

**MEETING AGENDA
TOWN OF PHILIPSTOWN PLANNING BOARD
Via Zoom
July 16th , 2020
7:30 PM**

**Pledge of Allegiance
Roll Call**

Approval of Minutes:

June

Return Escrow/Bonds

Glenn Ferdico, 385 Indian Brook Road, Garrison TM#49-4-51.1 & 49-4-56

Pell Lombardi, 19 Fieldstone Ridge, Cold Spring, New York TM#16.11-1-9,7,5

Notice of Public Hearing

**CRS International Self-Storage Warehouse/Office, 2761 Route 9 (Public Hearing)
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.)

Slope Line, LLC C/O The Scenic Hudson Trust, 1 Civic Center Plaza, Suite 200 Poughkeepsie, NY (Public Hearing)

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 out outbuildings. If and when it is conveyed by Slope Line, it will be conveyed subject to a conservation easement.

Old Business

Magazzino Italian Art Foundation, 2700 Route Cold Spring (Site Visit March 8th, 2020)

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.)

Magazzino Italian Art Foundation, 2700 Route 9, Cold Spring (Site Visit July 5th, 2020)

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

Harini Chundu & Andrew Moth, 120 Skyline Drive, Cold Spring, New York **TM# 16.-1-23.13**

(Project received Site Plan approval on November 21, 2019 and, as it lies within the Town's "Steep Slope and Ridgeline Protection" area, has submitted building elevations for the Board's review and acceptance.

New Business

Andrew Kepler, 176 Moog Road, Garrison, New York

TM#49.-3-48

(Applicants seek approval of a site, which includes the enlargement of an existing deck, construction of a 3-season room and a formal court yard on their 21.8-acre property at 176 Moog Road, Garrison, New York)

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

July 2, 2020

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



RE: Application of Slopeline, LLC

Dear Mr. Zuckerman and Members of the Planning Board:

Submitted herewith are 13 sets of our 3 sheet "Subdivision Plat prepared for Slopeline, LLC ...", which has been revised to accommodate the agreement between Slopeline and the Lake Valhalla Civic Association (LVCA) to include certain trails and "Josephine Heights", a picnic area used by members of the Lake Valhalla community, within Parcel B of the subdivision, which the owner is intending to convey to LVCA.

The change is consistent with the comments I offered during the June meeting of the Planning Board. When you review the map, you may notice that the areas of the three lots did not change. This was intentional and not an oversight.

We look forward to sharing the plan during the Public Hearing scheduled for July 16, and we are hopeful that you will act favorably on the application for approval of this subdivision. Thank you for your consideration of this application.

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

by
Glennon J. Watson, L.S.
845.265.9217 x214
gwatson@badey-watson.com

cc: Slopeline Team, via email only
LVCA Team, via email only
U:\89-1128\WO_25162_SlopelineSubd\2020-07-02_For_Planning\NZ02JL20BP_SubmitsRevisedPlat.docx

July 2, 2020



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

RE: Application of Magazzino Italian Art Foundation

Dear Mr. Zuckerman and Members of the Planning Board:

Submitted herewith are 13 sets each of:

- Our "Site Plan for Magazzino Italian Art Foundation, last dated July 2, 2020, 5 sheets; and
- MQ Architecture's plans for Magazzino Italian Art Foundation, sheets dated May 29, 2020 and June 30, 2020.
- Our "Composite Map prepared for Olspan, L.L.C." showing the NYSDEC wetlands verification signature.

The plans have been revised in response to comments from the Planning Board and its consultants received during the June 18, 2020 meeting of the Board and in response to the technical comments contained in Mr. Gainers memo to the Planning Board dated June 17, 2020.

