and related facilities on a recently acquired parcel to the south of the existing facility and the relocation of a planned employee residential facility and related facilities on a parcel to be acquired to the north of the existing facility. Approval of the northerly adjoining the subject of a subsequent application being submitted simultaneously with this Sub Title and Special Use application.

## ZONING INFORMATION

175-7 Zoning District: OC (Office Commercial)

175-10 Proposed Use: Museum and Arts Facility

Proposed Accessory Use(s): Residential structure for staff

175-7 Overlay Districts on the property:	Yes or No
175-13 ) Floodplain Overlay District - NFIP Map _____ (FPO)	<u>No</u>
175-18.1 Mobile Home Overlay District _____ (MHO)	<u>No</u>
175-14 Cold Spring Reservoir Water Shed Overlay _____ (WSO)	<u>No</u>
175-15 Scenic Protection Overlay _____ (SPO)	<u>No</u>
175-16 Aquifer Overlay District _____ (AQO)	<u>Yes</u>
175-1 8 Open Space Conservation Overlay District _____ (OSO)	<u>No</u>
175-35 Within 100 foot buffer of Wetlands or Watercourse _____	<u>Yes</u>
175-36 Steep Terrain _____	<u>Yes</u>
175-36 Ridge Line Protection _____	<u>No</u>
175-337 Protection Agricultural _____	<u>No</u>

TM# 38.-3-24.1

Project Name: Magazzino Italian Art Foundation Major Site Plan & Special Use Permit

**175-11 Density and Dimensional Regulations**

Zoning District <u>OC (Office Commercial)</u>	Required	Existing	Proposed	Complies	Variance
Minimum front yard setback					
Measured from the travel way Town Road	50	71.2	71.2	YES	not req'd
Measured from the travel way County/state	100	93.2	93.2	No	not req'd
Minimum side yard setback	20	>350	>350	YES	not req'd
Minimum side yard setback (2)	20	N.A.	26	YES	not req'd
Minimum side yard setback (3)	20	N.A.	N.A.	N.A.	N.A.
Minimum rear yard setback	35	N.A.	36	YES	not req'd
Maximum impervious surface coverage	60%	7.0%	11.9	YES	not req'd
Maximum height	40	22	22	YES	not req'd
Maximum footprint non-residential structures	200,000	19574	19574	YES	not req'd

**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: \$2,580 Received: \_\_\_\_\_
9. Escrow: \$5,000 Received: \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

**D.** In reviewing any project subject to special permit or site plan approval, the reviewing board should consider Putnam County Pathways: A Greenway Planning Program Linking Putnam's Open Space, Historic, Cultural and Economic Resources, 11 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 75-74, 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 § I 75-59F 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 §175-62 E 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 Pen-nit 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 in Article X11) are described in §175-66 and §175-66 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 1 12 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 § I 75-67C 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**

- \_\_\_\_ 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.
- \_\_\_\_ 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.
- \_\_\_\_ 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.
- \_\_\_\_ 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.
- \_\_\_\_ 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.



\_\_\_ 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.

\_\_\_ 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.

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

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

\_\_\_ 10. Erosion and sedimentation control plan required by §175-32 to prevent the pollution of surface or ground water, 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,

\_\_\_ 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 flood plain, 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.

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

\_\_\_ 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 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.

\_\_\_ 16. Elevations at a scale of one-quarter inch equals one foot for all exterior facades of tile 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.

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.

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) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 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**

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.

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

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

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

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

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

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

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

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

j. Metal buildings that are principal buildings (larger than a small storage building in an unobtrusive location) shall be of color consistent with earth tones; shall have sufficient fenestration and trim to break continuums of metal wall areas; and shall have brick, stone, wood trim or composite materials providing a similar

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

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

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

c. In the M district, a strip of land not less than 30 feet in width and located in the area required for a building setback from a residence district boundary line, or all of such setback area on the lot if less than 30 feet in width, shall be left and maintained in its natural state if already wooded or shall be landscaped with evergreen trees planted to grow into 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 breast height and 10 feet in height.

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

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

g. All landscaping, including growing materials, that are specified on an approved landscape plan for a site shall be well maintained to carry out the intent of the landscape plan. Failure to maintain healthy landscaping associated with a site plan approval will be a violation of said approval.

h. Trees, shrubs and other plant materials which are or are otherwise not in a condition to fulfill the approved landscape plan shall be replaced in the next planting season by similar plant material.

i. Fences and walls used for landscaping and screening shall be made of natural materials such as wood, stone or brick or otherwise effectively landscaped.

j. Landscaping shall be an integral part of the entire project area and shall buffer the site from and/or integrate the site with the surrounding area, as appropriate.

\_\_\_ k. Existing native tree stock eight or more inches in diameter at breast height shall be protected and preserved to the extent possible to retain valuable community natural resources and promote energy conservation by maximizing the cooling and shading effects of trees. The preservation of mature plant species, hedge rows, wetlands, and woodlots shall be encouraged and included as a design element in the development of the site.

\_\_\_ 1. 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**

\_\_\_ 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, set-vice roads, alleys, footpaths, bike paths, and new public streets to connect adjoining properties shall be required where appropriate.

\_\_\_ c. Off-street parking and loading standards in § 175-38 shall be satisfied.

\_\_\_ d. Access from and egress to public highways shall be approved by the appropriate highway department, including Town, County, and State.

\_\_\_ e. All buildings shall be accessible by emergency vehicles.

\_\_\_ f. Parking spaces shall have wheel stops or curbs to prevent injury to trees and shrubs planted in landscaped 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 tile outside storage area.

b. Outside storage on properties in the HC or OC districts shall not exceed 20% of tile 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 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 oil 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.

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.

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

**Instructions for Completing Part 1**

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

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

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

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Approval of Major Site Plan - Magazzino Italian Art Foundation Major Site Plan		
Project Location (describe, and attach a general location map): 2700 Route 9, Cold Spring, New York 10516 (See location map on subdivision plat, attached)		
Brief Description of Proposed Action (include purpose or need):  The action is to approve a site plan and special use permit that will allow the expansion of existing museum and art foundation facility by constructing a new building, parking and related facilities on a recently acquired parcel to the south of the existing facility and the relocation of a planned employee residential structure and related facilities on a parcel to be acquired to the north of the existing facility. Approval of the northerly property addition is the subject of a subdivision application being processed simultaneously with this Site Plan and Special Use application		
Name of Applicant/Sponsor: Magazzino Italian Art Foundation, Giorgio Spanu, Trustee	Telephone: 845-666-7202 E-Mail: giorgio@olnickspanu.com	
Address: 2700 Route 9		
City/PO: Cold Spring	State: New York	Zip Code: 10516
Project Contact (if not same as sponsor; give name and title/role): Badey & Watson Surveying & Engineering P.C.	Telephone: 845-265-9217 E-Mail: gwatson@badey-watson.com	
Address: 3063 Route 9		
City/PO: Cold Spring	State: New York	Zip Code: 10516
Property Owner (if not same as sponsor): CF Diversified Corporation (Partial, lot line adjustment pending, under contract)	Telephone: 914-393-8576 E-Mail: cfadden@cyberchron.com	
Address: c/o Fadden, 40 Yesterday Drive		
City/PO: Cold Spring	State: NY	Zip Code: 10516



## B. Government Approvals

**B. Government Approvals, Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Site Plan Approval and Special Use Permit	May 7, 2050
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Putnam County Health - Septic & Well Putnam County Planning 239M	T.B.D. T.B.D.
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## C. Planning and Zoning

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

### C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
OC (Office Commercial), AQO (Aquifer Overlay District)

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

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No  
If Yes,  
i. What is the proposed new zoning for the site? \_\_\_\_\_

### C.4. Existing community services.

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

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

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

d. What parks serve the project site?  
Philliptown Park, Philipstown Rec. Center, Quarry Pond (Glassbury Ct.) Park, Hudson Highlands State Park, Taconic State 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)? Mixed use area including residential, commercial, industrial, agricultural and institutional use.

b. a. Total acreage of the site of the proposed action? 14.6 acres  
b. Total acreage to be physically disturbed? 2.7 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 14.6 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)? % 55 Units: N.A.

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)  
Concurrent application seeks to enlarge existing lot by from 9.4 acres to 14.6, while reducing adjoining lot to 58.3 ac. No new lots.  
ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No  
iii. Number of lots proposed? zero  
iv. Minimum and maximum proposed lot sizes? Minimum 14.6 ac Maximum 58.3 ac

e. Will the proposed action be constructed in multiple phases? ☒ Yes ☐ No  
i. If No, anticipated period of construction: 18 months  
ii. If Yes:  

- Total number of phases anticipated 2
- Anticipated commencement date of phase 1 (including demolition) 10 month 20 year
- Anticipated completion date of final phase 6 month 22 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
Second phase involves construction of a residential building to house staff. It will on the same parcel, but distinctly separate from first phase and is complimentary to, but not essential to the operation of the first phase.

f. Does the project include new residential uses? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	0	0	0	0
At completion of all phases	1	0	0	0

g. Does the proposed action include new non-residential construction (including expansions)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes,	
i. Total number of structures <u>2</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>20</u> height; <u>35.7</u> width; and <u>155.9</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>11,000</u> 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> 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) <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
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?	
<ul style="list-style-type: none"> <li>• Volume (specify tons or cubic yards): _____</li> <li>• Over what duration of time? _____</li> </ul>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

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

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

If Yes, describe:

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

If Yes:

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

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

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

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 1400 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), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

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

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 1400 gallons/day

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

Sanitary Waste

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

If Yes:

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

<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? _____</li> <li>• Will a line extension within an existing district be necessary to serve the project? _____</li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
If Yes: <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	
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? _____	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> <li>i. How much impervious surface will the project create in relation to total size of project parcel?                  _____ Square feet or _____ 0.7 acres (impervious surface)                  _____ Square feet or _____ 14.6 acres (parcel size)</li> <li>ii. Describe types of new point sources. <u>stormwater discharge from onsite treatment system</u></li> <li>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)?  <u>storm water management facilities and on site surface water.</u></li> <li>• If to surface waters, identify receiving water bodies or wetlands:  <u>adjacent State Wetlands (WP-9) on both sides of Route 9, which flows to Indian Brook and then Hudson River.</u></li> <li>• Will stormwater runoff flow to adjacent properties? _____</li> </ul>	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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? _____	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify: <ul style="list-style-type: none"> <li>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  <u>Delivery Vehicles</u></li> <li>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  <u>Heavy Equipment, Delivery Vehicles</u></li> <li>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  <u>N.A.</u></li> </ul>	
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? _____	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> <li>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) _____</li> <li>ii. In addition to emissions as calculated in the application, the project will generate:             <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul> </li> </ul>	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend  <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7 AM - 5 PM</li> <li>• Saturday: _____ 7 AM - NOON</li> <li>• Sunday: _____ NONE</li> <li>• Holidays: _____ NONE</li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 9 AM - 5 PM</li> <li>• Saturday: _____ 10 AM - 5 PM</li> <li>• Sunday: _____ 10 AM - 5 PM</li> <li>• Holidays: _____ 10 AM - 5 PM</li> </ul> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7 AM - 5 PM</li> <li>• Saturday: _____ 7 AM - NOON</li> <li>• Sunday: _____ NONE</li> <li>• Holidays: _____ NONE</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 9 AM - 5 PM</li> <li>• Saturday: _____ 10 AM - 5 PM</li> <li>• Sunday: _____ 10 AM - 5 PM</li> <li>• Holidays: _____ 10 AM - 5 PM</li> </ul>
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<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?</p> <p>Describe: _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>n. Will the proposed action have outdoor lighting?</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p><u>A lighting, except for security lighting, will be night sky compliant and designed to provide safe walking environment for visitors and staff. Lighting details have been provided. See plan set.</u></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?</p> <p>Describe: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day?</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:</p> <p>_____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>ii. Will the proposed action use Integrated Pest Management Practices?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ tons per _____ (unit of time)</li> <li>• Operation : _____ tons per _____ (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: \_\_\_\_\_ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: \_\_\_\_\_

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

## E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

☐ Forest ☒ Agriculture ☐ Aquatic ☒ Other (specify): Cultural

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	1.02	1.72	.70
• Forested	7.17	5.84	-1.33
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	2.98	2.29	-.70
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	.19	.19	0
• Wetlands (freshwater or tidal)	1.74	1.74	0
• Non-vegetated (bare rock, earth or fill)	.21	.21	0
• Other Describe: <u>Landscaping</u>	1.31	2.64	1.33



<p>c. Is the project site presently used by members of the community for public recreation?  <i>i. If Yes: explain: Public presently visits existing facility for passive recreational and educational purposes</i></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>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?          If Yes,  <i>i. Identify Facilities:</i></p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>e. Does the project site contain an existing dam?          If Yes:  <i>i. Dimensions of the dam and impoundment:</i></p> <ul style="list-style-type: none"> <li>• Dam height: _____ feet</li> <li>• Dam length: _____ feet</li> <li>• Surface area: _____ acres</li> <li>• Volume impounded: _____ gallons OR acre-feet</li> </ul> <p><i>ii. Dam's existing hazard classification:</i> _____  <i>iii. Provide date and summarize results of last inspection:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>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?          If Yes:  <i>i. Has the facility been formally closed?</i>              • If yes, cite sources/documentation:  <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i>    <i>iii. Describe any development constraints due to the prior solid waste activities:</i></p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No     <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>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?          If Yes:  <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i></p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>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?          If Yes:  <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i></p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Yes – Spills Incidents database  <input type="checkbox"/> Yes – Environmental Site Remediation database  <input type="checkbox"/> Neither database </div> <div style="width: 45%;"> Provide DEC ID number(s): _____  Provide DEC ID number(s): _____ </div> </div> <p><i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i></p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No     <input type="checkbox"/> Yes <input type="checkbox"/> No
<p><i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i>          If yes, provide DEC ID number(s):  <i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i></p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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: \_\_\_\_\_

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**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ 0 to >6 feet

b. Are there bedrock outcroppings on the project site? ☒ Yes ☐ No  
If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ <1 %

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

CrC Charlton-Chatfield Complex	32 %
PnD & C Paxton Loam	19 %
SuB Sutton Loam	11 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 0->6 feet

e. Drainage status of project site soils: ☒ Well Drained: \_\_\_\_\_ 70.4 % of site  
☒ Moderately Well Drained: \_\_\_\_\_ 11.2 % of site  
☒ Poorly Drained \_\_\_\_\_ 18.4 % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: \_\_\_\_\_ 61.9 % of site  
☒ 10-15%: \_\_\_\_\_ 14.7 % of site  
☒ 15% or greater: \_\_\_\_\_ 23.4 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☒ No  
If Yes, describe: \_\_\_\_\_

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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 862-55 Classification B
- Lakes or Ponds: Name 862-55 Classification B
- Wetlands: Name Federal Waters, NYS Wetland, Federal Waters, Fe... Approximate Size NYS Wetland (in a...
- Wetland No. (if regulated by DEC) WP-9

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: \_\_\_\_\_

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

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

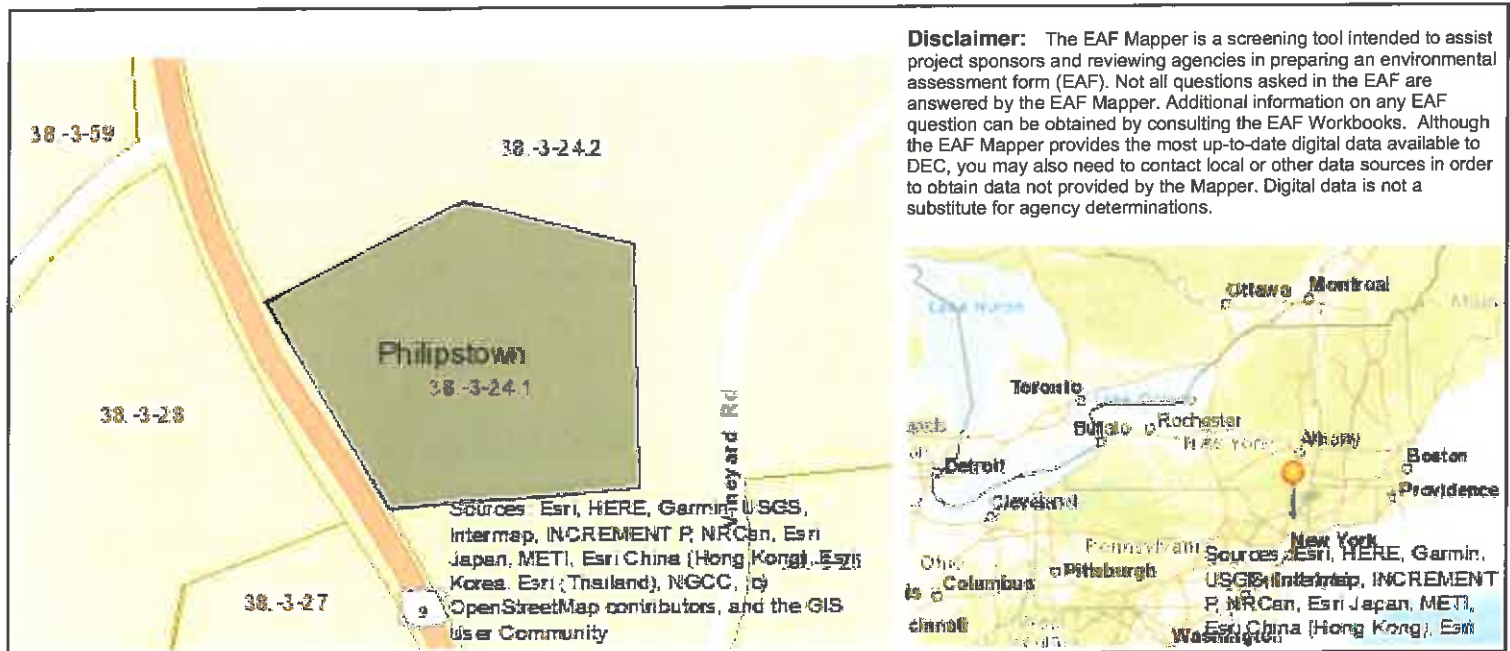
k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No

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: Principal Aquifer

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>Deer _____</p> <p>Small common mammals and rodents _____</p>	
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>Oak-Tulip Tree Forest, Chestnut Oak Forest _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ 782.9, 7421.4 acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
<p>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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>Northern Long-eared Bat _____</p>	
<p>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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>New England Cottontail _____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	





