



Town of Philipstown

Planning Board
238 Main Street
P.O Box 155
Cold Spring, NY 10516
Office (845) 265-5202 Fax (845) 265-2687

November 24, 2021

Mark Galezo, Chairman
Town of Philipstown Conservation Board
PO Box 155
Phillipstown, NY 10516

RE: Golinczak Residential Site Plan
Crest Rd., Cold Spring, NY 10516

Dear Mr. Galezo:

The above project represents a new Site Plan application received by the Town Planning Board. The project will involve disturbance of areas of >20% slope, involving the construction of the driveway to access the area of the proposed site development. As a result, §175-36 (*"Steep Terrain & Ridgeline Protection"*) regulations apply to the proposed project. Therefore, in accordance with Section §175-36B(4) of these regulations, the site plan materials are being referred to your Department to give you an opportunity to offer any comments you may wish to provide to the Planning Board on the development concept.

This application proposes the development of a residential dwelling on an existing, 12.17± acre vacant parcel located along the south side of Crest Road, a private road off Esselborne Road. The Applicant is proposing to construct a 3-level, 4-bedroom single-family residence on the property. A pool and separate "future" art studio structure is also proposed. On-site water and sanitary disposal systems will service the residence.

We look forward to your reply. So as not to unduly delay our processing of this application, we would appreciate receipt of any comments you may wish to offer by our next meeting. We will consider the lack of receipt of any response from your department within 30 days as evidence that your Board has no concerns over this Site Development proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Neal Zuckerman", is written over a horizontal line.

Neal Zuckerman
Town of Philipstown
Planning Board Chair
Email: nzuckerman@philipstown.com

cc: Town of Phillipstown Planning Board
Ronald J. Gainer, PE, PLLC
Cheryl Rockett, Philipstown Planning Board Secretary

The Crest Rd, Golinczak application documents can be viewed on the town website.

These would be listed under the 11/18/21 Planning Board meeting.

<https://philipstown.com/government/planning-board/planning-board-agendas-minutes-index/planning-board-agenda-packets-video-for-2021>