Changes of particular note are as follows:

- The "Scholars Residence" as a "Proposed Residential Building".
- The septic systems for the new building and the residential building have been combined and relocated.
- Following extensive soils investigations.
- Re-surfacing of a portion of Vineyard Road to accommodate visitors has been specified.
- Details of the Gazebo have been updated.
- Proposed signage at northerly and southerly extremes of sight have been added to our plans.
- The Erosion Control plan, although not yet final, has been augmented.
- The new driveway has been graded and driveway profiles have been added to the plan.
- The Limit of Disturbance has been added to the plans.
- The Landscape Plan has been modified to remove any activity from the wetland buffer.
- Exterior finishes have been noted on the architect's elevations.

We look forward to reviewing these revised plans during the July 16 Planning Board meeting and are hopeful that the Planning Board will find them sufficiently complete to set a date for the Public Hearing for both this site plan application and its companion subdivision application. Thank you for your consideration of these applications.

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



by
Glennon J. Watson, L.S.
845.265.9217 x214
gjwatson@badey-watson.com

cc: Giorgio Spanu
Nancy Olnick
Miguel Quismondo
U:\74-148B\WO_24915_Magazzino\For Planning\2020-07-02_TO_Planning_Board\NZ02JL20BP_SubmitsRevisedPlat.docx

DATE

«FirstName» «LastName»

Page 2 of 2

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TOWN OF PHILIPSTOWN
CODE ADMINISTRATOR

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

Greg Wunner, Code Enforcement Officer
(845) 265-5202
(845) 265-3929
(845) 265-2687 FAX

DATE: 5-7-20

TO: MAGAZZINO
ITALIAN ART
FOUNDATION

REF: #2700 RT 9

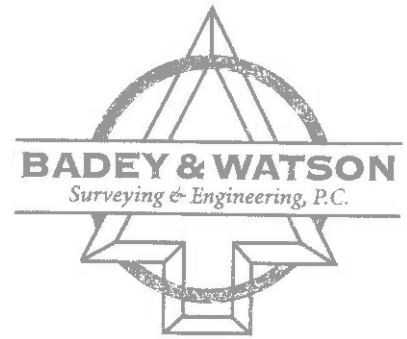
TAX MAP # 38.3-24.1

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



July 2, 2020

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

RE: Application of CRS International

Dear Mr. Zuckerman and Members of the Planning Board:

Submitted herewith are 13 sets each of the following documents:

- Our site plan set for CRS International, Inc., last dated July 2, 2020, 5 sheets
- Landscape Plan for CRS International, Inc., by Elan Landscape Architecture, PLLC, last dated June 25, 2020
- Our plan for Subsurface Sewage Disposal System for CRS International, Inc. dated June 29, 2020
- Our Engineer's Report regarding the septic system
- PCDH Permit approving the installation of existing septic system
- No Violations Letter issued by the Building Department
- Owner's permission for CRS to make the application (includes copy of current deed)
- CRS's Project Narrative.

The plans have been revised in response to comments received during the June 2020 meeting of the Planning Board and in response to comments contained in Mr. Gainers memo dated June 17, 2020. Of particular note is the addition of a 5th sheet to our site plan set that provides significantly more detail regarding the entry onto Route 9 and the Landscape Plan that has been augmented with the list of plants to be installed and more fully coordinated with our site plan.

We look forward to sharing the plan during the Public Hearing scheduled for July 16, and we are hopeful that you will act favorably on the application for approval of this subdivision. Thank you for your consideration of this application.

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

by
Glennon J. Watson, L.S.
845.265.9217 x214
gwatson@badey-watson.com

cc: Eric Barreveld, via email only
Hudson Design, via email only
U:\85-140B\WO_25060_CRS Inter\For Planning Board\2020-07-02_To_Planning_Board\NZ02JL20BP__SubmitsRevisedPlat.docx

Joseph Giachinta Testamentary Trust B
f/b/o Suzanne Giachinta
Ralph Fleming, Trustee
289 Fishkill Road
Cold Spring, NY 10516
(914) 319-7046

July 2, 2020

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

Re: 2761 Route 9, Cold Spring, NY (Tax ID 38.-3-64)
Application of CRS International for Site Plan Approval

Dear Mr. Zuckerman and Members of the Planning Board;

As the letterhead indicates, I am the Trustee owner of the captioned property. The property was granted to me, as Trustee, by Suzanne Giachinta and Katherine DeMarco, Administrators of the Last Will and Testament of Joseph Giachinta, on August 16, 2017, by the deed recorded in the Putnam County Clerk's Liber 2054 of deeds at page 403. A copy of the deed is attached.