B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	862-55
E.2.h.iv [Surface Water Features - Stream Classification]	B
E.2.h.iv [Surface Water Features - Lake/Pond Name]	862-55
E.2.h.iv [Surface Water Features - Lake/Pond Classification]	B
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland

E.2.h.iv [Surface Water Features - Wetlands Size]	NFO Wetland (in acres), 99.7
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	WP-9
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Oak-Tulip Tree Forest, Chestnut Oak Forest
E.2.n.i [Natural Communities - Acres]	782.9, 7421.4
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat
E.2.p. [Rare Plants or Animals]	Yes
E.2.p. [Rare Plants or Animals - Name]	New England Cottontail
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

**500' ADJOINERS LIST**  
**38.-3-24.1**  
**Magazzino Italian**  
**Art Foundation**

38.-3-24.21  
C F Diversified Corp  
40 Yesterday Dr  
Cold Spring, NY 10516

38.-3-25  
Rockwell, Marian  
PO Box 985  
Fort Montgomery, NY 10922

38.-3-28  
Ventura Ricky Nelson  
1 Lane Gate Rd  
Cold Spring, NY 10516

38.-3-58  
Vivenzio, Armando  
21 Armando Rd  
Cold Spring, NY 10516

38.-3-27  
Harrison Park Associates  
83 Park Ln  
West Harrison, NY 10604

38.-3-59  
Villette Vaughan Hammond Co  
2741 Rt 9  
Cold Spring, NY 10516

TOWN OF PHILIPSTOWN  
PUTNAM COUNTY, NEW YORK

APPLICATION FOR APPROVAL OF SUBDIVISION PLAT

Tax Map No. 82.-1-53 & 82.-1-52

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

	For Office Use Only
<input type="checkbox"/> for approval of a Preliminary Plat;	1. Application # _____
<input checked="" type="checkbox"/> for approval of a Final Plat;	2. Fee _____
<input type="checkbox"/> for approval of a Minor Subdivision as a Final Plat; or	3. Rec'd by _____
<input type="checkbox"/> for revision of a previously Filed Plat.	4. Date _____

Identification of Applicant and Owner:

a. Applicant (name) William and Laura Cumming Tel. (917) 443-3223  
address 71 South Mtn. Pass Spur  
Garrison, New York 10514

b. Owner of property if not same as Applicant:

(name) Same Tel. \_\_\_\_\_  
address \_\_\_\_\_  
\_\_\_\_\_

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

- ☐ A-1 Affidavit of Ownership, executed by the individual, or by the general partner of a partnership, that is the owner of property if not same as the Applicant; OR
- ☐ A-2 Affidavit of Ownership, executed by a corporation that is the owner of property if not same as the applicant.
- ☐ Appendix B-1 certification executed by the Applicant if the Applicant is a partnership, corporation, association or business trust.



II Attachments: (cont.)

- ☐ Appendix B-2 certification executed by the owner of property if the owner is a partnership, corporation, association or business trust
- ☒ Appendix C Disclosure Statement under Sec. 809 of the General Municipal Law.
- ☒ Appendix D Identification of Property and Proposal.
- ☒ Appendix E Identification of Plans and Documents.
- ☒ EAF - Environmental Assessment Form
- ☒ Application Checklist
- ☐ Request for a Waiver of Subdivision Regulations

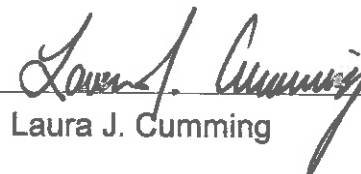
III. Authorization: The Applicant and Owner hereby grant to the Planning Board, the Town Board and Superintendent of Highways, and their authorized agents, permission to enter upon the property that is the subject of this Application for the purpose of inspection and enforcement of the Subdivision Regulations, including the taking of tests and materials samples:

IV. Endorsements:

a. Applicant/Owner

Date May 7, 2020

Signed

  
Laura J. Cumming

b. Owner of Property if not same as Applicant

Date \_\_\_\_\_ Signed **Same**

A P P E N D I X C

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

A. Identification of Application or Petition:

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

2. NAME OF APPLICANT: William and Laura Cumming

3. RESIDENCE: 71 South Mtn. Pass Spur, Garrison, New York 10524

4. DATE: ~~03/05/2020~~ May 7, 2020

5. NATURE OF APPLICATION OR PETITION: Approval of a Minor Subdivision

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

None

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

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

Date : May 7, 2020

Signed

Laura J. Cumming  
Laura J. Cumming

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

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

#### SEC. 809. DISCLOSURE IN CERTAIN APPLICATIONS

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

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

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

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

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

**APPENDIX D: IDENTIFICATION OF PROPERTY AND PROPOSAL**

**D-1. Property**

- a. Total acres 17.167
- b. Does application cover all contiguous land of the owner? Yes  
If no, explain any excluded area \_\_\_\_\_
- c. Tax Map: Sheet 82 Block 1 Parcel(s) 53 & 52
- d. Last deed: Date 10/22/1991 Liber 1140 Page 126  
10/28/2017 2062 458

**D-2. Location:**

- a. Zoning District(s) RC (Rural Conservation)
- b. Property abuts (street or roads) South Mountain Pass Spur (Private)
- c. Municipal Districts encompassing all or part of property:  
School: Garrison Union Free School District  
Fire Protection: Garrison Fire District  
Other: \_\_\_\_\_
- d. Does plat propose a new street or private way connecting directly into any State Highway or County Road? No If yes, give name and route # \_\_\_\_\_
- e. Does plat involve drainage lines connecting directly into any channel lines established by the County of Putnam? No
- f. Does plat include any land within 500 feet of any abutting municipality, the boundary of any existing or proposed County or State park or recreation area, the right-of-way of any existing or proposed County or State highway, the existing or proposed right-of-way or stream channel owned by the County and for which channel lines have been established, or the boundary of County or State land on which a public building or institution is established? Yes  
If yes, specify Property abuts Hudson Highlands State Park
- g. Give name and address of all property owners within 500 feet of the perimeter boundary of the proposed plat (as indicated in the current Town Tax Assessor's records):  
SEE ATTACHED LIST

D-3. Proposal:

- a. Number of Proposed Lots: 2, number already occupied by dwellings, if any: 1, but the one has 2 houses
- b. Length of Proposed streets or private ways in Plat: Zero feet.
- c. Does Applicant propose to dedicate to public use all of the streets shown on the proposed plat? No, if not, describe South Mountain Pass Spur is private and will remain so.
- d. Approximate acreage of land proposed as open space for parks and playground: Zero acres.
- e. Does applicant propose to dedicate to public use all of the open space shown on the proposed plat? No, if not, describe None shown
- f. How is water supply to be provided? Individual wells Has any application been made to the County of Putnam or State of New York for approval of proposed water supply? No, if yes, give date and describe Wells exist
- g. How is sewage disposal to be provided? Individual SSTS Has any application been made to the County of Putnam or State of New York for sewage discharge or approval of a sewage disposal system? No, if yes, give date and describe Indidual systems exist
- h. Does proposed plat include any wetlands and/or water courses as defined by the State of New York or an applicable Local Law? No, if yes, describe \_\_\_\_\_

D-4. Procedures:

- a. Does applicant (in the case of preliminary plats) propose to submit a final subdivision plat to cover entire preliminary plat or to file same in sections?
- ☒ entire;
- ☐ in sections.
- b. Does applicant intend to request any special authorization for the plat under any of the following? No If yes, specify,
- ☐ Sec 281 of Town Law (cluster)
- ☐ Waiver of Subdivision Regulation (Sec. 5)
- ☐ Alternate road standards

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

- a. easements Conservation Easement in Liber 2062 cp 357 affects all of original Parcel 2
- b. deed restrictions on use and development None
- c. mortgages None
- d. liens None
- e. leases None
- f. other None

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

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

## APPENDIX E: IDENTIFICATION OF PLANS AND DOCUMENTS

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

a. Surveyor (name) BADEY & WATSON, Surveying & Engineering, P.C.  
Address 3063 Route 9  
Cold Spring, NY 10516 Tel. (845) 265-9217 x214  
N. Y. License No. 48167 (Glennon J. Watson, L.S.)

b. Engineer (name) None  
Address \_\_\_\_\_  
\_\_\_\_\_ Tel. \_\_\_\_\_  
N. Y. License No. \_\_\_\_\_

c. Other (name) None  
Address \_\_\_\_\_  
\_\_\_\_\_ Tel. \_\_\_\_\_  
N. Y. License, if any \_\_\_\_\_

E-2 Maps and Plans:

a. Title and Date of Proposed Plat Map: May 6, 2000  
Minor Subdivision Plat showing Lot Line Adjustment prepared for William R. & Laura J. Cumming

No. of Sheets: 1

b. Title and Date of Proposed Profiles and Construction Plans: \_\_\_\_\_  
\_\_\_\_\_

No. of Sheets:                     

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

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

E-4. Attorney (if any):

a. (name) None  
Address \_\_\_\_\_  
Tel. \_\_\_\_\_

Applicant \_\_\_\_\_  
Project Name \_\_\_\_\_  
Applicant's Representative \_\_\_\_\_  
Tax Map ID # \_\_\_\_\_  
Date \_\_\_\_\_

**PHILIPSTOWN PLANNING BOARD  
SUBMISSION CHECKLIST  
SUBDIVISION APPLICATIONS**

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

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

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

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

C. Approved subdivision plats may not be revised

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

**Preliminary Sketch Plans**

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



## Minor Subdivision Plat Applications

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

### I. General Submission Requirements

1. Application on proper forms ☐
2. Forms properly signed ☐
3. Application Fee ☐
4. Final Plat Map (5 blue or black-line prints) ☐
  - a. Scale of 1" = 40' or 50' but not less than 1" = 100' ☐
  - b. No less than 20" x 20" no more than 36" x 48" ☐
  - c. Black waterproof ink on good cloth or film ☐
5. Construction Plans (see Checklist VI) ☐
6. Evidence that:
  - a. sewer & water supply approved by PCDH ☐
  - b. street or drainage connections to state ☐
  - c. ~~connection application made to~~ ☐
  - d. NYSDEC wetland/watercourse ☐
  - e. ~~modifications approved~~ ☐
7. If major cuts or fills, grading plan ☐
  - a. Five (5) blue or black line prints ☐
8. Design computations and data for drainage ☐
9. Separate map for lots accessed by open development right-of-way or easement ☐

### III. Site conditions and land evaluations:

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

### IV. Property Ownership Information

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

### II. Title and location information:

1. Scale of not less than 1" = 100 feet ☐
2. Proposed layout of lots, streets and improvements ☐
3. Future subdivisions on contiguous land ☐
4. Title of the plat ☐
  - a. Duplicate in Putnam Co. ☐
5. Date, Town, etc. ☐
  - a. Date ☐
  - b. Town ☐
  - c. Scale ☐
  - d. County ☐
  - e. North point ☐
  - f. State ☐
6. Location map at scale of 1" = 1000 or 2000 feet ☐
7. Vicinity map showing: property lines/streets within 500' ☐
  - a. scale of 1" = 400' or 800' ☐
  - b. adjacent owner identification ☐
8. Index map if plat is divided into sections or > 1 is reg. ☐
  - a. showing lots, lot #'s, streets, street names ☐
  - b. delineation of areas covered ☐
  - c. scale of 1" = 400' or 800' ☐

### V. Development Proposal Information:

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

## Preliminary Subdivision Plat Application

### I. General Submission Requirements

1. Application on proper forms ☐
2. Properly signed ☐
3. Application fee ☐
4. Preliminary Plat (5 blue or black-line prints) ☐
  - a. Scale not less than 1" = 100' ☐
5. Preliminary profiles (5 blue or black-line prints) ☐
  - a. Horizontal scale-- 1" = 40' or 50' ☐
  - b. Vertical scale-- 1" = 4' or 5' ☐
6. Five (5) copies of a report providing the following information: ☐
  - a. Proposed method of water supply ☐
  - b. Proposed method of sewage disposal ☐
  - c. Results of seepage, deep-test and borings test ☐
  - d. Offsite easements needed for storm drainage ☐
  - e. Completed environmental assessment form (EAF) ☐

### II. Title and Location Information

1. Scale of not less than 1" = 100 feet ☐
2. Existing conditions shown ☐
3. Proposed layouts of lots, streets and improvements ☐
4. Subdividable contiguous land under control of applicant shown ☐
5. Title of the plat ☐
  - a. Duplicate in Putnam County ☐
6. Date, Town, etc. ☐
  - a. Date ☐ d. County ☐
  - b. Town ☐ e. North point ☐
  - c. Scale ☐ f. State ☐
7. Location map at scale of 1" = 1000 or 2000 feet ☐
8. Vicinity map showing: ☐
  - a. property lines/streets within 500' ☐
  - b. scale of 1" = 400' or 800' ☐
  - c. adjacent owner identification ☐

### III. Site Conditions and Land Evaluation

1. Existing contours not exceeding 5-foot intervals ☐
  - a. Meeting DOT standard for maps of 1" = 100' ☐
2. Existing permanent buildings and structures ☐
3. Any ledge outcrops ☐
4. Location of existing stone walls and fences ☐
5. Existing watercourses, water bodies and streams ☐
6. Location and limits of wetlands ☐
7. Location and limits of potential flood hazard areas ☐
8. Soil types (based on SCS surveys) ☐
9. Principal wooded areas or large isolated trees ☐
10. Location of seepage test holes, pits and borings ☐
11. Location of wells within 200 feet of the tract ☐
12. Location of drainage discharge points from any street or property ☐

### IV. Property Ownership Information

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

### V. Development Proposal Information

1. Location and width of a street pavement ☐
2. Centerline stations at 100' intervals ☐
3. Stations coordinated with preliminary profiles ☐
4. Storm drains, Headwalls, etc. ☐
  - a. Storm drains ☐ d. Detention Basins ☐
  - b. Headwalls ☐ e. Manholes ☐
  - c. Catch basins ☐ f. Tentative invert elevations ☐
5. Any relocation or improvement to channels or watercourses ☐
6. Any sanitary sewers, treatment facilities ☐
7. Central water supply site, water mains or appurtenances ☐
8. For each lot: ☐
  - a. water well site locations ☐
  - b. leaching field size and location ☐
  - c. reserve areas for future field extension ☐
  - d. tentative location of building, driveway near watercourse, wetland or flood hazard areas ☐
  - e. If so, floor elevation of lowest floor ☐
9. Limits of areas proposed for regrading or filling ☐
10. Limits of areas proposed to be protected from excavation or filling ☐

## Final Subdivision Plat Applications

### I. General Submission Requirements

1. Application on proper forms ☐
2. Forms properly signed ☐
3. Application fee ☐
4. Final Plat in agreement with:
  - a. Preliminary Plat ☐
  - b. and on 5 blue or black-line prints ☐
  - c. 1" = 40' or 50' but no less than 1" = 100' ☐
  - d. No less than 20" x 20" no more ☐
  - e. Black Waterproof ink on good cloth or film ☐
5. Construction Plans (see Checklist VI) ☐
6. Evidence that:
  - a. sewer & water supply approved by PCDH ☐
  - b. street or drainage connections to state or county road submitted
    1. Connection application made ☐
  - c. NYSDEC wetland/watercourse modifications approved ☐
7. If major cuts or fills, grading plan
  - a. 5 blue or black-line prints ☐
8. Design computations and data for drainage or ☐
9. Separate map for lots accessed by open development right-of-way or easement ☐

### II. Title and Location Information

1. Title of the plat ☐
2. Date, scale, north point, town, ☐
3. Location map at scale of 1" = ☐
4. Vicinity Map showing:
  - a. property lines/streets within 500' ☐
  - b. scale of 1" = 400' or 800' ☐
  - c. adjacent owner identification ☐
5. Index map if plat is divided into sections of >1 is required ☐
  - a. showing lots, lot #'s, streets, street names ☐
  - b. delineation of areas ☐
  - c. scale of 1" = 400' or 800' ☐

### III. Site Conditions and Land Evaluations

1. Existing contours not exceeding 5-foot intervals ☐
  - a. Meeting DOT standards for maps of 1" = 100' ☐
2. Existing permanent buildings and structures ☐
3. Existing watercourse, water bodies and streams ☐
4. Location and limits of wetlands ☐
5. Location and limits of potential flood hazard areas ☐
6. Location of drainage discharge points from any street or property ☐

### IV. Property Ownership Information

1. Name and address of owner ☐
2. Name and address of applicant if different from owner ☐
3. Perimeter boundary of tract and area ☐
4. Approx. location of property lines 200 feet from tract ☐
5. Both street r-o-w lines of any street abutting tract ☐
6. Survey relationship of tract to streets/roads etc. ☐
7. Names of owners of property abutting tract ☐
8. Proposed lots and lot numbers and the area of each lot ☐
9. Proposed street and/or r-o-w including widths ☐
10. Street names ☐
11. Location & dimensions of existing & proposed easements ☐
12. Existing monuments ☐
13. Proposed monuments ☐
14. Any municipal or taxation district boundary ☐
15. Any channel and building lines ☐
16. Parks and playgrounds and their area ☐
17. Reserved areas for watercourse/wetland protection or conservation ☐

### V. Development Proposal Information

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

### VI. Construction Plans (Final Plat Applications)

#### A. General:

1. Drawn on good quality heavy linen tracing cloth ☐
2. Plan and profile drawings for all:
  - a. proposed streets ☐
  - b. storm drains ☐
  - c. gutters ☐
  - d. catch basins ☐
  - e. manholes ☐
  - f. water mains ☐
  - g. ditches ☐
  - h. channels ☐
  - i. headwalls ☐
  - j. sidewalks ☐
  - k. curbs ☐
  - l. sanitary ☐
3. Plan & profile drawings on 24" x 36" sheets ☐
4. Profiles drawn to horizontal Scale of 1" = 40' or 50' ☐
5. Profiles drawn to vertical Scale of 1" = 4' or 5' ☐
6. Drawings and elevations based on official bench marks ☐

