

Town of Philipstown

238 Main Street
Cold Spring New York 10516

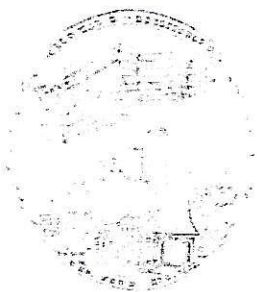
PLANNING BOARD

SITE PLAN APPLICATION PACKAGE

MAJOR PROJECT

Project Name: 201 OLD WEST POINT RD. W.

Date: SEPT 29, 2020



Town of Philipstown

Planning Board

238 Main Street, PO Box 155

Cold Spring, NY 10516

Office (845) 265-

Fax (845) 265-2687

Application for Planning Board Special Use & Site Plan Approval

Date: 9/29/2020

TM# 71.20-1-487

Project Name: 201 OLD WEST POINT RD WEST

Street Address: 201 OLD WEST POINT RD WEST

Fee Amount: _____

Received: _____

Bond Amount: _____

Received: _____

Applicant:

Name SEAN BARTON

Address 42 AQUEDUCT RD
GARRISON, NY 10524

Telephone 914 450-4536

Tenant:

Name _____

Address _____

Telephone _____

Design Professional:

Name JOHN LENTINI ARCHITECT

Address 124 ALLAN STR
CORTLANDT MAN. NY 10567

Telephone 914 737-2890

Surveyor:

Name ROBERT BAXTER

Address 855 PEEKSKILL HOLLOW RD
POTNAM VALLEY, NY 10579

Telephone 845 621-8562

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

Name _____

Address _____

Telephone _____

Name _____

Address _____

Telephone _____

TM# 71.20-1-487

Project Name: 201 OLD WEST POINT RD W

Project Description: LEGALIZATION OF CONTRACTOR
STORAGE, PARKING AND 2-2 FAMILY
DWELLINGS

ZONING INFORMATION

175-7 Zoning District: HC & RR

175-10 Proposed Use: 2-2 FAMILY DWELLINGS & STORAGE

Proposed Accessory Use(s): PARKING

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>NO</u>
175-18 Open Space Conservation Overlay District ----- (OSO)	<u>NO</u>
175-35 Within 100 foot buffer of Wetlands or Watercourse -----	<u>NO</u>
175-36 Steep Terrain -----	<u>NO</u>
175-36 Ridge Line Protection -----	<u>NO</u>
175-37 Protection Agricultural -----	<u>NO</u>

TM# 7120-1-467

Project Name: 201 OLD WEST POINT RD W.

175-11 Density and Dimensional Regulations

Zoning District <u>HC</u>	Required	Existing	Proposed	Complies	Variance
Minimum front yard setback					
Measured from the travel way Town Road	25'	59'	59'	YES	
Measured from the travel way County/State					
Minimum side yard setback	15'	25'	25'	YES	
Minimum side yard setback (2)	15'	43'	43'	YES	
Minimum side yard setback (3)					
Minimum rear yard setback	35'	230'	230'	YES	
Maximum impervious surface coverage	60%	1%	1%	YES	
Maximum height	40'	30'	30'	YES	
Maximum footprint non-residential structures					

SUBMISSION:

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

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

TM# 71.20-1-467

Project Name: 201 OLD WEST POINT RD W.

175-11 Density and Dimensional Regulations

Zoning District <u>RR</u>	Required	Existing	Proposed	Complies	Variance
Minimum front yard setback					
Measured from the travel way Town Road	60'	99'	99'	YES	
Measured from the travel way County/State					
Minimum side yard setback	30'	38'	38'	YES	
Minimum side yard setback (2)	30'	36'	36'	YES	
Minimum side yard setback (3)					
Minimum rear yard setback	50'	166'6"	166'	YES	
Maximum impervious surface coverage	10%	18%	18%	NO	REQUIRED
Maximum height					
Maximum footprint non-residential structures					
LOT SIZE	6 ACRES	.847A	.847A	NO	REQUIRED

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