By this letter and in my capacity as Trustee owner of the captioned property, I confirm that CRS International, Inc. has my permission to apply for and obtain site plan approval to construct a warehouse on the subject property.

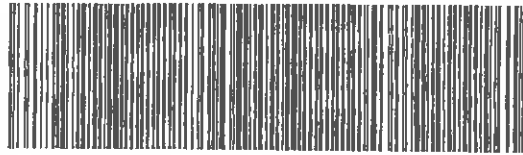
Should you have any questions or need anything further, please do not hesitate to contact me at the number above.

Yours truly,


Ralph Fleming, Trustee.



Michael C Bartolotti, County Clerk
Putnam County Office Building
40 Gleneida Avenue Room 100
Carmel, New York 10512



ACS-000000000413296-000000000807840-004

Endorsement Page

Document # 1502237 Drawer # 02 Recorded Date: 09/05/2017
Document Type: DEED Book 2054 Page 403 Recorded Time: 3:01:32 PM
Document Page Count: 4 Receipt # 14673

PRESENTER:

STEPHEN G. TOMANN, ESQ.
P.O. BOX 313
1705 ROUTE 9D
COLD SPRING, NY 10516

RETURN TO:

STEPHEN G. TOMANN, ESQ.
P.O. BOX 313
1705 ROUTE 9D
COLD SPRING, NY 10516

PARTIES

GRANTOR

SUZANNE GIACHINTA ADMINISTRATO

GRANTEE

RALPH FLEMING TRUSTEE

FEE DETAILS

1502237
DEED 4 40.00
TP-584 1 5.00
CULTURAL EDUCATION 15.00
RECORD MANAGEMENT 5.00
RP-5217 RESID/AGRIC 125.00
PROCESSING FEE 1 1.00

AMOUNT FOR THIS DOCUMENT: 191.00
RETT # 000000267

RESERVED FOR CERTIFICATION

THIS DOCUMENT WAS EXAMINED PURSUANT TO S315
REAL PROPERTY LAW

EXEMPTIONS

RESERVED FOR CLERKS NOTES

Michael C. Bartolotti
Putnam County Clerk

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

THIS INDENTURE, made the 16th day of August, in the year Two Thousand Seventeen
BETWEEN

SUZANNE GIACHINTA, residing at 10 Pond Road, Cold Spring, New York 10516, and
KATHERINE DeMARCO, residing at 5 Healy Road, Cold Spring, New York 10516, as
Administrators of the Last Will and Testament of JOSEPH GIACHINTA, who died a resident of the
Town of Philipstown, Putnam County, New York on November 22, 2015, and whose estate can be
found in the Office of the Clerk of the Surrogate's Court, Putnam County, at File No. 2015-303, and
who was the sole member of M.H.C.P. REALTY LLC, a limited liability company having an address of
3504 Route 9, Cold Spring, New York 10516

party of the first part,

RALPH FLEMING, as Trustee of the Joseph Giachinta Testamentary Trust B f/b/o Suzanne Giachinta
pursuant to Article 4 of the Last Will and Testament of Joseph Giachinta, deceased, having an address of
289 Fishkill Road, 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 parties of the second part, does hereby grant and release unto the parties of the
second part, their heirs or successors and assigns of the parties 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, Putnam County, and State of New York,
which is more particularly bounded and described on Schedule "A," which is attached hereto and
made a part hereof.

BEING the same premises conveyed by Joseph Giachinta to M.H.C.P. Realty, LLC by deed dated
October 28, 2003, and recorded on January 14, 2004, in the Putnam County Clerk's Office in Liber 1650
of Deeds at Page 406.