# **Final Subdivision Plat Applications** **(CONTINUED)**

## **VI. Construction Plans (Continued)**

### **B. Information Required:**

1. Title of Plat ☐
2. Date, scale, north point, town, county & state ☐
3. For streets to be constructed to Town specifications: ☐
  - a. existing grades at center line and both street line ☐
  - b. proposed grade at center line, street lines & edge ☐
  - c. width of pavement ☐
  - d. typical street cross section ☐
  - e. cross section at all cross culverts ☐
4. For open development area private r-o-w or easements: ☐
  - a. existing/proposed grade at center line ☐
  - b. street lines & edge/width of travel way ☐
  - c. typical street cross section ☐
  - d. cross section at all cross culverts ☐
5. Pipes, Ditches, Culverts, etc. ☐

	Depth	Invert	Slope	Size
a. pipes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. ditches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. culvert	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. manholes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. catch basins	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. headwalls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. channels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Ditch and channel cross sections ☐
7. Approx. loc. of lot lines intersecting the street line ☐
8. Lot numbers and street names ☐
9. Sidewalks, Curbs, etc. ☐

a. Sidewalks <input type="checkbox"/>	d. Water main <input type="checkbox"/>
b. Curbs <input type="checkbox"/>	e. Sanitary sewer <input type="checkbox"/>
c. Gutters <input type="checkbox"/>	
10. Detail drawings of: ☐

a. Bridges <input type="checkbox"/>	c. Deep manholes <input type="checkbox"/>
b. Culverts <input type="checkbox"/>	
11. If required by PB, existing and proposed contours at an interval not over 2 feet for the following ☐
  - a. within not less than 25' outside street r-o-w lines ☐
  - b. outside the street r-o-w lines at intersections & sight easements ☐
  - c. within street r-o-w lines including pavement areas at intersections ☐
  - d. construction/grading adjacent to watercourses/wetlands ☐
  - e. improvement areas in park and recreation areas ☐
12. Provision for temporary or permanent storm water det. ☐
13. Provision for erosion control during & after construction ☐
14. Landscaping, grading, drainage, fencing, or other improvements for park and recreation areas as required ☐
15. Block for "Approved by PB" & place to sign/date ☐

## **VII. Grading Plans (Final Plat Applications)**

1. Drawn on good cloth/film at scale: 1" = 40' or 50' ☐
2. Title of Subdivision ☐
3. Date, scale, north point, town, county & state ☐
4. Layout of existing/proposed lot/street lines ☐
5. Boundary of area to be regraded, cut or filled ☐
6. Existing/proposed contours at intervals not exceeding 2' ☐
7. Cross-sections, if requested by PB ☐
8. Existing/proposed drainage watercourses, wetlands ☐
9. Existing/permanent buildings and structures ☐
10. Location of all test holes/ pits and borings ☐
11. Provision for temporary/permanent storm water det. ☐
12. Control of erosion sed. during and after construction ☐
13. Block for "Approval by PB" with plat to sign date ☐

## **VIII. Additional Information (For Minor Final Applications)**

1. Cert. by surveyor that map has no error of closure of greater than 1 part/5000 ☐
2. Cert. by surveyor of completion date of survey and plat map ☐
3. Signature block "Approved by PB" space for sign/date ☐
4. Signature block for owner/applicant authorizing filing ☐
5. PCHD endorsement for water/sewer provisions ☐
6. Any additional notes required or approved by PB ☐

# 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.

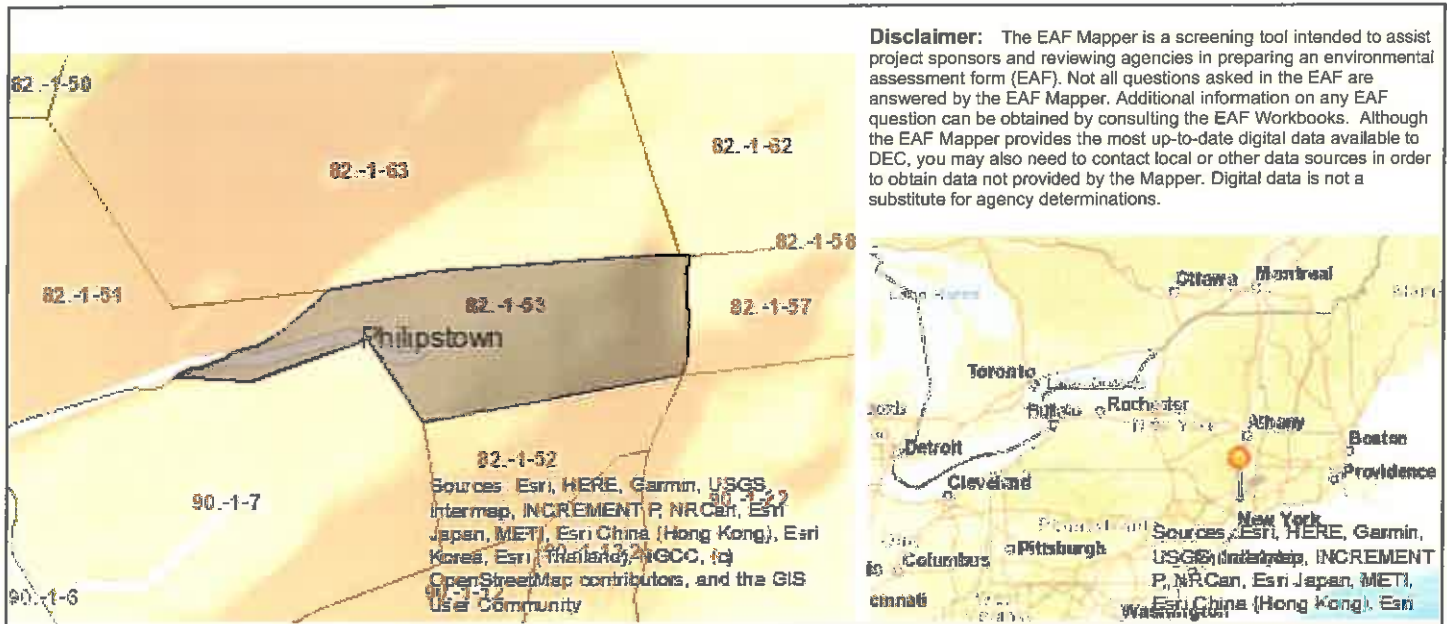
<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Subdivision Plat for William and Laura Cumming			
Project Location (describe, and attach a location map): 71 South Mountain Pass Spur, Garrison, New York 10524 (see attached map)			
Brief Description of Proposed Action:  Sponsors own two parcels of land at the northerly end of South Mountain Pass Spur, a private road in the southerly part of the Town of Philipstown. The two parcels are: Tax Map 82.1-1-52, which is vacant and contains 5.884 acres; and Tax Map 82.1-1-53, upon with two detached single family homes exist and which contains 11.283 acres. Both parcels pre-exist the current zoning law. Both parcels are, in some measure non-conforming. Sponsors seek approval to realign the line dividing the two parcels such that each of the dwellings is on a different lot and thus more nearly conforming to the current zoning law.			
Name of Applicant or Sponsor:  William and Laura Cumming		Telephone: 917-443-3223  E-Mail: lauracumminginnyc@hotmail.com	
Address: 71 South Mountain Pass Spur			
City/PO: Garrison		State: New York	Zip Code: 10524
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.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		17.167 acres	
b. Total acreage to be physically disturbed?		0.250 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		17.167 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): State owned land <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:  <u>This project does not involve any constructions. One of the existing houses is older and probably does not meet current energy codes. It is unknown whether the newer house meets the current energy code.</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____ Existing houses are already connected to private wells	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ Existing houses are already connected to private sewage treatment systems.	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Timber Rattlesnake, Fence L...	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
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:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
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:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>William and Laura Cummings</u> Date: <u>03/07/2020</u>  Signature: <u>Glennon J. Watson</u> Title: <u>Surveyor for Applicant</u>		

# EAF Mapper Summary Report

Tuesday, May 05, 2020 11:44 AM



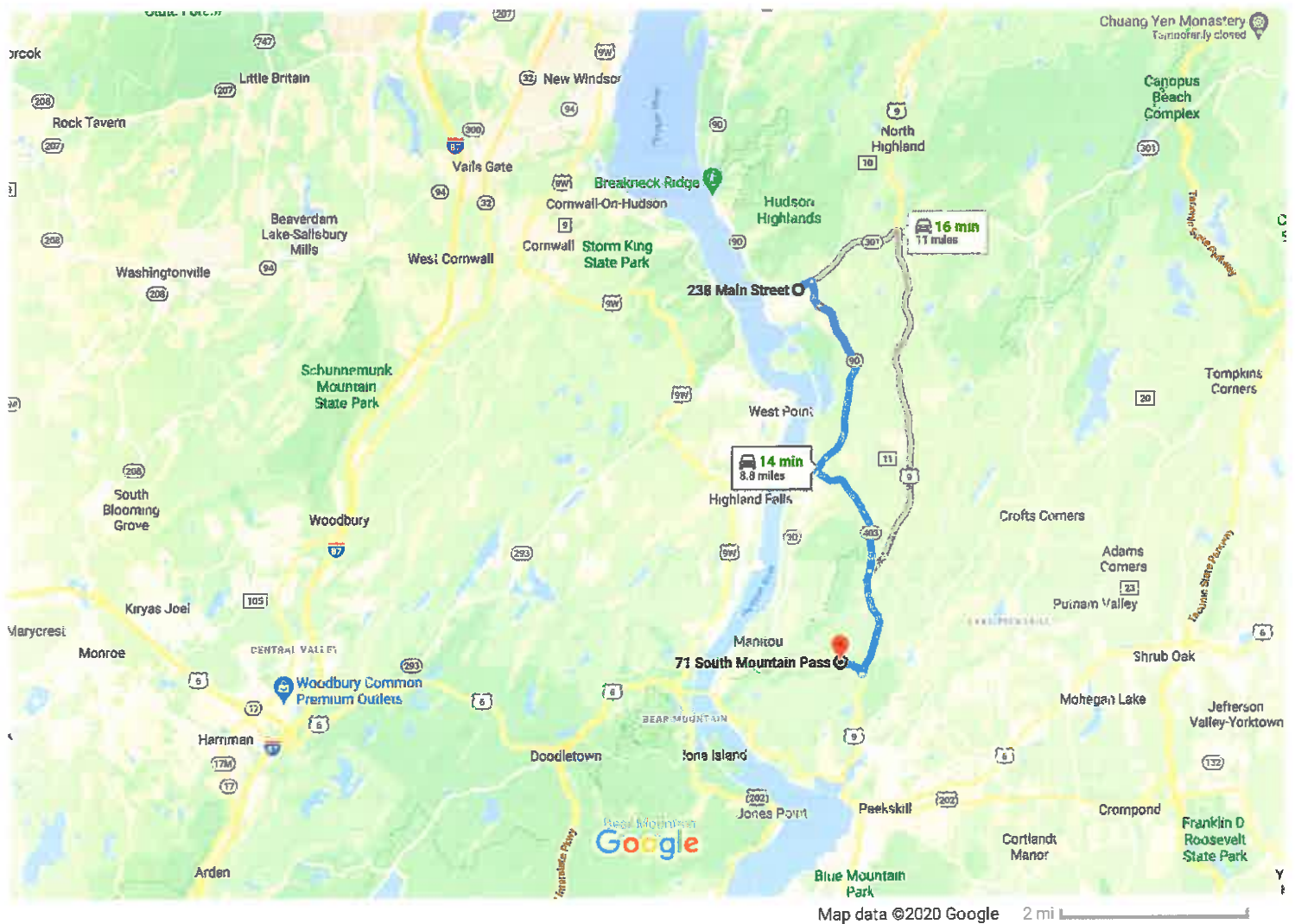
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Timber Rattlesnake, Fence Lizard, Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No





238 Main St, Cold Spring, NY 10516 to 71 S Mountain Pass, Garrison, NY 10524

Drive 8.8 miles, 14 min



## 238 Main St

Cold Spring, NY 10516

1. Head northeast on NY-301 E/Main St toward Parsonage St  
0.3 mi
2. Turn right onto Peekskill Rd  
0.5 mi
3. Turn left onto NY-9D S  
3.4 mi
4. Turn left onto NY-403 S  
2.3 mi
5. Continue straight onto U.S. 9 S  
1.9 mi
6. Turn right onto S Mountain Pass  
151 ft

38 Main St, Cold Spring, NY 10516 to 71 S Mountain Pass, Garrison, N... <https://www.google.com/maps/dir/238+Main+St,+Cold+Spring,+NY+10...>

7. Turn right to stay on S Mountain Pass

0.5 mi

## 71 S Mountain Pass

Garrison, NY 10524

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

Cumming  
500' Adjoiners  
82.-1-52 & 53

82.-1-57  
Evarts Caroline Strickland  
2329A 33<sup>rd</sup> St  
Los Alamos, NM 87544

82.-1-58 & 62  
Merck Friedrich  
61 Evarts Hl  
Garrison, NY 10524

90.-1-22 & 13.2  
Kulleseid, Lars  
78 Whippoorwill Pond Rd  
Garrison, NY 10524

90.-1-12  
Farley, Stacey  
120 South Mountain Pass  
Garrison, NY 10524

90.-1-7  
Clifton, Alexander C  
PO Box 238  
Garrison, NY 10524

82.-1-51 & 63  
State of New York  
Putnam Co Comm of Finance  
40 Gleneida Avenue  
Carmel, NY 10512



Michael C Bartolotti, County Clerk

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



ACS-000000000418473-000000000815131-006

Endorsement Page

Document # 1503031 Drawer # 02 Recorded Date: 11/24/2017  
Document Type: DEED COM OR VACANT Book 2062 Page 458 Recorded Time: 3:24:39 PM  
Document Page Count: 7 Receipt # 19312

PRESENTER:

SNEERINGER MONAHAN PROVOST REDGRAVE  
420 WARREN STREET

HUDSON, NY 12534

RETURN TO:

SNEERINGER MONAHAN PROVOST REDGRAVE  
420 WARREN STREET

HUDSON, NY 12534

PARTIES

GRANTOR

LARS ERIK KULLESEID

GRANTEE

LAURA J CUMMING

FEE DETAILS

Consideration:		\$147,100.00
1503031		
DEED COM OR VACANT	6	50.00
TP-584	1	5.00
CULTURAL EDUCATION		15.00
RP-5217 COMMERCIAL		250.00
RECORD MANAGEMENT		5.00
TRANSFER TAX		590.00
PROCESSING FEE	1	1.00

AMOUNT FOR THIS DOCUMENT: 916.00  
RETT # 000000877

RESERVED FOR CERTIFICATION

THIS DOCUMENT WAS EXAMINED PURSUANT TO §315  
REAL PROPERTY LAW

EXEMPTIONS

RESERVED FOR CLERKS NOTES

Michael C. Bartolotti  
Putnam County Clerk

**BARGAIN AND SALE DEED with Covenant against Grantor's Acts**

**THIS INDENTURE**, made the 28th day of October 2017

**BETWEEN**

**LARS ERIK KULLESEID, SARA INGRI KULLESEID and NILS GUNDERSEN KULLESEID**, having an address at 126 Lancaster Street, Albany, New York 12210, party of the first part; and

**LAURA J. CUMMING**, having an address at 71 South Mountain Pass Spur, Garrison, NY 10524, party of the second part.

**WITNESSETH**, that the party of the first part, in consideration of **TEN (\$10.00) DOLLARS**, and other good and valuable consideration paid by the party of the second part, the sufficiency and receipt of which is hereby acknowledged, 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, generally identified as Tax Parcel # 82.-1-52, and more particularly described in **Schedule A** annexed hereto.

**TOGETHER**, with all the 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 line thereof;

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said Premises;

**SUBJECT TO** a Deed of Conservation Easement dated as of September 9, 2017, and recorded on \_\_\_\_\_, 2017, in the Office of the Putnam County Clerk at Liber \_\_\_\_\_ of Deeds, Page \_\_\_\_\_.

**TO HAVE AND TO HOLD** the Premises herein granted unto the party of the second part, their heirs or successors and assigns of the party of the second part forever.

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

**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

**SCHEDULE A**

**ALL** that certain parcel of land situate in the Town of Philipstown, County of Putnam, and State of New York that was heretofore conveyed by Lars I. Kulleseid and Margaret G. Kulleseid to Lars Erik Kulleseid, Sara Ingri Kulleseid and Nils Gundersen Kulleseid (The Kulleseid Siblings) by that certain deed dated December 30, 1991, and recorded in the Putnam County Clerk's Liber 1144 of deeds at Page 337 that by more recent survey is bounded and described as follows:

**BEGINNING** at the point that is the southeasterly most corner and the point of beginning of the lands so conveyed to The Kulleseid Siblings, which point is distant, the following courses:

N 47°14'51" W 429.35 feet,  
N 43°22'09" E 482.87 feet,  
N 87°35'09" E 35.16 feet, along the center of a brook.  
S 69°05'51" E 21.46 feet, along the center of a brook,  
N 77°59'09" E 60.38 feet, along the center of a brook  
S 59°39'51" E 16.02 feet, along the center of a brook and  
N 63°38'09" E 525.22 feet,

measured along the line dividing lands now or formerly of Lars Kulleseid on the southwest, west and northwest, from land formerly of Myron Hofer (Liber 568 cp 130), on the northeast, east and southeast, and then the following, first

N 16°15'21" W 153.66 feet, and  
N 25°01'51" W 233.54 feet

then on a tangent curve to the right, the central angle of which is 46°07'50", the radius of which is 250.00 feet for 201.28 feet, then on a curve reversing to the left, the center of which bears N68°54'01"W, the central angle of which is 37°36'50", the radius of which is 100.00 feet for 65.65 feet, then

N 16°30'51" W 100.00 feet

then on a tangent curve to the right, the central angle of which is 29°16'30", the radius of which is 250.00 feet for 127.74 feet, then on a curve reversing to the left, the center of which bears N77°14'21"W, the central angle of which is 21°07'30", the radius of which is 300.00 feet for 110.61 feet, then

N 08°21'51" W 110.60 feet, and  
N 02°24'49" E 143.39 feet

and then on a tangent curve to the right, the central angle of which is 13°37'08", the radius of which is 250.00 feet for 59.42 feet, measured along the line dividing lands now or formerly of Lars Kulleseid on the west from other lands formerly of Webb, on the east from the point on the

northerly line of South Mountain Pass where it is met by the line dividing lands formerly Lars Kulleseid from lands formerly of Hofer. The said point of beginning also being the northeasterly most corner of the lands shown on that certain "Minor Subdivision Plat prepared for Lars Kulleseid ...," which was filed in the Putnam County Clerk's office on April 14, 1997 as Map No. 2711.