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

LIBER 1650 PAGE 409

SCHEDULE A

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 easterly line of U.S. Route S.H. 5149 at its intersection with the division line between lands now or formerly of East Mountain Realty, Inc. (Liber 1144 Page 63) on the east and lands now or formerly of Tabitha Sardi on the west, said point being distant 261.18 feet southwesterly from the centerline of Mill Road, said point of beginning being marked by a steel rebar with cap set, thence along said division line;

1. South 05-11-04 East crossing a creek and stone wall, 339.00 feet to its intersection with the division line between lands now or formerly of P.&M. Campbell (Liber 754 cp) on the east and lands now or formerly of T. Sardi on the west, the last mentioned point being marked by a steel rebar with cap, thence along the last mentioned division line,

2. South 05-11-04 East 114.38 feet to its intersection with the division line between lands now and formerly of J & J Giachinta (Liber 1154 Page 95) on the south and lands now or formerly of T. Sardi on the north, the last mentioned point being marked by a steel rebar with cap, thence along the last mentioned division line,

3. North 62-01-44 West passing 2 iron pipes found to be 0.7 foot north and passing through a steel rebar with a cap set, 260.27 feet to its intersection with said easterly line of U.S. Route 9, the last mentioned point being marked by a rebar set which is distant South 65-46 East 1.1 feet from a rebar found, thence along said line of Route 9 as widened in 1957 and 1959 the following three (3) courses and distances;

4. North 29-08-10 East 50.00 feet,

5. North 31-25-10 East 50.00 feet,

6. North 27-12-10 East 207.25 feet, thence continuing along said line of Route 9,

7. North 36-39-28 East 73.27 feet to the point or place of BEGINNING.

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:


SUZANNE GIACHINTA, Administrator


KATHERINE DeMARCO, Administrator

STATE OF NEW YORK)
COUNTY OF PUTNAM) ss:

On the 16th day of August, in the year 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared SUZANNE GIACHINTA and KATHERINE DeMARCO personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals or the person upon behalf of which the individuals acted, executed the instrument.


Notary Public

Bargain & Sale Deed
With Covenant Against Grantor's Acts
Title No. _____

SUZANNE GIACHINTA and KATHERINE
DEMARCO, as Administrators of the Last Will
and Testament of JOSEPH GIACHINA, deceased,

TO

RALPH FLEMING, as Trustee of the Joseph
Giachinta Testamentary Trust B f/b/o Suzanne
Giachinta pursuant to Article 4 of the Last Will
and Testament of Joseph Giachinta, deceased.

STEPHEN G. TOMANN
Notary Public, State of New York
Qualified in Putnam County
Reg. No. 01TO4804470
My Commission Expires April 30, 2018

SECTION _____
BLOCK _____ Tax Map No. 16.12-1-16
COUNTY OR TOWN:

TOWN OF PHILIPSTOWN
COUNTY OF PUTNAM

RETURN BY MAIL TO:

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

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

FOR COUNTY USE ONLY

C1. SWIS Code 372689

C2. Date Deed Recorded 9/5/17

C3. Book 2054 C4. Page 403

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 3510-3514 ROUTE 9

Location *STREET NUMBER *STREET NAME PHILIPSTOWN N/A 10516

*CITY OR TOWN *VILLAGE *ZIP CODE

2. Buyer Name FLEMING, RALPH ITES JOS. GIACHINTA TEST TR 3

*LAST NAME/COMPANY *FIRST NAME

3. Tax Billing 3/5/90 SUZANNE GIACHINTA

Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of

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 378 X 227 OR 4A. Planning Board with Subdivision Authority Exists

Property Size *ACRE FEET *DEPTH *ACRES 4B. Subdivision Approval was Required for Transfer