**THENCE** from the said point of beginning along lands now or formerly of Lars Kulleseid and shown on said Filed Map No. 2711

S 85°10'39" W 117.51 feet, and  
S 45°39'59" W 325.21 feet,

to a point at the line of other lands formerly of Webb and now or formerly of Morgan. Thence along the said Morgan lands

S 68°52'40" W 330.36 feet,

to a point at the line of other lands formerly of Webb and now or formerly of Clifton. Thence along the said Clifton lands

N 08°33'00" W 446.08 feet,

to a point at the line of other lands formerly of Webb and now or formerly of Cumming. Thence along the said Cumming lands

N 78°36'30" E 848.84 feet

to a point at the line of other lands formerly of Webb, formerly of Evarts and now or formerly of Kulleseid. Thence along the last mentioned Kulleseid lands southerly on a non-tangent curve to the right, the center of which bears N69°43'30"W, the central angle of which is 03°25'13", the radius of which is 250.00 feet for 14.92 feet, then

S 23°41'43" W 226.41 feet

and then on a tangent curve to the left, the central angle of which is 07°39'46", the radius of which is 250.00 feet for 33.43 feet to the point or place of beginning, containing 5.884 acres, more or less.

**SUBJECT TO** a Trail Easement over that portion of the lands hereinabove described that is bounded and described as follows:

**BEGINNING** at the point that is the southeasterly most corner of the lands hereinabove described, the northeasterly most corner of the lands shown on that certain "Minor Subdivision

Plat prepared for Lars Kulleseid ..., which was filed in the Putnam County Clerk's office on April 14, 1997 as Map No. 2711 and the point of beginning of the lands herein above described

**THENCE** from the said point of beginning along the lands now or formerly of Kulleseid that are shown on Filed Map No. 2711

S 85°10'39" W 8.54 feet

to a point at the line of other lands formerly of Webb, formerly of Evarts and now or formerly of Kulleseid. Thence along the last mentioned Kulleseid lands the following, first on a non-tangent curve to the right, the center of which bears N69°43'30"W, the central angle of which is 03°25'13", the radius of which is 250.00 feet for 14.92 feet, then

S 23°41'43" W 226.41 feet

and then on a tangent curve to the left, the central angle of which is 07°39'46", the radius of which is 250.00 feet for 33.43 feet, to the point or place of beginning of this easement area.

**N.B.** The meridian (North Point) used in the foregoing description refers to True North at 74°20'00" West Longitude and bears approximately 08°33'00" clockwise from the meridian of Liber 1144 of deeds at page 337. The substance of this note should remain with this description in any instrument to which it may become a part.

Prepared by  
**BADEY & WATSON**  
*Surveying & Engineering, P.C.*  
3063 Route 9  
Cold Spring, New York 10516  
(845) 265-9217 (voice)  
(845) 265-4428 (fax)  
(877) 3.141593  
[www.Badey-Watson.com](http://www.Badey-Watson.com)

Being the same Premises conveyed from Lars I. Kulleseid and Margaret G. Kulleseid to Lars Erik Kulleseid, Sara Ingri Kulleseid, and Nils Gundersen Kulleseid by deed dated December 20, 1991, and recorded in the Putnam County Clerk's office in Liber 1144 at page 337 on December 30, 1991.

RECORD AND RETURN TO:  
Laura J. Cumming  
71 South Mountain Pass Spur  
Garrison, NY 10524



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

In Presence of:

  
LARS ERIK KULLESEID

STATE OF NEW YORK       )  
  )  
COUNTY OF PUTNAM       ) ss:

On the 9th day of September 2017, before me the undersigned, personally appeared LARS ERIK KULLESEID, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual(s) or the person upon behalf of which the individual acted, executed the instrument.

  
NOTARY PUBLIC

  
SARA INGRI KULLESEID

**KATHLEEN N. HAMEL**  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01HA6257732  
Qualified in Putnam County  
Commission Expires March 19, 2020

STATE OF NEW YORK       )  
  )  
COUNTY OF PUTNAM       ) ss:

On the 9th day of September 2017, before me the undersigned, personally appeared SARA INGRI KULLESEID, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity and that by her signature on the instrument, the individual(s) or the person upon behalf of which the individual acted, executed the instrument.

**KATHLEEN N. HAMEL**  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01HA6257732  
Qualified in Putnam County  
Commission Expires March 19, 2020

  
NOTARY PUBLIC

Nils Gundersen Kulleseid  
NILS GUNDERSEN KULLESEID

STATE OF NEW YORK       )  
                                      )  
COUNTY OF PUTNAM       ) ss:

On the 9th day of September 2017, before me the undersigned, personally appeared NILS GUNDERSEN KULLESEID, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual(s) or the person upon behalf of which the individual acted, executed the instrument.

KATHLEEN N. HAMEL  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01HA6257732  
Qualified in Putnam County  
Commission Expires March 19, 2020

Kathleen N. Hamel  
NOTARY PUBLIC

Section: 82  
Block: 1  
Lot: 52  
Town and County: Putnam Valley, Putnam County

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

FOR COUNTY USE ONLY

C1. SWIS Code 372689

C2. Date Deed Recorded 11/24/17

C3. Book 2062 C4. Page 458

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 N/A N/A Tax Parcel # 82.-1-52

2. Buyer Name CUMMING LAURA J.

3. Tax Billing Address 71 South Mountain Pass Spur Garrison NY 10524

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:

5. Deed Property Size N 5.88

6. Seller Name KULLESID Lars Erik

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 10/20/2017

12. Date of Sale/Transfer 10/20/2017

13. Full Sale Price 147,100.00

14. Indicate the value of personal property included in the sale 0.00

15. Check one or more of these conditions as applicable to transfer:

16. Year of Assessment Roll from which information taken(YY) 17

17. Total Assessed Value 65,000

18. Property Class 314 R

19. School District Name Garrison Union

20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))

21. -1-52

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

16. Year of Assessment Roll from which information taken(YY) 17

17. Total Assessed Value 65,000

18. Property Class 314 R

19. School District Name Garrison Union

20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))

21. -1-52

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 Lars Erik Kullerud DATE 28 Oct 2017

BUYER SIGNATURE Laura J. Cumming DATE 28 Oct 2017

BUYER CONTACT INFORMATION

Cumming LAURA J.

71 South Mountain Pass Spur

Garrison NY 10524

BUYER'S ATTORNEY

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

THIS INDENTURE, made the 22nd day of October, nineteen hundred and ninety-one  
BETWEEN

LAURA J. CARMODY, residing at 102 West 79th Street, Apt. 4D, New York,  
New York 10024;

party of the first part, and

WILLIAM R. CUMMING and LAURA J. CARMODY, a/k/a LAURA J. CUMMING, husband and  
wife, residing at 102 West 79th Street, Apt. 4D, New York, New York 10024;

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, 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, being more particularly bounded and described on SCHEDULE A which is annexed hereto and made a part hereof.

BEING the same premises conveyed by Robert J. Carmody to Laura J. Carmody, by deed dated October 25, 1990, and recorded in the Putnam County Clerk's Office on November 2, 1990, in Liber 1107 of Deeds at Page 160.

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

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.  
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.  
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

ROMBOUT ABSTRACT  
831-3997  
RAD 60268

  
LAURA J. CARMODY

SCHEDULE A (description)

1140 - 127

RAD NO. 6268  
Title No.

ALL that certain plot, piece or parcel of land situate, lying and being in the TOWN OF PHILIPSTOWN, County of Putnam and State of New York, bounded and described as follows:

BEGINNING at a point on the center line of a trail, known as Appalachian Trail, at the northwest corner of property heretofore conveyed to Frank E. West, by a certain deed recorded in the Putnam County Clerk's Office in Liber 678 of Deeds at Page 318, said point being also the northwesterly corner of property heretofore conveyed to Robert J. Carmody and Lydia A. Carmody, his wife, in Liber 695 of Deeds at Page 301, and running thence S 87-14-00 E 6.36 feet, N 88-54-20 E 89.45 feet; N 88-02-30 E 234.30 feet, S 87-10-54 E 672.18 feet, S 80-06-00 E 133.71 feet to a corner in the property now or formerly of Estate of William M. Evarts and Landon Evarts; thence along lands of said Landon Evarts and along the centerline of the aforesaid Trail, S 13-00-00 W 70.12 feet, S 05-04-30 W 206.12 feet, on an arc to the left having a radius of 250.00 feet and a central angle of 23-45-00, a distance of 103.63 feet to a point where the radial of said curve bears S 61-10-30 E and to a point in the lands now or formerly of Lark I. Kulleseid; thence along lands now or formerly of said Kulleseid S 87-09-30 W 848.85 feet to a point in line of lands now or formerly of Clifton; thence N 25-39-05 W 311.11 feet, S 77-42-20 W 378.65 feet and N 77-20-20 W 250.00 feet to a point in the centerline of the Appalachian Trail; thence along the center line of said trail, along a curve to the right having a radius of 100.00 feet and a central angle of 43-29-20, a distance of 75.89 feet to a point of reverse curve; thence running along a curve to the left having a radius of 250.00 feet and a central angle of 19-15-20 and a distance of 84.04 feet, N 75-17-00 E 158.54 feet to a point; thence running on a curve to the left having a radius of 150.00 feet, a central angle of 15-48 and a distance of 41.36 feet to a point of reverse curve; thence running on a curve to the right having a radius of 150.00 feet, a central angle of 11-16-20 a distance of 29.51 feet to a point of reverse curve and thence running along a curve to the left having a radius of 350.00, a central angle of 31-21-05 a distance of 191.51 feet still along the Appalachian Trail to the point or place of BEGINNING.

TOGETHER with a right-of-way 50.0 feet wide for ingress and egress over the abovementioned Appalachian Trail from Manitou Road for a total distance of 3066.47 feet to the extent, if any, that the party of the first part has rights in said Appalachian Trail and may legally grant this right-of-way.

SUBJECT to the rights of others over a strip of land 25.0 feet wide at the northwesterly corner of the above-described premises measured southeasterly from the center line of the aforementioned Appalachian Trail for the purpose of ingress and egress to and from the abutting properties.

1140 - 128

STATE OF NEW YORK, COUNTY OF PUTNAM

On the 22nd day of October, 19 91, before me personally came LAURA J. CARMODY

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.

*Michael J. Tighe*  
 NOTARY PUBLIC  
 MICHAEL J. TIGHE  
 Notary Public, State of New York  
 No. 4513044  
 Qualified in Putnam County  
 Commission Expires 4/30/97

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

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 resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Tax Mailing Address:

102 West 79th Street, Apt. 4D,  
New York, New York 10024

## Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No. RAD No. 6268

LAURA J. CARMODY,

TO  
WILLIAM R. CUMMING and LAURA J. CARMODY,  
a/k/a LAURA J. CUMMING.

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS  
 Distributed by  
**SECURITY TITLE AND GUARANTY COMPANY**  
 CHARTERED 1928 **ST** IN NEW YORK

SECTION 82

BLOCK 1

LOT 53

COUNTY OR TOWN County of Putnam  
Town of Philipstown

RETURN BY MAIL TO:

MICHAEL J. TIGHE, ESQ.  
 81 Main Street  
 P. O. Box 313  
 Cold Spring, New York 10516  
 Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

PUTNAM COUNTY CLERK'S OFFICE  
 RECEIVED ON THE 1 DAY OF 7/27/91  
 AT 10:23 AM. RECORDED IN  
 BOOK No. 1140 OF 1991  
 AT PAGE 126 AND EXAMINED

*Joseph J. Talar*  
 1. CLERK

RECEIVED  
 REAL ESTATE  
 NOV 1 1991  
 TRANSFER TAX  
 PUTNAM  
 COUNTY

19.00  
T. Tax exempt

PUTNAM COUNTY  
 CLERK'S OFFICE  
 NOV 1 10 23 AM '91



June 4, 2020

Neal Zuckerman, Chairman  
Philipstown Planning Board  
Town Hall, 238 Main Street  
Cold Spring, NY 10516

RE: Application of Slopeline, LLC – Request for Waiver of Subdivision Regulations, Section 112-24B (Topography)

Dear Mr. Zuckerman and Honorable Board Members:

Please accept this letter as our formal request, on behalf of our client Slopeline, LLC, for a waiver of the requirement to provide topography with 2-foot contours on its proposed subdivision plat.

As a practical matter, you will also see that most of the property is very steep and if the applicant is required to show two-foot contours, the map will become unreadable because the contours will densely cover significant portions of the map. Alternatively, we have provided 10-foot contours, which we believe conveys a real sense of the topographic conditions of the 765 acres proposed to be subdivided.

As you will see when reviewing the map and application, subdivision approval is being sought for three (3) lots, two of which will be not be built upon, while the third is already built upon and for which there are no plans for further construction. Accordingly, we believe that granting the waiver will not deprive the Planning Board any information that is either useful or necessary to inform its decision.

Thank you for your consideration of this request.

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

by  
Glennon J. Watson, L.S.  
845.265.9217 x214  
[gwatson@badey-watson.com](mailto:gwatson@badey-watson.com)

cc: Slopeline, LLC, Attn. Michael Knutson  
File U:\89-112B\WO\_25162\_SlopelineSubd\2020-06-04\_For Planning\NZ01JN20BP\_WaiverRequest.docx

TOWN OF PHILIPSTOWN  
PUTNAM COUNTY, NEW YORK

APPLICATION FOR APPROVAL OF SUBDIVISION PLAT

Tax Map No. See Attached List

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

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

For Office Use Only

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

I. Identification of Applicant and Owner:

a. Applicant (name) Slopline, LLC Tel. 845-473-4440  
address c/o The Scenic Hudson Land Trust, 1 Civic Center Plaza, Suite 200  
Poughkeepsie, NY 10601

b. Owner of property if not same as Applicant:

(name) Same as Applicant Tel. \_\_\_\_\_  
address \_\_\_\_\_  
\_\_\_\_\_

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

- ☐ A- 1 Affidavit of Ownership, executed by the individual, or by the general partner of a partnership, that is the owner of property if not same as the Applicant; OR  
☐ A-2 Affidavit of Ownership, executed by a corporation that is the owner of property if not same as the applicant.  
☐ Appendix B-1 certification executed by the Applicant if the Applicant is a partnership, corporation, association or business trust.



II Attachments: (cont.)

- ☒ Appendix B-2 certification executed by the owner of property if the owner is a partnership, corporation, association or business trust
- ☒ Appendix C Disclosure Statement under Sec. 809 of the General Municipal law.
- ☒ Appendix D Identification of Property and Proposal.
- ☒ Appendix E Identification of Plans and Documents.
- ☒ EAF - Environmental Assessment Form
- ☒ Application Checklist
- ☒ Request for a Waiver of Subdivision Regulations

III. Authorization: The Applicant and Owner hereby grant to the Planning Board, the Town Board and Superintendent of Highways, and their authorized agents, permission to enter upon the property that is the subject of this Application for the purpose of inspection and enforcement of the Subdivision Regulations, including the taking of tests and materials samples:


IV. Endorsements:

a. Applicant/Owner

Slopline, LLC

Date 06/04/2020

Signed

  
Steve Rosenberg (Jun 4, 2020 11:16 EDT)

by Steve Rosenberg, Managing Member

b. Owner of Property if not same as Applicant

Date \_\_\_\_\_

Signed \_\_\_\_\_

Same as applicant

**APPENDIX B-2: CERTIFICATE CONCERNING OWNERSHIP OF OWNER**


1. If owner or applicant is a general or limited partnership, attach this notarized certification listing names and addresses of all partners and participants. If a partner is a partnership, corporation, association or business trust, provide the information required by this section for such partner.
2. If owner or applicant is a corporation, association or business trust attach this notarized certification listing position, name and addresses of all officers, directors and all shareholders owning (whether beneficially or equitable) five (5%) percent or more of any class of such party's stock.

Certificate of Slopline, LLC

Position	Name	Address	% Ownership
SOLE MEMBER	The Scenic Hudson Land Trust, Inc.	1 Civic Center Plaza, Suite 200, Poughkeepsie, NY 10601	100%


The undersigned (corporate officer) hereby certifies that the information hereinabove set forth is true and correct.

Slopline, LLC

Signed   
Steve Rosenberg (Jun 4, 2020 11:16 EDT)  
Steve Rosenberg, Managing Member

Sworn before me this

4 day of June, 20 20

  
Notary Public  
*Remotely Notarized in Putnam County, New York  
pursuant to E.O. 202.7  
Affiant was located in  
Dutchess County at the time  
of signing.*

Pamela Richardson  
Notary Public, State of New York  
No. 02RI6098795  
Qualified in Putnam County  
Commission Expires Sept 22, 2023

A P P E N D I X C

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

A. Identification of Application or Petition:

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

2. NAME OF APPLICANT: Slopeline, LLC

3. RESIDENCE: c/o The Scenic Hudson Land Trust, Inc. | Civic Center Plaza, Suite 200, Poughkeepsie, NY 10601

4. DATE: 6/4/2020

5. NATURE OF APPLICATION OR PETITION: Application for approval to subdivide property into 3 lots.

Two lots will remain undeveloped. The third lot is already developed


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

None

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

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

Date : 6/4/2020

Slopeline, LLC  
  
Signed Steve Rosenberg (Jun 4, 2020 11:16 EDT)  
Steve Rosenberg, Managing Member

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

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

#### SEC. 809. DISCLOSURE IN CERTAIN APPLICATIONS

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

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

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

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

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

D-1. Property

- a. Total acres 765.8
- b. Does application cover all contiguous land of the owner? No  
If no; explain any excluded area  
Other lands of Owner, which are not included in this application will be held in accordance with the mission of Slopeside, LLC and its parent entity The Scenic Hudson Land Trust, Inc.
- c. Tax Map: Sheet See Attached List Block See Attached List Parcel(s) See Attached List
- d. Last deed: Date 7/19/2018 Liber 2084 Page 34  
Date \_\_\_\_\_ Liber \_\_\_\_\_ Page \_\_\_\_\_

D-2 Location:

- APPENDIX I

D-3. Proposal:

- a. Number of Proposed Lots: 3 number already occupied by dwellings, if any: 1
- b. Length of Proposed streets or private ways in Plat: Zero feet.
- c. Does Applicant propose to dedicate to public use all of the streets shown on the proposed plat? No, if not, describe  
Highland Road is private and will remain private
- d. Approximate acreage of land proposed as open space for parks and playground: >719 acres.
- e. Does applicant propose to dedicate to public use all of the open space shown on the proposed plat? No, if not, describe  
It is intended that approximately 520 acres will be conveyed to NYS and 190 acres will be conveyed to HOA subject to a conservation easement.
- f. How is water supply to be provided? Individual drilled Wells Has any application been made to the County of Putnam or State of New York for approval of proposed water supply? No, if yes, give date and describe
- g. How is sewage disposal to be provided? Individual Subsurface Sewage Treatment Systems Has any application been made to the County of Putnam or State of New York for sewage discharge or approval of a sewage disposal system? No, if yes, give date and describe
- h. Does proposed plat include any wetlands and/or water courses as defined by the State of New York or an applicable Local Law? Yes, if yes, describe  
All of Lake Valhalla (35 acres+/-) and its discharge stream exist on the property. See Plat.

D-4. Procedures:

- a. Does applicant (in the case of preliminary plats) propose to submit a final subdivision plat to cover entire preliminary plat or to file same in sections?
- ☒ entire;
- ☐ in sections.
- b. Does applicant intend to request any special authorization for the plat under any of the following? Yes If yes, specify,
- ☐ Sec 281 of Town Law (cluster)
- ☒ Waiver of Subdivision Regulation (Sec. 5) Waiver of 2 foot contour topography
- ☐ Alternate road standards

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

- a. easements Highland road and one access easement burden the property. See Plat. Members of the Lake Valhalla Civic Association have enjoyed use of lake and beach.
- b. deed restrictions on use and development None
- c. mortgages None
- d. liens None
- e. leases None
- f. other None

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

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

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

E-2. Maps and Plans:

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

N.A.

a. (name) \_\_\_\_\_  
Address \_\_\_\_\_  
Tel. \_\_\_\_\_



Applicant	<u>The Scenic Hudson Land Trust, Inc. as Managing Agent</u>
Project Name	<u>Subdivision Plat prepared for Slopevine, LLC, June 4, 2020</u>
Applicant's Representative	<u>Glennon J. Watson, LS (Badey &amp; Watson)</u>
Tax Map ID #	<u>See Attached List</u>
Date	<u>June 4, 2020</u>

**PHILIPSTOWN PLANNING BOARD  
SUBMISSION CHECKLIST  
SUBDIVISION APPLICATIONS**

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

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

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

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

C. Approved subdivision plats may not be revised

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

**Preliminary Sketch Plans**

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

### Minor Subdivision Plat Applications

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

#### I. General Submission Requirements

1. Application on proper forms ☐
2. Forms property signed ☐
3. Application Fee ☐
4. Final Plat Map (5 blue or black-line prints) ☐
  - a. Scale of 1" = 40' or 50' but not less than 1" = 100' ☐
  - b. No less than 20" x 20" no more than 36" x 48" ☐
  - c. Black waterproof ink on good cloth or film ☐
5. Construction Plans (see Checklist VI) ☐
6. Evidence that:
  - a. sewer & water supply approved by PCDH ☐
  - b. street or drainage connections to state or county roads submitted ☐
    - i. Connection application made ☐
  - c. NYSDEC wetland/watercourse modifications approved ☐
7. If major cuts or fills, grading plan ☐
  - a. Five (5) blue or black line prints ☐
8. Design computations and data for drainage or central water and sanitary sewer systems ☐
9. Separate map for lots accessed by open development right-of-way or easement ☐

#### II. Title and location information:

1. Scale of not less than 1" = 100 feet ☐
2. Proposed layout of lots, streets and improvements ☐
3. Future subdivisions on contiguous land ☐
4. Title of the plat ☐
  - a. Duplicate in Putnam Co. ☐
5. Date, Town, etc.
  - a. Date ☐
  - b. Town ☐
  - c. Scale ☐
  - d. County ☐
  - e. North point ☐
  - f. State ☐

6. Location map at scale of 1" = 1000 or 2000 feet ☐
7. Vicinity map showing: property lines/streets within 500' ☐
  - a. scale of 1" = 400' or 800' ☐
  - b. adjacent owner identification ☐
8. Index map if plat is divided into sections or > 1 is req. ☐
  - a. showing lots, lot #'s, streets, street names ☐
  - b. delineation of areas covered ☐
  - c. scale of 1" = 400' or 800' ☐

#### III. Site conditions and land evaluations:

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

#### IV. Property Ownership Information:

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

#### V. Development Proposal Information:

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

## Preliminary Subdivision Plat Application

### I. General Submission Requirements

1. Application on proper forms ☐
2. Properly signed ☐
3. Application fee ☐
4. Preliminary Plat (5 blue or black-line prints) ☐
  - a. Scale not less than 1" = 100' ☐
5. Preliminary profiles (5 blue or black-line prints) ☐
  - a. Horizontal scale-- 1" = 40' or 50' ☐
  - b. Vertical scale-- 1" = 4' or 5' ☐
6. Five (5) copies of a report providing the following information:
  - a. Proposed method of water supply ☐
  - b. Proposed method of sewage disposal ☐
  - c. Results of seepage, deep-test and borings test ☐
  - d. Offsite easements needed for storm drainage ☐
  - e. Completed environmental assessment form (EAF) ☐

### II. Title and Location Information

1. Scale of not less than 1" = 100 feet ☐
2. Existing conditions shown ☐
3. Proposed layouts of lots, streets and improvements ☐
4. Subdividable contiguous land under control of applicant shown ☐
5. Title of the plat ☐
  - a. Duplicate in Putnam County ☐
6. Date, Town, etc.
 

a. Date <input type="checkbox"/>	d. County <input type="checkbox"/>
b. Town <input type="checkbox"/>	e. North point <input type="checkbox"/>
c. Scale <input type="checkbox"/>	f. State <input type="checkbox"/>
7. Location map at scale of 1" = 1000 or 2000 feet ☐
8. Vicinity map showing:
  - a. property lines/streets within 500' ☐
  - b. scale of 1" = 400' or 800' ☐
  - c. adjacent owner identification ☐

### III. Site Conditions and Land Evaluation

1. Existing contours not exceeding 5-foot intervals ☐
  - a. Meeting DOT standard for maps of 1" = 100' ☐
2. Existing permanent buildings and structures ☐
3. Any ledge outcrops ☐
4. Location of existing stone walls and fences ☐
5. Existing watercourses, water bodies and streams ☐
6. Location and limits of wetlands ☐
7. Location and limits of potential flood hazard areas ☐
8. Soil types (based on SCS surveys) ☐
9. Principal wooded areas or large isolated trees ☐
10. Location of seepage test holes, pits and borings ☐
11. Location of wells within 200 feet of the tract ☐
12. Location of drainage discharge points from any street or property ☐

### IV. Property Ownership Information

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

### V.

### Development Proposal Information

1. Location and width of a street pavement ☐
2. Centerline stations at 100' intervals ☐
3. Stations coordinated with preliminary profiles ☐
4. Storm drains, Headwalls, etc.
 

a. Storm drains <input type="checkbox"/>	d. Detention Basins <input type="checkbox"/>
b. Headwalls <input type="checkbox"/>	e. Manholes <input type="checkbox"/>
c. Catch basins <input type="checkbox"/>	f. Tentative invert elevations <input type="checkbox"/>
5. Any relocation or improvement to channels or watercourses ☐
6. Any sanitary sewers, treatment facilities ☐
7. Central water supply site, water mains or appurtenances ☐
8. For each lot:
  - a. water well site locations ☐
  - b. leaching field size and location ☐
  - c. reserve areas for future field extension ☐
  - d. tentative location of building, driveway ☐
  - e. near watercourse, wetland or flood hazard areas ☐
  - f. If so, floor elevation of lowest floor ☐
9. Limits of areas proposed for regrading of filling ☐
10. Limits of areas proposed to be protected from excavation or filling ☐

## Final Subdivision Plat Applications

### I. General Submission Requirements

1. Application on proper forms ☐
2. Forms properly signed ☐
3. Application fee ☐
4. Final Plat in agreement with:
  - a. Preliminary Plat ☐
  - b. and on 5 blue or black-line prints ☐
  - c. 1" = 40' or 50' but no less than 1" = 100' ☐
  - d. No less than 20" x 20" no more than 36" x 48" ☐
  - e. Black waterproof ink on good cloth or film ☐
5. Construction Plans (see Checklist VI) ☐
6. Evidence that:
  - a. sewer & water supply approved by PCDH ☐
  - b. street or drainage connections to state or county road submitted ☐
    1. Connection application made ☐
  - c. NYSDEC wetland/watercourse modifications approved ☐
7. If major cuts or fills, grading plan ☐
  - a. 5 blue or black-line prints ☐
8. Design computations and data for drainage or central water and sanitary sewer systems ☐
9. Separate map for lots accessed by open development right-of-way or easement ☐

### II. Title and Location Information

1. Title of the plat ☐
2. Date, scale, north point, town, county & state ☐
3. Location map at scale of 1" = 1000 or 2000 feet ☐
4. Vicinity map showing:
  - a. property lines/streets within 500' ☐
  - b. scale of 1" = 400' or 800' ☐
  - c. adjacent owner identification ☐
5. Index map if plat is divided into sections of >1 is required ☐
  - a. showing lots, lot #'s, streets, street names ☐
  - b. delineation of areas ☐
  - c. scale of 1" = 400' or 800' ☐

### III. Site Conditions and Land Evaluations

1. Existing contours not exceeding 5-foot intervals ☐
  - a. Meeting DOT standards for maps of 1" = 100' ☐
2. Existing permanent buildings and structures ☐
3. Existing watercourse, water bodies and streams ☐
4. Location and limits of wetlands ☐
5. Location and limits of potential flood hazard areas ☐
6. Location of drainage discharge points from any street or property ☐

### IV. Property Ownership Information

1. Name and address of owner ☐
2. Name and address of applicant if different from owner ☐
3. Perimeter boundary of tract and area ☐
4. Approx. location of property lines 200 feet from tract ☐
5. Both street r-o-w lines of any street abutting tract ☐
6. Survey relationship of tract to streets/roads etc. ☐
7. Names of owners of property abutting tract ☐
8. Proposed lots and lot numbers and the area of each lot ☐
9. Proposed street and/or r-o-w including widths ☐
10. Street names ☐
11. Location & dimensions of existing & proposed easements ☐
12. Existing monuments ☐
13. Proposed monuments ☐
14. Any municipal or taxation district boundary ☐
15. Any channel and building lines ☐
16. Parks and playgrounds and their area ☐
17. Reserved areas for watercourse/wetland protection or conservation ☐

### V. Development Proposal Information

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

### VI. Construction Plans (Final Plat Applications)

- A. General:
  1. Drawn on good quality heavy linen tracing cloth ☐
  2. Plan and profile drawings for all:

a. proposed streets <input type="checkbox"/>	g. ditches <input type="checkbox"/>
b. storm drains <input type="checkbox"/>	h. channels <input type="checkbox"/>
c. gutters <input type="checkbox"/>	i. headwalls <input type="checkbox"/>
d. catch basins <input type="checkbox"/>	j. sidewalks <input type="checkbox"/>
e. manholes <input type="checkbox"/>	k. curbs <input type="checkbox"/>
f. water mains <input type="checkbox"/>	l. sanitary <input type="checkbox"/>
  3. Plan & profile drawings on 24" x 36" sheets ☐
  4. Profiles drawn to horizontal Scale of 1" = 40' or 50' ☐
  5. Profiles drawn to vertical Scale of 1" = 4' or 5' ☐
  6. Drawings and elevations based on official bench marks ☐

**Final Subdivision Plat Applications**  
**(CONTINUED)**

**VI. Construction Plans (Continued)**

**B. Information Required:**

1. Title of Plat ☐
2. Date, scale, north point, town, county & state ☐
3. For streets to be constructed to Town specifications:
  - a. existing grades at center line and both street line ☐
  - b. proposed grade at center line, street lines & edge ☐
  - c. width of pavement ☐
  - d. typical street cross section ☐
  - e. cross section at all cross culverts ☐
4. For open development area private r-o-w or easements:
  - a. existing/proposed grade at center line ☐
  - b. street lines & edge/width of travel way ☐
  - c. typical street cross section ☐
  - d. cross section at all cross culverts ☐
5. Pipes, Ditches, Culverts, etc.
 

	Depth	Invert	Slope	Size
a. pipes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. ditches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. culvert	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. manholes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. catch basins	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. headwalls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. channels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Ditch and channel cross sections ☐
7. Approx. loc. of lot lines intersecting the street line ☐
8. Lot numbers and street names ☐
9. Sidewalks, Curbs, etc.
 

a. Sidewalks <input type="checkbox"/>	d. Water main <input type="checkbox"/>
b. Curbs <input type="checkbox"/>	e. Sanitary sewer <input type="checkbox"/>
c. Gutters <input type="checkbox"/>	
10. Detail drawings of:
 

a. Bridges <input type="checkbox"/>	c. Deep manholes <input type="checkbox"/>
b. Culverts <input type="checkbox"/>	
11. If required by PB, existing and proposed contours at an interval not over 2 feet for the following
  - a. within not less than 25' outside street r-o-w lines ☐
  - b. outside the street r-o-w lines at intersections & sight easements ☐
  - c. within street r-o-w lines including pavement areas at intersections ☐
  - d. construction/grading adjacent to watercourses/wetlands ☐
  - e. improvement areas in park and recreation areas ☐
12. Provision for temporary or permanent storm water det. ☐
13. Provision for erosion control during & after construction ☐
14. Landscaping, grading, drainage, fencing, or other improvements for park and recreation areas as required ☐
15. Block for "Approved by PB" & place to sign/date ☐

**VII. Grading Plans (Final Plat Applications)**

1. Drawn on good cloth/film at scale: 1" = 40' or 50' ☐
2. Title of Subdivision ☐
3. Date, scale, north point, town, county & state ☐
4. Layout of existing/proposed lot/street lines ☐
5. Boundary of area to be regraded, cut or filled ☐
6. Existing/proposed contours at intervals not exceeding 2' ☐
7. Cross-sections, if requested by PB ☐
8. Existing/proposed drainage watercourses, wetlands ☐
9. Existing/permanent buildings and structures ☐
10. Location of all test holes/ pits and borings ☐
11. Provision for temporary/permanent storm water det. ☐
12. Control of erosion/sed. during and after construction ☐
13. Block for "Approval by PB" with plat to sign/date ☐

**VIII. Additional Information (For Minor/Final Applications)**

1. Cert. by surveyor that map has no error of closure of greater than 1 part/5000 ☐
2. Cert. by surveyor of completion date of survey and plat map ☐
3. Signature block "Approved by PB" space for sign/date ☐
4. Signature block for owner/applicant authorizing filing ☐
5. PCHD endorsement for water/sewer provisions ☐
6. Any additional notes required or approved by PB ☐

**SLOPELINE PARCELS**  
**Included in 2020 Application for Subdivision Approval**

**16.-1-19**  
**16.-1-18**  
**16.-1-11**  
**16.11-1-11**  
**16.-1-12**  
**16.-1-15**  
**16.-1-14**  
**16.-1-13**  
**16.-1-20**  
**16.-1-17**  
**16.-1-16**  
**16.11-1-1**  
**16.11-1-2**  
**16.11-1-3**  
**16.15-1-40**

# 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.

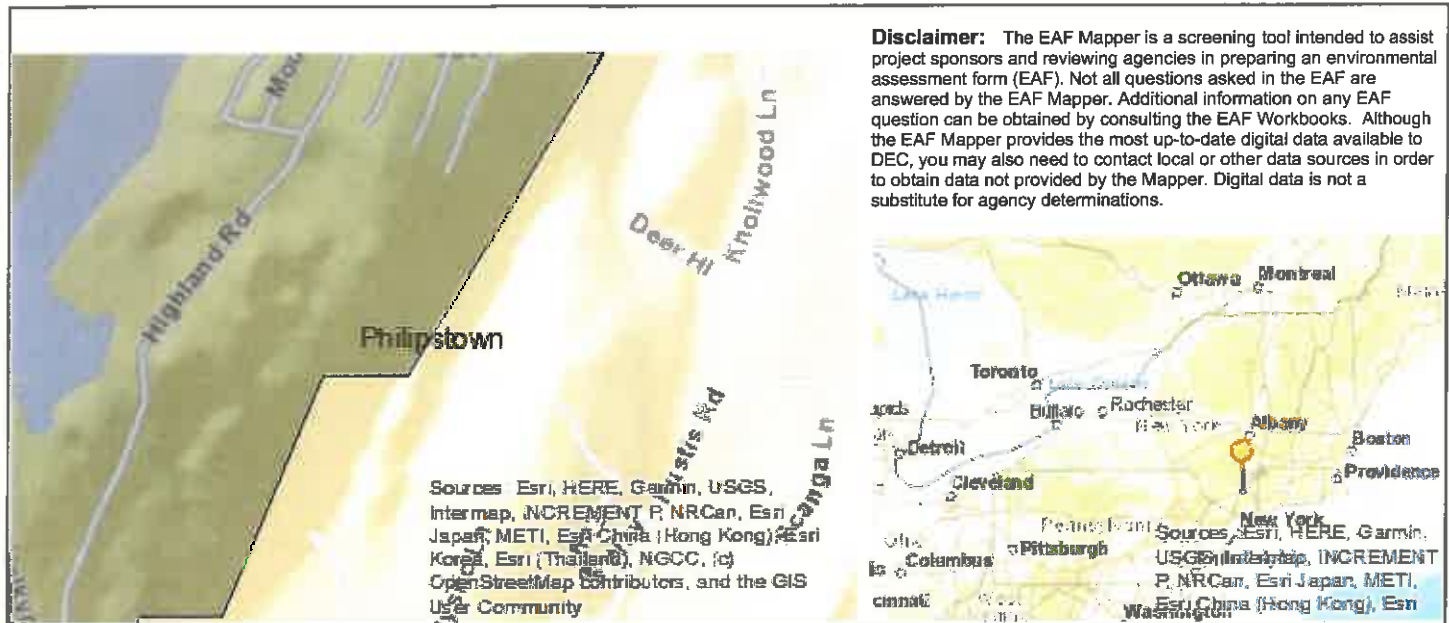
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Approval of Subdivision of Property of Slopeline, LLC			
Project Location (describe, and attach a location map): At Lake Valhalla, Highlands Road in the NW corner of the Town of Philipstown, Putnam County, NY (See Plat)			
Brief Description of Proposed Action: Approval of the subdivision of a 770 acre parcel into 3 parcels  Parcel A - 520 acres is unimproved and will be protected by conservation easement or conveyed to New York State Parcel B - 190 acres is improved with small recreational structures. It will be conveyed to an HOA associated with the existing residential community surrounded by the Slopeline land, and it will be subject to a conservation easement. Parcel C - 50 acres is already improved with residential structures and out buildings. If and when it is conveyed by Slopeline, it will be conveyed subject to a conservation easement.			
Name of Applicant or Sponsor:  Slopeline, LLC		Telephone: 845-473-4440 x 218  E-Mail: MKnutson@ScenicHudson.org	
Address: c/o The Scenic Hudson Land Trust, 1 Civic Center Plaza, Suite 200			
City/PO: Poughkeepsie		State: New York	Zip Code: 12601
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.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Putnam County Planning (239N)			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? <span style="float: right;">770 acres</span> b. Total acreage to be physically disturbed? <span style="float: right;">Zero acres</span> c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <span style="float: right;">1150+/- acres</span>			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input checked="" type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
Not applicable to this project.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Existing private well on Parcel C will be utilized. Additional structures are not anticipated at this time. The other parcels (A & B) will not require wells.			
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Existing septic systems on Parcel C will be utilized. Additional structures are not anticipated at this time. The other parcels (A & B) will not require septic systems.			
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
_____			
_____			