6. Seller GIACHINTA, SUZANNE Admin. 3ST. OF JOSEPH GIACHINTA

Name *LAST NAME/COMPANY *FIRST NAME

DeMARCO, KATHERINE Admin. 3ST. OF JOSEPH GIACHINTA

*LAST NAME/COMPANY *FIRST NAME

7. Select the description which most accurately describes the use of the property at the time of sale:

8 2 or 3 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

12. Date of Sale/Transfer 08-16-17

13. Full Sale Price 0.00

(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 .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 Date

H. Sale of Business is Included in Sale Price

I. Other Unusual Factors Affecting Sale Price (Specify Below)

J. None

Comment(s) on Condition:

Conveyance per Last Will & Testament of decedent

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

16. Year of Assessment Roll from which information taken(YR) 15

17. Total Assessed Value 213,500

18. Property Class 280

19. School District Name HALDANE CSD

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

06-10-1-16

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 DATE 8-16-17

BUYER SIGNATURE DATE 8-16-17

BUYER CONTACT

(Enter information for the buyer. Note: If buyer is a corporation, partnership, 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.)

FLEMING RALPH, Trustee

*LAST NAME *FIRST NAME

AREA CODE TELEPHONE NUMBER (E.g. 9089989)

289 FISHKILL ROAD

*STREET NUMBER *STREET NAME

COLD SPRING NY 10516

*CITY OR TOWN *STATE *ZIP CODE

BUYER'S ATTORNEY

ROMANN STEPHEN

*LAST NAME *FIRST NAME

18451 265 9231

*AREA CODE *TELEPHONE NUMBER (E.g. 2025999)

CRS International, Inc.
PROJECT NARRATIVE

Lands of Ralph Fleming, Trustee
Joseph Giachinta Testamentary Trust B f/b/o Suzanne Giachinta
2761 Route 9, Cold Spring, NY
Tax ID 38.-3-54

CRS International, Inc. (the company) intends to purchase the captioned property and build a warehouse and office building thereon. Toward that end, the company has made application to the Philipstown Planning Board for approval of its site plan for the project. If approved, the new facility will provide additional space for the company's current business activities and allow the consolidation of its warehouse locations.

Established in 1982, CRS International, Inc. specializes in the importation and distribution of fashion brands from all over the world into the USA. The company offers customized services for brands and provides all the needed import and logistics services necessary for the brands to conduct business in the USA.

The new building will house all the operations and storage of CRS International, Inc. These operations include: (1) general office administrative work (order processing, payment collections, etc.); and (2) warehouse operations (pick & pack, inventory, shipping/receiving). When operational, it is anticipated that the employee count will be twenty-six (26) comprised of 18 office employees and 10 warehouse employees, for which on-site parking has been provided. Generally, each employee will arrive and depart using their own vehicle.

Typical hours of operation are Monday-Friday 8:30am to 5:00pm. However, there is a seasonal nature to the business that sometime required employees to work on weekends in order to complete the orders and make critical deadlines. That being said deliveries to and from the location will only occur during normal business hours, Monday through Friday. Generally, we expect two (2) tractor-trailer visits and two (2) 26ft. box trucks per day. Other routine daily visits to the site are, and daily pick-up and drop-off from small parcel carriers (UPS, FedEx). Other visits to the site are infrequent.

Water and Sanitary Waste will be provided by the existing well and septic system, which were built by the previous owner. As indicated in the Engineer's Report, the existing septic system is larger than necessary to accommodate the needs of our staff.

Trash will be removed from the site by a Commercial Carter, who will provide a container for the purpose.

Electricity and communication services will be provided by commercial suppliers via the overhead wire systems available along Route 9 in front of the property. Electricity will be augmented by solar panels that will be installed on the roof of the new building.



ENGINEERING REPORT
Proposed Subsurface Sewage Treatment System &
Non-transient Non-community Water System

CRS International, Inc.

Town of Philipstown, TM #38.-3-64
Putnam County, New York

Margaret Smith McManus, P.E.
NYS License No. 103021

prepared by
BADEY & WATSON,
Surveying and Engineering, P.C.
3063 U.S. Route 9
Cold Spring, NY 10516
phone (845) 265-9217
fax (845) 265-4428

prepared for
CRS International, Inc.
3027 Route 9
Cold Spring, NY 10516

prepared on
June 29, 2020

www.Badey-Watson.com

PROJECT

CRS International, Inc. is under contract to purchase the subject premises at 2761 Route 9 in Cold Spring, where they intend to construct a new wholesale distribution warehouse and office headquarters. They currently conduct their operation just north of this property at 3504 Route 9, which will be vacated upon completion of this project. The new building will have approximately 20,340 square feet of interior space (21,223 SF building footprint); 15,220 SF of warehouse space, and 5,120 SF of office space. The company will be expanding slightly from their current facility, with a total of 20 office staff, and a total of 10 warehouse staff. All restroom and kitchen facilities will be located in the office portion of the building, but the warehouse employees will have no dedicated space in the office.

SITE

Development of the site was started by MHCP Realty, LLC when they had approvals to construct a self-storage facility, and associated office/caretaker's residence. The building pad has been leveled, and construction of the retaining walls had commenced. All construction has been idle for 10+ years now. The currently proposed development will incorporate a majority of the existing construction, including the existing septic system at the front of the property. There is a large retaining wall along the front of the property, directly upgrade of the absorption trenches. The construction of this wall is complete, and will remain. Installation of the absorption trenches under Construction Permit #CO 0406-PH is complete, and permission to backfill was granted on August 27, 2008. The existing trenches shall remain, and will be protected throughout construction.

HYDRALIC DEMAND

The following hydraulic loading rates were estimated as prescribed in *Table B-3. Typical Per-Unit Hydraulic Loading Rates of the New York State Design Standards for Intermediate Sized Wastewater Treatment Systems*, as promulgated by the New York State Department of Environmental Conservation – March 5, 2014

Proposed Condition:

Office –

$$15 \text{ GPD/employee} \times 20 \text{ employees} = 300 \text{ GPD}$$

Warehouse –

$$15 \text{ GPD/employee} \times 10 \text{ employees} = 150 \text{ GPD}$$

There are no shower or laundry facilities proposed for this building. These per-unit hydraulic loading rates may be reduced by 20% for this establishment, which will be equipped with water saving plumbing fixtures.

Adjusted hydraulic loading rate –

$$(300 \text{ GPD} + 150 \text{ GPD}) \times 0.8 = \mathbf{360 \text{ GPD}}$$

Existing Condition:

The existing subsurface sewage treatment system, as designed and constructed, has a hydraulic capacity of **600 GPD**. Therefore, the existing absorption system has sufficient capacity to



support the proposed change of use. Only the absorption trenches and equal distribution box were installed – the septic tank was not installed.

SUBSURFACE SEWAGE TREATMENT

Septic Tank - The proposed septic tank was sized pursuant to Table D-2. of New York State Design Standards for Intermediate Sized Wastewater Treatment Systems, as promulgated by the New York State Department of Environmental Conservation – March 5, 2014.

For this range of design flow, the tank size should be 1.5 times the daily flow, or, 900 gallons. In this instance, the design flow we are considering is that of the existing absorption system and not the lesser calculated per unit rate – should the current (or future) owner wish to increase the use of the property. No septic tank shall have a capacity less than 1,000 gallons. Therefore, a **1,000-gallon reinforced pre-cast concrete septic tank** shall be provided. A tamper-proof manhole frame and cover shall be brought to grade for inspection and maintenance.

Absorption System – The existing absorption system consists of conventional 24"-wide stone and pipe absorption trenches spaced 6' on center. The perforated laterals are pitched for gravity distribution, and are fed by a precast concrete equal distribution box. There are six (6) laterals that are 50 linear feet each, for a total of 300 linear feet. The sewage application rate of the in-situ soil is 1.0 GPD/SF. The approved 100% reserve replacement area remains unencumbered by existing or proposed development.