14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Timber Rattlesnake, Norther...	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Slopeline, LLC</u> Date: <u>June 4, 2020</u>		
Signature: <u>Glenn J. Watson</u> Title: <u>Surveyor for Applicant</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Timber Rattlesnake, Northern Long-eared Bat, Bald Eagle
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



Michael C Bartolotti, County Clerk  
Putnam County Office Building  
40 Glencida Avenue Room 100  
Carmel, New York 10512



ACS-000000000433777-000000000836968-040

Endorsement Page

Document # 1501832      Drawer # 07      Recorded Date: 07/19/2018  
Document Type: DEED      Book 2084      Page 34      Recorded Time: 1:04:46 PM  
Document Page Count: 40      Receipt # 11881

PRESENTER:

DARLA DOBERT  
ONE HUDSON CITY CENTRE  
HUDSON, NY 12534

RETURN TO:

DARLA DOBERT  
ONE HUDSON CITY CENTRE  
HUDSON, NY 12534

PARTIES

GRANTOR

BMR FUNDING LLC

GRANTEE

SLOPELINE LLC

FEE DETAILS

Consideration: \$12,000,000.00  
1501832  
DEED 40 220.00  
FP-584 1 5.00  
CULTURAL EDUCATION 15.00  
RECORD MANAGEMENT 5.00  
RP-5217 RESID/AGRIC 125.00  
TRANSFER TAX 168,000.00  
PROCESSING FEE 1 1.00  
AMOUNT FOR THIS DOCUMENT: 168,371.00  
RETT # 000002512

RESERVED FOR CERTIFICATION

THIS DOCUMENT WAS EXAMINED PURSUANT TO S315  
REAL PROPERTY LAW

EXEMPTIONS

RESERVED FOR CLERKS NOTES

Michael C. Bartolotti  
Putnam County Clerk

*In Witness Whereof, The party of the first part have hereunto set its hand and seal the day and year first above written.*

**In Presence of**

**BMR FUNDING, LLC**

By: 

By:                     


Title: Michael A. Gatto  
Authorized Signatory

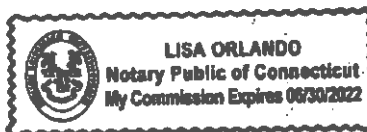
STATE OF Conn )

)ss.:

COUNTY OF FAIRFIELD )

On the 17 day of July 2018, before me, the undersigned, in and for said State, personally appeared MICHAEL GATTO, 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 executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public



Record & Return:

Stopline, LLC

c/o The Scenic Hudson Land Trust, Inc.

1 Civic Center Plaza, Ste 200

Poughkeepsie, NY 12601

Attn: Pamela Richardson, Esq.

*Fidelity National Title Insurance Company*  
*Issued by*  
**SNEERINGER MONAHAN PROVOST REDGRAVE**  
**TITLE AGENCY, INC.**

S 50°53'55" E 148.33 feet

to a point on the northerly line of Foundry Dam Road. Thence westerly along the northerly line of Foundry Dam Road and mostly along the road face of a stone wall, the following courses:

S 61°00'00" W 46.15 feet  
S 72°20'00" W 24.36 feet  
N 64°10'00" W 5.80 feet  
S 53°00'00" W 7.20 feet  
S 73°20'00" W 26.50 feet  
S 79°20'00" W 29.80 feet  
S 87°10'00" W 13.50 feet  
S 75°50'00" W 28.20 feet  
S 78°45'00" W 22.40 feet  
N 87°00'00" W 7.30 feet and  
S 75°25'00" W 43.80 feet

to a point. Thence still along the northerly line of Foundry Dam Road and continuing along the northerly line of lands shown on that certain map entitled "Property of Caucasian Society Allaverdy, Inc...", which was filed in the Putnam County Clerk's office on July 27, 1939, in Book 3 of Maps at page 68.

S 79°05'00" W 81.50 feet

to a point. Thence still along the northerly line of the said lands shown on the map in Book 3 of Maps at page 68, along the northerly line of an old roadway and in part along the centerline of a stone wall, the following courses:

S 86°20'00" W 20.70 feet  
N 76°30'00" W 14.50 feet  
N 48°40'00" W 29.00 feet  
N 53°00'00" W 161.00 feet  
N 54°20'00" W 91.50 feet  
N 46°00'00" W 28.50 feet  
N 70°40'00" W 22.00 feet  
S 89°20'00" W 17.00 feet  
S 60°00'00" W 69.50 feet  
S 73°30'00" W 34.00 feet to a cross cut  
S 78°21'00" W 92.10 feet to a cross cut  
N 87°48'00" W 36.30 feet

*Fidelity National Title Insurance Company*  
*Issued by*  
**SNEERINGER MONAHAN PROVOST REDGRAVE**  
**TITLE AGENCY, INC.**

N 44°14'40" E 144.40 feet  
N 11°44'10" E 69.70 feet  
N 29°05'40" W 74.30 feet  
N 68°30'30" W 37.50 feet  
N 77°01'10" W 113.60 feet  
S 68°23'40" W 39.20 feet  
S 37°12'00" W 43.00 feet  
S 22°47'10" W 67.20 feet  
S 34°27'40" W 94.40 feet  
S 39°25'10" W 167.50 feet  
S 75°49'40" W 63.30 feet  
S 22°08'10" W 36.20 feet  
S 56°15'20" W 95.60 feet  
S 27°45'40" W 42.40 feet  
S 39°58'50" W 52.80 feet  
S 14°31'00" W 66.60 feet  
S 11°39'10" W 86.00 feet  
S 74°08'00" W 51.60 feet and  
S 57°07'00" W 30.45 feet

to a point at the line of lands formerly of B. Bloomer, formerly of Wood and now or formerly of Seigel, which point occupies coordinate position

N 535,542.16 (y)  
E 607,719.90 (x)

of the said New York State Coordinate System, East Zone (NAD 1927). Thence along the said Seigel lands

N 66°44'20" W 229.69 feet to an axle, and  
S 38°50'06" W 517.15 feet

to a cross cut on a large rock at the line of lands formerly of G. Bloomer and now or formerly of Hustis. Thence along the said Hustis lands

S 42°05'27" W 901.93 feet

to an iron pipe at the line of lands formerly of said G. Bloomer, formerly of the Young Men's & Women's Hebrew Association and now or formerly of the People of the State of New York, as shown on that

*Fidelity National Title Insurance Company*  
*Issued by*  
**SNEERINGER MONAHAN PROVOST REDGRAVE**  
**TITLE AGENCY, INC.**

N 535,950.77 (y)

E 601,275.81 (x)

of the said New York State Coordinate System, East Zone (NAD 1927). Thence continuing along the last mentioned lands of the People of the State of New York and continuing further along lands formerly of Dewindt, formerly of the City of Beacon and now or formerly of the People of the State of New York that are shown on that certain "Map ... Acquired ... by ... Parks, Recreation & Historic Preservation Law ...," which was filed in the Dutchess County Clerk's office on June 12, 2008, as Map No. 12171, the following courses:

N 38°24'07" E 3,335.88 feet, to a drill hole,

N 39°44'32" E 1,131.97 feet, to a drill hole,

S 60°41'43" E 3,453.96 feet, crossing back into Putnam County, to a stone pile

N 31°15'50" E 2,250.44 feet, to a pin and cap,

N 32°13'20" E 1,473.10 feet, and

N 29°57'00" E 2,120.48 feet,

to a point on the line reputedly dividing the County of Dutchess, on the north, from the County of Putnam, on the south, which line is the southerly line of lands formerly of The Scenic Hudson Land Trust, Inc. and now or formerly of the People of the State of New York, which point occupies coordinate position

N 542,752.03 (y)

E 610,095.67 (x)

of the said New York State Coordinate System, East Zone (NAD 1927). Thence along The Scenic Hudson Land Trust, Inc. lands, continuing along lands formerly of Reichenstein and now or formerly of the People of the State of New York, along lands formerly of New York Isthmus, Inc. and now or formerly of Peter R. Morris, again along lands formerly of Reichenstein and now or formerly of the People of the State of New York, and always along the said County Line, the following courses:

N 82°19'43" E 439.56 feet

N 81°54'17" E 2,085.21 feet

N 84°59'46" E 663.30 feet,

to a point at the line of lands formerly of The Village of Fishkill and now or formerly of Downey. Thence leaving the said County Line and along the said Downey lands, the following courses:

S 40°39'47" E 444.85 feet,

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of the said New York State Coordinate System, East Zone (NAD 1927). Thence along the said Bechelli lands

S 03°32'03" E 435.24 feet,

to a point at the line of lands formerly of Lowe, formerly of Lyons and now shown on that certain "Subdivision Plat of Lyons (Weisman) Lands ...," which was filed in the Putnam County Clerk's office on June 12, 1998, as Map No. 2749. Thence along the said lands shown on Filed Map No. 2749 and mostly along the center of a stone wall, the following courses:

N 88°07'05" W 668.10 feet  
S 02°23'45" W 89.61 feet  
S 00°47'39" E 19.20 feet  
S 15°50'43" W 46.88 feet  
S 03°10'28" W 126.67 feet  
S 00°18'24" W 109.06 feet  
S 04°11'43" W 65.08 feet  
S 02°32'25" W 246.15 feet  
S 81°42'14" W 156.72 feet  
N 86°13'20" W 580.28 feet  
N 57°27'05" W 15.61 feet  
N 40°38'28" W 159.41 feet  
N 51°35'54" W 13.59 feet  
N 66°40'15" W 156.26 feet  
N 71°15'36" W 71.57 feet  
N 88°43'08" W 17.48 feet  
S 84°28'30" W 308.64 feet  
S 82°06'36" W 177.26 feet  
S 83°45'50" W 230.89 feet  
S 30°49'40" W 389.35 feet to a cross cut  
S 21°12'38" W 121.31 feet  
S 74°35'50" E 170.20 feet  
S 68°03'02" E 68.57 feet  
S 74°05'16" E 201.45 feet  
S 69°26'20" E 75.21 feet  
S 74°01'25" E 196.84 feet and  
S 76°23'31" E 548.14 feet



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S 18°01'14" W 15.80 feet  
S 29°55'19" W 290.59 feet  
S 28°59'46" W 182.67 feet  
S 30°25'10" W 113.23 feet and  
S 27°47'07" W 81.09 feet

to a cross cut at the line of lands formerly of Hustis and now shown on that certain "Subdivision and Survey prepared for Peter Lisikatos ...," which was filed in the Putnam County Clerk's office on March 25, 1988 as Map No. 2297. Thence along the lands shown on Filed Map No. 2297

S 30°40'29" W 204.76 feet

to a crosscut at the line of lands formerly of Hustis, formerly of Quiana & Magee and shown on that certain map entitled "Open Development Area of Lands of M. J. Quiana & J. F. Magee ...," which was filed in the Putnam County Clerk's office on August 12, 1976, as Map No. 1527, which point occupies coordinate position

N 537,463.47 (y)  
E 611,807.51(x)

of the said New York State Coordinate System, East Zone (NAD 1927). Thence along the said lands shown on Filed Map No. 1527 and mostly along the centerline of a stone wall, the following courses:

N 88°24'00" W 130.00 feet  
N 74°39'00" W 51.00 feet  
N 72°59'00" W 56.00 feet  
N 76°29'00" W 28.00 feet  
N 74°44'00" W 22.00 feet  
N 68°59'00" W 16.00 feet  
N 75°14'00" W 12.12 feet and  
S 00°52'50" W 0.89 feet

to a point at the line of lands formerly of Hustis and now shown on that certain "Final Subdivision Plat for Raymond Peterson ...," which was filed in the Putnam County Clerk's office on April 13, 1983 as Map No. 1911. Thence along the lands shown on Filed Map No. 1911 and in part along the center of a stone wall, the following courses:

N 76°09'20" W 111.00 feet  
N 58°33'10" W 22.38 feet

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N 38°35'40" E 178.62 feet and

N 13°02'01" E 52.88 feet

to a point once again at the line of the aforementioned lands formerly of O'Brien, formerly of Cox and now or formerly of Sterritt. Thence once again along the said Sterritt lands

S 45°27'34" E 46.65 feet

to a point at the line of lands formerly of Hustis, formerly of Kiesbye, and now or formerly of Hutchenson. Thence along the last mentioned Hutchenson lands

S 38°05'36" W 209.63 feet

to the point where the aforementioned westerly line of Barrett Pond Road meets the northerly line of Hustis Road. Thence southerly along the westerly line of Barrett Pond Road, the following courses:

S 24°45'00" E 19.54 feet

S 35°00'00" W 33.00 feet

S 34°36'00" E 23.00 feet

S 40°00'00" E 33.70 feet

S 08°48'00" E 14.70 feet

S 50°00'00" W 3.59 feet and

S 06°05'00" E 47.18 feet

to the point or place of beginning, [FOR INFORMATION ONLY, NOT INSURED: containing 1209.54 acres, more or less.]

**EXCEPTING THEREFROM** the following one hundred one (101) parcels:

Exception No. 1		Deed and Lot(s) References		
Current Owner:	Schroeder	Date: 17 Aug 03	Liber: 1645	Page: 0465
ca. 1997 Owner:	Schroeder	Date: 17 Jan 90	Liber: 1083	Page: 0213
Original Owner:	Schroeder	Date: 26 Jun 72	Liber: 0702	Page: 0141
Tax Map Designation:	16.00 1 16	Lot(s): n/a	Filed Map: n/a	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): n/a	Filed Map: n/a	

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Exception No. 7		Deed and Lot(s) References		
Current Owner:	Leach & Gomez	Date: 20Nov15	Liber: 1996	Page: 0364
ca. 1997 Owner:	Lombardi et al.	Date: 08Oct91	Liber: 1142	Page: 0074
Original Owner:	Lombardi	Date: 09Mar51	Liber: 0392	Page: 0001
Tax Map Designation:	16.11 1 05 & 07	Lot(s): n/a	Filed Map: n/a	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): n/a	Filed Map: n/a	

Exception No. 8		Deed and Lot(s) References		
Current Owner:	Rubino	Date: 07Mar1981	Liber: 1118	Page: 0143
ca. 1997 Owner:	Rubino	Date: 07Mar81	Liber: 1118	Page: 0143
Original Owner:	Quick	Date: 19Jun69	Liber: 0677	Page: 0781
Tax Map Designation:	16.11 1 08	Lot(s): n/a	Filed Map: n/a	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): n/a	Filed Map: n/a	

Exception No. 9		Deed and Lot(s) References		
Current Owner:	Rubino	Date: 07Mar 81	Liber: 1118	Page 0143
ca. 1997 Owner:	Rubino	Date: 07Mar 81	Liber: 1118	Page 0143
Original Owner:	Quick	Date: 19Jun69	Liber: 0677	Page: 0781
Tax Map Designation:	16.11 1 08	Lot(s): 098	Filed Map: 163C	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 098	Filed Map: 163C	

Exception No. 10		Deed and Lot(s) References		
Current Owner:	Kolarek	Date: 04Feb14	Liber: 1950	Page: 0383
ca. 1997 Owner:	Herkert	Date: 22Jul85	Liber: 0882	Page: 0282
Original Owner:	Onyun	Date: 28Oct50	Liber: 0387	Page: 0327
Tax Map Designation:	16.11 1 09	Lot(s): 099	Filed Map: 163C	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 099	Filed Map: 163C	

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Exception No. 15		Deed and Lot(s) References		
Current Owner:	Finn	Date: 01Jun95	Liber: 1293	Page: 0077
ca.1997 Owner:	Finn	Date: 01Jun95	Liber: 1293	Page: 0077
Original Owner:	Pflug	Date: 01Sep59	Liber: 0522	Page: 0329
Tax Map Designation:	16.11 1 16	Lot(s): 036	Filed Map: 163D	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 036	Filed Map: 163D	

Exception No. 16		Deed and Lot(s) References		
Current Owner:	Russell & Kuper	Date: 15Dec93	Liber: 1227	Page: 0001
ca. 1997 Owner:	Russell & Kuper	Date: 15Dec93	Liber: 1227	Page: 0001
Original Owner:	Steiner	Date: 09Aug48	Liber: 0352	Page: 0374
Tax Map Designation:	16.11 1 17	Lot(s): 037	Filed Map: 163E	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 037	Filed Map: 163E	

Exception No. 17		Deed and Lot(s) References		
Current Owner:	Viola & Nardiello	Date: 13Mar78	Liber: 1919	Page: 0222
Ca. 1997 Owner:	Abel	Date: 08Aug95	Liber: 1304	Page: 0064
Original Owner:	Abel	Date: 04Jun59	Liber: 0516	Page: 0270
Tax Map Designation:	16.11 1 18	Lot(s): 035	Filed Map: 163D	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 035	Filed Map: 163D	

Exception No. 18		Deed and Lot(s) References		
Current Owner:	Spillane	Date: 19Sep13	Liber: 1933	Page: 0078
ca. 1997 Owner:	Shelley	Date: 30Apr87	Liber: 0957	Page: 0033
Original Owner:	Kummerle	Date: 13Aug48	Liber: 0352	Page: 0379
Tax Map Designation:	16.11 1 19	Lot(s): 025	Filed Map: 163D	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 025	Filed Map: 163D	

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Exception No. 23		Deed and Lot(s) References		
Current Owner:	Carone	Date: 3Apr02	Liber: 1586	Page: 0331
ca. 1997 Owner:	Weller	Date: 16Aug44	Liber: 0285	Page: 0247
Original Owner:	Paine	Date: 01Oct34	Liber: 0200	Page: 0256
Tax Map Designation:	16.11 1 22	Lot(s): 024	Filed Map: 163A	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 024	Filed Map: 163A	

Exception No. 24		Deed and Lot(s) References		
Current Owner:	Dwyer	Date: 24Jul94	Liber: 1254	Page: 0336
ca. 1997 Owner:	Dwyer	Date: 24Jul94	Liber: 1254	Page: 0336
Original Owner:	Pletz	Date: 16Jun34	Liber: 0196	Page: 0105
Tax Map Designation:	16.11 1 23	Lot(s): 010	Filed Map: 163A	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 010	Filed Map: 163A	

Exception No. 25		Deed and Lot(s) References		
Current Owner:	McDuffee	Date: 04Mar99	Liber: 1462	Page: 0424
ca. 1997 Owner:	Hoss	Date: 19Feb86	Liber: 0884	Page: 0273
Original Owner:	Sherrard	Date: 18Sep43	Liber: 0277	Page: 0269
Tax Map Designation:	16.11 1 24	Lot(s): 011	Filed Map: 163A	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 011	Filed Map: 163A	

Exception No. 26		Deed and Lot(s) References		
Current Owner:	Watson	Date: 31Jan14	Liber: 1944	Page: 0377
ca. 1997 Owner:	Mellone	Date: 18Apr75	Liber: 0726	Page: 1162
Original Owner:	Brennen	Date: 05Aug33	Liber: 0187	Page: 0427
Tax Map Designation:	16.11 1 25	Lot(s): 012	Filed Map: 163A	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 012	Filed Map: 163A	

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Exception No. 31		Deed and Lot(s) References		
Current Owner:	Codino	Date: 17Jun05	Liber: 1811	Page: 0389
ca. 1997 Owner:	Codino	Date: 29Jul69	Liber: 0679	Page: 1056
Original Owner:	Codino	Date: 29Jul69	Liber: 0679	Page: 1056
Tax Map Designation:	16.11 1 30	Lot(s): 006	Filed Map: 163E	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 006	Filed Map: 163E	

Exception No. 32		Deed and Lot(s) References		
Current Owner:	Vartanian Revocable Trust	Date: 22Mar13	Liber: 1925	Page: 0077
ca. 1997 Owner:	Vartanian Revocable Trust	Date: 26Jul89	Liber: 1065	Page: 0335
Original Owner:	Finnegan	Date: 25Sep43	Liber: 0277	Page: 0273
Tax Map Designation:	16.11 1 31	Lot(s): 007	Filed Map: 163E	
Original Grantor:	Novoting	Lot(s): 007	Filed Map: 163D	

Exception No. 33		Deed and Lot(s) References		
Current Owner:	Vartanian Revocable Trust	Date: 22Mar13	Liber: 1925	Page: 0077
ca. 1997 Owner:	Vartanian Revocable Trust	Date: 26Jul89	Liber: 1065	Page: 0335
Original Owner:	Dunn	Date: 07May60	Liber: 0530	Page: 0083
Tax Map Designation:	16.11 1 31	Lot(s): 056	Filed Map: 163E	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 056	Filed Map: 163E	

Exception No. 34		Deed and Lot(s) References		
Current Owner:	Engel	Date: 04Aug82	Liber: 0785	Page: 0128
ca. 1997 Owner:	Engel	Date: 04Aug82	Liber: 0785	Page: 0128
Original Owner:	Hard	Date: 01Sep72	Liber: 0703	Page: 1114
Tax Map Designation:	16.11 1 32	Lot(s): 008	Filed Map: 163A	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 008	Filed Map: 163A	

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Exception No. 39		Deed and Lot(s) References		
Current Owner:	Gochanour	Date: 08Apr10	Liber: 1853	Page: 0253
ca. 1997 Owner:	Selby & Miller	Date: 12Jan93	Liber: 1184	Page: 0312
Original Owner:	Beissel	Date: 15Oct38	Liber: 0237	Page: 0103
Tax Map Designation:	16.11 1 37	Lot(s): 058	Filed Map: 163D	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 058	Filed Map: 163D	

Exception No. 40		Deed and Lot(s) References		
Current Owner:	Rothermel	Date: 17May13	Liber: 1922	Page: 0264
ca. 1997 Owner:	Rothermel	Date: 18Aug88	Liber: 1027	Page: 0102
Original Owner:	Fitall	Date: 25Apr67	Liber: 0645	Page: 0190
Tax Map Designation:	16.11 1 38	Lot(s): 059	Filed Map: 163E	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 059	Filed Map: 163E	

Exception No. 41		Deed and Lot(s) References		
Current Owner:	Rothermel	Date: 17May13	Liber: 1922	Page: 0264
ca. 1997 Owner:	Rothermel	Date: 18Aug88	Liber: 1027	Page: 0102
Original Owner:	Fitall	Date: 25Apr67	Liber: 0645	Page: 0190
Tax Map Designation:	16.11 1 39	Lot(s): 060	Filed Map: 163E	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 060	Filed Map: 163E	

Exception No. 42		Deed and Lot(s) References		
Current Owner:	Hoess	Date: 19Feb03	Liber: 1615	Page: 0263
ca. 1997 Owner:	Hoess	Date: 19Feb03	Liber: 0692	Page: 0184
Original Owner:	Dwyer	Date: 24Apr71	Liber: 0692	Page: 0184
Tax Map Designation:	16.11 1 54	Lot(s): 065	Filed Map: 163C	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 065	Filed Map: 163C	

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Exception No. 47		Deed and Lot(s) References		
Current Owner:	Young Revocable Trust	Date: 17July13	Liber: 1928	Page: 0134
ca.1997 Owner:	Young	Date 09Dec94	Liber: 1272	Page 0290
Original Owner:	Boeckler	Date 17Jul50	Liber: 0382	Page: 0207
Tax Map Designation:	16.11 1 46	Lot(s):070	Lot(s):163C	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s):070	Lot(s)163C	

Exception No. 48		Deed and Lot(s) References		
Current Owner:	Lombardi	Date: 10Mar.15	Liber: 1975	Page: 0146
ca. 1997 Owner:	Fox	Date: 06Jun67	Liber: 0648	Page: 0103
Original Owner:	Wittermer	Date: 18Nov42	Liber: 0271	Page: 0035
Tax Map Designation:	16.11 1 48	Lot(s) :072	Filed Map: 163C	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 072	Filed Map: 163C	

Exception No. 49		Deed and Lot(s) References		
Current Owner:	Lombardi	Date: 10Mar.15	Liber: 1975	Page: 0146
ca. 1997 Owner:	Fox	Date: 03May71	Liber: 0692	Page: 0524
Original Owner:	Wittermer	Date: 18Nov42	Liber: 0271	Page: 0035
Tax Map Designation:	16.11 1 48	Lot(s): 078	Filed Map: 163C	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 078	Filed Map: 163C	

Exception No. 50		Deed and Lot(s) References		
Current Owner:	Lombardi	Date: 10Mar.15	Liber: 1975	Page: 0146
ca. 1997Owner:	Fox	Date: 03May71	Liber: 0692	Page: 0524
Original Owner:	Wittermer	Date: 18Nov42	Liber: 0271	Page: 0035
Tax Map Designation:	16.11 1 48	Lot(s): 083	Filed Map: 163C	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 083	Filed Map: 163C	



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Exception No. 55		Deed and Lot(s) References		
Current Owner:	Lombardi	Date: 10Mar.15	Liber: 1975	Page: 0146
ca. 1997 Owner:	Rosiello	Date: 16Dec74	Liber: 0724	Page: 0754
Original Owner:	Rosiello	Date: 16Dec74	Liber: 0724	Page: 0754
Tax Map Designation:	16.11 1 48	Lot(s): 082	Filed Map: 163C	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 082	Filed Map: 163C	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 075	Filed Map: 163C	

Exception No. 56		Deed and Lot(s) References		
Current Owner:	Hoess	Date: 14Feb03	Liber: 1615	Page: 0263
ca. 1997 Owner:	Dwyer	Date: 02Aug85	Liber: 0887	Page: 0273
Original Owner:	Roser	Date: 04Oct37	Liber: 0231	Page: 0248
Tax Map Designation:	16.11 1 54	Lot(s): 074	Filed Map: 163C	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 074	Filed Map: 163C	

Exception No. 57		Deed and Lot(s) References		
Current Owner:	Hoess	Date: 14Feb03	Liber: 1615	Page: 0263
ca. 1997 Owner:	Dwyer	Date: 02Aug85	Liber: 0887	Page: 0273
Original Owner:	Roser	Date: 04Oct37	Liber: 0231	Page: 0248
Tax Map Designation:	16.11 1 54	Lot(s): 075	Filed Map: 163C	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 075	Filed Map: 163C	

Exception No. 58		Deed and Lot(s) References		
Current Owner:	Silva-Sadder	Date: 30Sep74	Liber: 0723	Page: 0021
ca. 1997 Owner:	Silva-Sadder	Date: 30Sep74	Liber: 0723	Page: 0021
Original Owner:	Flavin	Date: 10Aug68	Liber: 0671	Page: 0179
Tax Map Designation:	16.15 1 15	Lot(s): 050	Filed Map: 163D	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 050	Filed Map: 163D	

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Exception No. 63		Deed and Lot(s) References		
Current Owner:	Torrens	Date: 12Aug99	Liber: 1483	Page: 0207
ca. 1997 Owner:	Schroeder	Date: 24Apr92	Liber: 1157	Page: 0157
Original Owner:	Schroeder	Date: 21Apr45	Liber: 0293	Page: 0081
Tax Map Designation:	16.15 1 18	Lot(s): 053	Filed Map: 163D	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 053	Filed Map: 163D	

Exception No. 64		Deed and Lot(s) References		
Current Owner:	Torrens	Date: 24Apr92	Liber: 1157	Page: 0157
ca. 1997 Owner:	Schroeder	Date: 24Apr92	Liber: 1157	Page: 0157
Original Owner:	Schroeder	Date: 10Sep50	Liber: 0384	Page: 0529
Tax Map Designation:	16.15 1 18	Lot(s): n/a	Filed Map: n/a	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): n/a	Filed Map: n/a	

Exception No. 65		Deed and Lot(s) References		
Current Owner:	Calimano	Date: 013Aug03	Liber: 1635	Page: 0171
ca. 1997 Owner:	Calimano	Date: 03Aug94	Liber: 1267	Page: 0157
Original Owner:	Koch	Date: 27Jan58	Liber: 0499	Page: 0185
Tax Map Designation:	16.15 1 20	Lot(s): 040	Filed Map: 163F	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 040	Filed Map: 163F	

Exception No. 66		Deed and Lot(s) References		
Current Owner:	Calimano	Date: 01Aug03	Liber: 1635	Page: 0171
ca. 1997 Owner:	Calimano	Date: 03Aug94	Liber: 1267	Page: 0157
Original Owner:	Koch	Date: 27Jan58	Liber: 0499	Page: 0185
Tax Map Designation:	16.15 1 20	Lot(s): 043	Filed Map: 163F	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 043	Filed Map: 163F	

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Exception No. 71		Deed and Lot(s) References		
Current Owner:	Braga	Date: 26Jul96	Liber: 1349	Page: 0291
ca. 1997 Owner:	Braga	Date: 26Jul96	Liber: 1349	Page: 0291
Original Owner:	Kloss	Date: 18Jan58	Liber: 0499	Page: 0178
Tax Map Designation:	16.15 1 24	Lot(s): 044	Filed Map: 163F	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 044	Filed Map: 163F	

Exception No. 72		Deed and Lot(s) References		
Current Owner:	Pearsall	Date: 22Aug06	Liber: 1755	Page: 0393
ca. 1997 Owner:	Scelso & Denning	Date: 14Sep95	Liber: 1310	Page: 0271
Original Owner:	White	Date: 24Jun58	Liber: 0508	Page: 0500
Tax Map Designation:	16.15 1 25	Lot(s): 041	Filed Map: 163F	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 041	Filed Map: 163F	

Exception No. 73		Deed and Lot(s) References		
Current Owner:	Pearsall	Date: 22Aug06	Liber: 1755	Page: 0393
ca. 1997 Owner:	Scelso & Denning	Date: 14 Sep95	Liber: 1310	Page: 0271
Original Owner:	White	Date: 24Jun58	Liber: 0508	Page: 0500
Tax Map Designation:	16.15 1 25	Lot(s): 042	Filed Map: 163F	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 042	Filed Map: 163F	

Exception No. 74		Deed and Lot(s) References		
Current Owner:	Moran	Date: 21Jan00	Liber: 1695	Page: 0335
ca. 1997 Owner:	Garlepp	Date: 11May80	Liber: 0769	Page: 0999
Original Owner:	Bartley	Date: 05Jan70	Liber: 0682	Page: 0504
Tax Map Designation:	16.15 1 26	Lot(s): 031	Filed Map: 163E	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 031	Filed Map: 163E	

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Exception No. 79		Deed and Lot(s) References		
Current Owner:	Cruikshank	Date: 25Sep80	Liber: 0772	Page: 0595
ca. 1997 Owner:	Cruikshank	Date: 25Sep80	Liber: 0772	Page: 0595
Original Owner:	Garten	Date: 01May52	Liber: 0518	Page: 0234
Tax Map Designation:	16.15 1 30	Lot(s): 028	Filed Map: 163E	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 028	Filed Map: 163E	

Exception No. 80		Deed and Lot(s) References		
Current Owner:	Azzopardi	Date: 09Mar99	Liber: 1463	Page: 0126
ca. 1997 Owner:	Simon & Katzin	Date: 27Dec85	Liber: 0879	Page: 0246
Original Owner:	King	Date: 24Feb56	Liber: 0472	Page: 0354
Tax Map Designation:	16.15 1 31	Lot(s): 029	Filed Map: 163A	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 029	Filed Map: 163A	

Exception No. 81		Deed and Lot(s) References		
Current Owner:	Moran	Date: 21Jan00	Liber: 1695	Page: 0335
ca. 1997 Owner:	Garlepp	Date: 11May80	Liber: 0769	Page: 0999
Original Owner:	Bartley	Date: 05Jan70	Liber: 0682	Page: 0504
Tax Map Designation:	16.15 1 32	Lot(s): 030	Filed Map: 163E	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 030	Filed Map: 163E	

Exception No. 82		Deed and Lot(s) References		
Current Owner:	Goodman	Date: 01Aug91	Liber: 1135	Page: 0295
ca. 1997 Owner:	Goodman	Date: 01Aug91	Liber: 1135	Page: 0295
Original Owner:	Perry	Date: 07Jul38	Liber: 0234	Page: 0476
Tax Map Designation:	16.15 1 33	Lot(s): 019	Filed Map: 163D	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 019	Filed Map: 163D	

**Fidelity National Title Insurance Company**  
*Issued by*  
**SNEERINGER MONAHAN PROVOST REDGRAVE**  
**TITLE AGENCY, INC.**

Exception No. 87		Deed and Lot(s) References		
Current Owner:	Reubens & O'Sullivan	Date: 07Jan13	Liber: 1914	Page: 0288
ca. 1997 Owner:	Cross	Date: 15Oct96	Liber: 1360	Page: 0187
Original Owner:	Gent	Date: 10Aug50	Liber: 0385	Page: 0496
Tax Map Designation:	16.15 1 36	Lot(s): 017	Filed Map: 163E	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 017	Filed Map: 163E	

Exception No. 88		Deed and Lot(s) References		
Current Owner:	Reubens & O'Sullivan	Date: 07Jan13	Liber: 1914	Page: 0288
ca. 1997 Owner:	Cross	Date: 15Oct96	Liber: 1360	Page: 0187
Original Owner:	Sabin	Date: 30Sep49	Liber: 0369	Page: 0386
Tax Map Designation:	16.15 1 36	Lot(s): 018	Filed Map: 163E	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 018	Filed Map: 163E	

Exception No. 89		Deed and Lot(s) References		
Current Owner:	Pesquera	Date: 30Aug88	Liber: 1027	Page: 0298
ca. 1997 Owner:	Pesquera	Date: 30Aug88	Liber: 1027	Page: 0298
Original Owner:	Villator	Date: 04Oct69	Liber: 0680	Page: 0597
Tax Map Designation:	16.15 1 37	Lot(s): n/a	Filed Map: n/a	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 064	Filed Map: 163C	

Exception No. 90		Deed and Lot(s) References		
Current Owner:	Baden	Date: 22Jun84	Liber: 0815	Page: 0324
ca. 1997 Owner:	Baden	Date: 22Jun84	Liber: 0815	Page: 0324
Original Owner:	Buschmeyer	Date: 06Jan72	Liber: 0698	Page: 0608
Tax Map Designation:	16.15 1 38	Lot(s): n/a	Filed Map: n/a	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): n/a	Filed Map: n/a	

**Fidelity National Title Insurance Company**  
*Issued by*  
**SNEERINGER MONAHAN PROVOST REDGRAVE**  
**TITLE AGENCY, INC.**

Exception No. 95		Deed and Lot(s) References		
Current Owner:	Caiati	Date: 02 May12	Liber: 1896	Page: 0498
ca. 1997 Owner:	Gerhard	Date: 13Nov74	Liber: 0723	Page: 1101
Original Owner:	Knight	Date: 15Jun40	Liber: 0248	Page: 0065
Tax Map Designation:	16.15 1 42	Lot(s): 076	Filed Map: 163C	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 076	Filed Map: 163C	

Exception No. 96		Deed and Lot(s) References		
Current Owner:	Carl	Date: 28Jun95	Liber: 1298	Page: 0248
ca. 1997 Owner:	Carl	Date: 28Jun95	Liber: 1298	Page: 0248
Original Owner:	Hedley	Date: 12May50	Liber: 0377	Page: 0509
Tax Map Designation:	16.15 1 45	Lot(s): 061	Filed Map: 163A	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 061	Filed Map: 163A	

Exception No. 97		Deed and Lot(s) References		
Current Owner:	Macrini	Date: 28Oct87	Liber: 0989	Page: 0114
ca. 1997 Owner:	Macrini	Date: 28Oct87	Liber: 0989	Page: 0114
Original Owner:	Van Dean	Date: 19Aug37	Liber: 0244	Page: 0582
Tax Map Designation:	16.15 1 46	Lot(s): 062	Filed Map: 163D	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 062	Filed Map: 163D	

Exception No. 98		Deed and Lot(s) References		
Current Owner:	Hernandez	Date: 30Aug94	Liber: 1258	Page: 0299
ca. 1997 Owner:	Hernandez	Date: 30Aug94	Liber: 1258	Page: 0299
Original Owner:	Peters	Date: 29Jun35	Liber: 0259	Page: 0354
Tax Map Designation:	16.15 1 47	Lot(s): 001	Filed Map: 163A	
Original Grantor:	Valhalla Highlands, Inc.	Lot(s): 001	Filed Map: 163A	

## FOR COUNTY USE ONLY

C1. SMS Code

372689

C2. Date Deed Recorded

07/19/18

C3. Book

2084

C4. Page

34

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

SEE ATTACHED

2. Buyer  
Name

Sloperline, LLC

3. Tax  
Billing  
AddressIndicate where future Tax Bills are to be sent  
(if other than buyer address(at bottom of form))

Sloperline, LLC c/o The

Scenic Hudson Land Trust, Inc.

4. Indicate the number of Assessment  
Roll parcels transferred on the deed

19

# 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

\* FRONT FEET

X

\* DEPTH

OR

836.26

\* ACRES

6. Seller  
Name

BMR Funding, LLC

\*7. Select the description which most accurately describes the  
use of the property at the time of sale:

A. One Family Residential

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

07/19/2018

\* 12. Date of Sale/Transfer

07/19/2018

\* 13. Full Sale Price

12,000,000.00

(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  
mortgages or other obligations.) Please round to the nearest whole dollar amount.14. Indicate the value of personal  
property included in the sale

0.00

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:

includes consideration for Dutchess County parcel in  
deed

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

16. Year of Assessment Roll from which information taken(Y/Y)

16

\* 17. Total Assessed Value

6,021,976 3,685,520

\* 18. Property Class

not see attached

\* 19. School District Name

Haldane

\* 20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))

see attached

## 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

7/19/18

DATE

BUYER SIGNATURE

7/19/18

DATE

## 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.)

Sloperline, LLC c/o The

Scenic Hudson Land Trust, Inc.

\* LAST NAME

FIRST NAME

(845)

473-4440

\* AREA CODE

\* TELEPHONE NUMBER (EX: 99888999)

1

Civic Center Plaza

\* STREET NUMBER

\* STREET NAME

Poughkeepsie

NY

12601

\* CITY OR TOWN

\* STATE

\* ZIP CODE

## BUYER'S ATTORNEY

Pillier

Susanna

\* LAST NAME

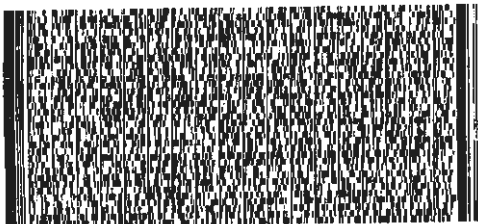
FIRST NAME

(518)

561-4400

\* AREA CODE

TELEPHONE NUMBER (EX: 9999999)



**500' ADJOINERS LIST  
SLOPELINE  
SEE ATTACHED FOR PARCELS**

6.-1-1  
JRP 143 LLC  
2 Horatio Street Apt 11L  
New York, NY 10014

16.-1-56  
JRP 143 LLC  
2 Horatio Street Apt 11L  
New York, NY 10014

16.-1-49  
Lutzer, Andrew  
50 Mountain Brook Dr  
Cold Spring, NY 10516

16.-1-48  
Clark, Richard S III  
51 Mountain Brook Dr  
Cold Spring, NY 10516

16.-1-47  
Kinnaird, John A  
41 Mountain Brook Dr  
Cold Spring, NY 10516

16.-1-46  
Immorlica, Angelo J  
37 Mountain Brook Dr  
Cold Spring, NY 10516

16.11-1-27  
Shannon, Daniel P  
415 East 52<sup>nd</sup> St Apt 4  
New York, NY 10022

16.15-1-16  
Cavanagh, Glenn J  
11 Valley View Dr  
Cold Spring, NY 10516

16.15-1-17  
Price, David A  
15 Valley View Dr  
Cold Spring, NY 10516

16.11-1-5  
Leach, Todd P  
122 Adelphi St Apt 1B  
Brooklyn, NY 11205

16.11-1-32  
Young, Michael  
171 Highland Rd  
Cold Spring, NY 10516

16.11-1-43  
Kaye, Paul J  
21 Mountainview Dr  
Cold Spring, NY 10516

16.11-1-44  
Kaye, Paul J  
21 Mountainview Dr  
Cold Spring, NY 10516

16.11-1-17  
Russell, Betty H  
3 Maple Ln  
Cold Spring, NY 10516

16.15-1-23  
Orland, Ronald  
305 E 24<sup>th</sup> St Apt 14N  
New York, NY 10010

16.-1-9  
Chirls, Richard  
10 Foundry Pond Rd  
Cold Spring, NY 10516

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

16.15-1-29  
Lombardi, Joseph Pell  
55 Liberty Street  
New York, NY 10005

16.15-1-47  
147 Highland Legacy LLC  
147 Highland Road  
Cold Spring, NY 10516

16.15-1-22  
Russell, Betty H  
3 Maple Ln  
Cold Spring, NY 10516

16.15-1-45  
Amico Lyons, Anna M  
8 Mountainview Dr  
Cold Spring, NY 10516

16.15-1-15  
Silva-Sadder, Adolfo  
7 Valley View Dr  
Cold Spring, NY 10516

16.15-1-33  
Goodman, Budd G  
PO Box 164  
New York, NY 10044

16.15-1-46  
Macrini, Russell  
4 Mountainview Dr  
Cold Spring, NY 10516



16.15-1-36  
Reubens, Joseph  
148 Highland Rd  
Cold Spring, NY 10516

16.15-1-32  
Moran, Michael R  
19 Locust Dr  
Cold Spring, NY 10516

27.-1-1.2  
State of New York  
Putnam County Comm of Finance  
40 Gleneida Ave Bldg 1  
Carmel, NY 10512

16.12-1-2  
McConville, Ryan  
66 Knollwood Ln  
Cold Spring, NY 10516

16.-1-12  
Sloperline, LLC  
1 Civic Center Plz Ste 200  
Poughkeepsie, NY 12601

16.15-1-14  
Merritt – Genco B Vingie Yvonne  
16 Deerhill Rd  
Cold Spring, NY 10516

27.-1-25  
Casolaro, Vincent A  
137 S Saw Mill River Rd  
Elmsford, NY 10523

16.11-1-8  
Rubino, Jerome M  
38 Mountainview Rd  
Cold Spring, NY 10516

16.-1-34  
JRP 143 LLC  
2 Horatio St Apt 11L  
New York, NY 10014

16.15-1-18  
Torrens, Andrea C  
19 Valley View Dr  
Cold Spring, NY 10516

16.15-1-31  
Azzopardi, Loreto  
15 Locust Dr  
Cold Spring, NY 10516

16.15-1-20  
Calimano, Paula Catherine  
13 Maple Ln  
Cold Spring, NY 10516

16.-1-1  
HFO Property 101 LLC  
211 E 70<sup>th</sup> St  
New York, NY 10021

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

16.15-1-12  
DeMarco, Joseph  
19 Deerhill Rd  
Cold Spring, NY 10516

16.-1-4  
Village of Cold Spring  
87 Main St  
Cold Spring, NY 10516

16.11-1-4  
The Peaceful House LLC  
PO Box 82  
Cold Spring, NY 10516

16.11-1-9  
Lombardi, Joseph Pell  
55 Liberty St  
New York, NY 10005

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

16.12-1-5.1  
Kerr, Ethan  
56 Foundry Pond Rd  
Cold Spring, NY 10516

16.15-1-24  
Braga, Luis  
11 Maple Ln  
Cold Spring, NY 10516

16.15-1-37  
Forest Lane LLC  
c/o Maria Kallis  
6 Cervantes  
San Juan, Puerto Rico

27.-1-26.1  
Kerr, Ethan  
56 Foundry Pond Rd  
Cold Spring, NY 10516

16.15-1-25  
Pearsall Jay  
15 Maple Ln  
Cold Spring, NY 10516

27.-1-27  
Tanguay, Barbara  
56 Foundry Pond Rd  
Cold Spring, NY 10516

16.12-1-5.2  
Indian Point 1 & 2 LLC  
639 Loyola Ave – L-ENT-5B  
New Orleans, LA 70113

16.11-1-7  
Leach, Todd P<sup>®</sup>  
122 Adelphi St Apt 1B  
Brooklyn, NY 11205

16.11-1-34  
Garfinkle, Steven  
32 Mountainview Dr  
Cold Spring, NY 10516

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

16.-1-23.13  
Moth, Andrew  
95 Reade St Apt 5S  
New York, NY 10013

16.11-1-23  
Dwyer, Edward F  
610 East 20<sup>th</sup> St #3F  
New York, NY 10009-1553

16.11-1-36  
Berken, Sharona  
24 Mountainview Dr  
Cold Spring, NY 10516

16.11-1-21  
Anderson, Steven F C  
51 W 81<sup>st</sup> St Apt 12K  
New York, NY 10024

16.11-1-19  
Spillane, Heather Noonan  
5 Locust Drive  
Cold Spring, NY 10516

16.11-1-18  
Viola, Christopher  
15 Lookout Drive  
Cold Spring, NY 10516

16.15-1-1  
Bed Rock Partners  
11 Country Lane  
Garrison, NY 10524

16.-1-21  
Cotter, Robert J  
16 Highland Rd  
Cold Spring, NY 10516

16.-1-5  
Siegel, Ritasue  
17 W 54<sup>th</sup> St Apt 9B  
New York, NY 10019

16.19-1-1  
Powers, Michael  
133 Barrett Pond Rd  
Cold Spring, NY 10516

16.11-1-51  
Schultz, William  
7 Fieldstone Ridge  
Cold Spring, NY 10516

16.11-1-31  
Vartanian, Benjamin  
167 Highland Rd  
Cold Spring, NY 10516

16.11-1-24  
McDuffee, Charles P  
10 Harrimans Keep  
Irvington, NY 10535

16.11-1-42  
Kaye, Paul J  
21 Mountainview Dr  
Cold Spring, NY 10516

16.15-1-13  
Gallwitz, Manfred  
22 Deerhill Rd  
Cold Spring, NY 10516

16.11-1-13  
Silva-Sadder, Adolfo  
7 Valley View Drive  
Cold Spring, NY 10516

16.19-1-8  
Bennett, Brandy Lee  
20 Budney Rise  
Cold Spring, NY 10516

16.-1-22  
MacInnes, Alexander Binns  
8 Highland Rd  
Cold Spring, NY 10516

16.19-1-55  
Schmidt, Michael A  
204 Hustis Road  
Cold Spring, NY 10516

16.11-1-14  
Silva-Sadder Adolfo  
7 Valley View Dr  
Cold Spring, NY 10516

16.11-1-49  
Lombardi, Joseph Pell  
55 Liberty St  
New York, NY 10005

16.11-1-22  
Lombardi, Joseph Pell  
55 Liberty St  
New York, NY 10005

16.11-1-30  
Codino, Albert F Jr  
22 Kisco Park Dr  
Mount Kisco, NY 10549

16.11-1-37  
Gochanour Michael  
235 West End Ave  
New York, NY 10023

16.11-1-29  
Weber, Brigit  
59 Field Ter  
Irvington, NY 10533

16.15-1-3  
Molina, Manuel A  
50 Eagles Way  
Cold Spring, NY 10516

16.-1-16  
Schroeder, Henry  
89 Highland Rd  
Cold Spring, NY 10516

16.19-1-2.1  
MacInnes, Alexander Binns  
8 Highland Rd  
Cold Spring, NY 10516

16.-1-10  
Rozman, Jessica  
139 Barrett Pond Rd  
Cold Spring, NY 10516

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

16.11-1-16  
Lombardi, Joseph Pell  
55 Liberty St  
New York, NY 10005

16.11-1-33  
Zuvic, John W Jr.  
19 Northern Ave  
Cold Spring, NY 10516

16.11-1-31  
Vartanian, Benjamin  
167 Highland Rd  
Cold Spring, NY 10516

16.11-1-24  
McDuffee Charles P  
10 Harrimans Keep  
Irvington, NY 10535

16.11-1-42  
Kaye, Paul J  
21 Mountainview Dr  
Cold Spring, NY 10516

16.15-1-13  
Gallwitz, Manfred  
22 Deerhill Rd  
Cold Spring, NY 10516

16.11-1-13  
Silva-Sadder Adolfo  
7 Valley View Dr  
Cold Spring, NY 10516

16.19-1-8  
Bennett, Brandy Lee  
20 Budney Rise  
Cold Spring, NY 10516

16.-1-22  
MacInnes Alexander Binns  
8 Highland Rd  
Cold Spring, NY 10516

16.19-1-55  
Schmidt, Michael A  
204 Hustis Rd  
Cold Spring, NY 10516

16.11-1-14  
Silva-Sadder Adolfo  
7 Valley View Dr  
Cold Spring, NY 10516

16.11-1-46  
Young John Morgan Jr.  
93 Delannoy Ave Unit 1006  
Cocoa, FL 32922

16.11-1-22  
Lombardi, Joseph Pell  
55 Liberty St  
New York, NY 10005

16.11-1-30  
Codino, Albert F Jr.  
22 Kisco Park Dr  
Mount Kisco, NY 10549

16.11-1-37  
Gochanour, Michael  
235 West End Ave  
New York, NY 10023

16.11-1-29  
Weber, Brigit  
59 Field Ter  
Irvington, NY 10533

16.15-1-3  
Molina, Manuel A  
50 Eagles Way  
Cold Spring, NY 10516

16.-1-16  
Schroeder, Henry  
89 Highland Rd  
Cold Spring, NY 10516

16.19-1-2.1  
MacInnes Alexander Binns  
8 Highland Rd  
Cold Spring, NY 10516

16.-1-10  
Rozman, Jessica  
139 Barrett Pond Rd  
Cold Spring, NY 10516

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

16.11-1-23  
Dwyer, Edward F  
610 East 20<sup>th</sup> St #3F  
New York, NY 10009

16.11-1-36  
Berken Sharona  
24 Mountainview Dr  
Cold Spring, NY 10516

16.11-1-21  
Anderson, Steven F C  
51 W 81<sup>st</sup> St Apt 12K  
New York, NY 10024

16.11-1-19  
Spillane, Heather Noonan  
5 Locust Drive  
Cold Spring, NY 10516

16.11-1-18  
Viola, Christopher  
15 Lookout Dr  
Cold Spring, NY 10516

16.15-1-1  
Bed Rock Partners  
11 Country Ln  
Garrison, NY 10524

16.-1-21  
Cotter, Robert J  
16 Highland Rd  
Cold Spring, NY 10516

16.-1-5  
Siegel, Ritasue  
17 W 54<sup>th</sup> St Apt 9B  
New York, NY 10019

16.19-1-1  
Powers, Michael  
133 Barrett Pond Rd  
Cold Spring, NY 10516

16.11-1-51  
Schultz, William  
7 Fieldstone Rdg  
Cold Spring, NY 10516

16.11-1-49  
Lombardi, Joseph Pell  
55 Liberty St  
New York, NY 10005

16.11-1-16  
Lombardi, Joseph Pell  
55 Liberty St  
New York, NY 10005

16.11-1-51  
Schultz, William  
7 Fieldstone Rdg  
Cold Spring, NY 10516

16.11-1-49  
Lombardi, Joseph Pell  
55 Liberty St  
New York, NY 10005

16.11-1-16  
Lombardi, Joseph Pell  
55 Liberty St  
New York, NY 10005

16.15-1-38  
Glick, Jeremy  
241 Sackett St  
Brooklyn, NY 11231

16.19-1-3  
Cates, Cory  
12 Highland Rd  
Cold Spring, NY 10516

16.11-1-48  
Lombardi, Joseph Pell  
55 Liberty St  
New York, NY 10005

16.15-1-2  
Magee, Patrice  
605 Springfield Ave  
Summit, NJ 07901

16.19-1-5  
Swan, Ryan Z  
175 Hustis Road  
Cold Spring, NY 10516

27.-1-23  
Hustis, Lois  
2413 Old Stone Mill Dr  
Cranbury, NJ 08512

26.-1-1  
State of New York  
Putnam Co Comm of Finance  
40 Gleneida Ave  
Carmel, NY 10512

16.-1-2  
Faust, Andrew  
2 Faust Ct  
Cold Spring, NY 10516

27.-1-1.1  
Surprise Lake Camp  
307 7<sup>th</sup> Ave Ste 900  
New York, NY 10001

16.12-1-5.3  
Vickery, David G  
20 Lyons Rd  
Cold Spring, NY 10516

**500' ADJOINERS LIST  
(DUTCHESS)  
SLOPELINE  
SEE ATTACHED FOR  
PARCELS**

6054-00-930320  
NYS  
Empire State Plaza  
Albany, NY 12238

6154-00-245425  
NYS  
Empire State Plaza  
Albany, NY 12238

6053-00-380690  
Slopeline, LLC  
1 Civic Center Plz  
Poughkeepsie, NY 12601

6054-00-435055  
NYS  
22 Market St  
Poughkeepsie, NY 12601

6154-00-540440  
Ellis, Sarah A  
PO Box 139  
Yorktown Heights, NY 10598

6154-00-400355  
JRP 143 LLC  
2 Horatio St  
New York, NY 10014

6154-00-170325  
Morris, Peter R  
150 N Wacker Dr.  
Chicago, IL 60606