WATER SUPPLY

The proposed use will require approval of a non-transient, non-community water system (NTNC). This water system will serve 30 full-time employees, 8 hours per day, 5 days per week, 52 weeks per year. (An NTNC is a public water system which will regularly serve at least 25 of the same people, four hours or more per day, for four or more days per week, for 26 or more weeks per year.) There is only one proposed structure, there is no distribution. A water meter, Recordall® Badger Meter, model RCDL-25, shall be installed on the water service in the mechanical room. Daily meter readings shall be submitted to the health department on a monthly basis. The health department shall test and monitor the untreated well water on a quarterly basis. A smooth-nose sample tap shall be installed on the raw-water supply.



**PUTNAM COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH SERVICES**

CONSTRUCTION PERMIT FOR SEWAGE TREATMENT SYSTEM

PERMIT # ~~PH 00000~~ C00406-PH

Located at ALBANY POST ROAD Town or Village (T) PHILIPSTOWN

Subdivision name N/A Subd. Lot # N/A Tax Map 38 Block 3 Lot 64

Date Subdivision Approved N/A Renewal _____ Revision _____

Owner/Applicant Name MHCP REALTY, LLC Date of Previous Approval _____

Mailing Address 3504 ROUTE 9 COLD SPRING, NY Zip 10516

Amount of Fee Enclosed _____

Building Type COMMERCIAL Lot Area 2.5 AC No. of Bedrooms N/A Design Flow GPD 600

Fill Section Only _____ Depth _____ Volume _____
PCHD NOTIFICATION IS REQUIRED WHEN FILL IS COMPLETED

Separate Sewerage System to consist of 1,000 gallon septic tank and 300 LF
OF 24" WIDE ABSORPTION TRENCHES SPACED 6' ON CENTER

Other Requirements: RUN-OF-BANK FILL FOR GRADIENT

To be constructed by JOE GIACHETTA Address COLD SPRING, NY 10516

Water Supply: _____ Public Supply From _____ Address _____

or: X Private Supply Drilled by NORMAN ANDERSON Address ROSEMOUNT, NY 10579

I represent that I am wholly and completely responsible for the design and location of the proposed system(s) and that the separate sewage treatment system described above will be constructed as shown on the approved amendment thereto and in accordance with the standards, rules and regulations of the Putnam County Department of Health, and that on completion thereof a "Certificate of Construction Compliance" satisfactory to the Public Health Director will be submitted to the Department, and a written guarantee will be furnished the owner, his successors, heirs or assigns by the builder, that said builder will place in good operating condition any part of said sewage treatment system during the period of two (2) years immediately following the date of the issuance of the approval of the Certificate of Construction Compliance of the original system or any repairs thereto.

Signed: *Philip Watson* P.E. X R.A. _____ Date 11/07/06

Address BADEN WATSON, P.C. COLD SPRING, NY 10516 License # 062505

APPROVED FOR CONSTRUCTION: This approval expires two years from the date issued unless construction of the sewage treatment system has been completed and inspected by the PCHD and is revocable for cause or may be amended or modified when considered necessary by the Public Health Director. Any revision or alteration of the approved plan requires a new permit. Approved for discharge of domestic sanitary sewage only.

By: *Robert Monro* Title: Env. Health Dir Date: 2/22/07

White copy - HD File; Yellow copy - Building Inspector; Pink copy - Owner; Orange copy - Design Professional
Form CP-97

**PUTNAM COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH SERVICES**

APPLICATION TO CONSTRUCT A WATER WELL

please print or type

PCHD Permit # CO-0406-PH

Well Location	Street Address: <u>ALBANY POST ROAD</u>	Town/Village: <u>(G) PHILIPSTOWN</u>	Tax Map # Map <u>38</u> Block <u>3</u> Lot(s) <u>64</u>
Well Owner:	Name: <u>MHCP REALTY, LLC</u>	Address: <u>3504 RT 9 COLD SPRINGS, NY 10516</u>	Phone #: <u>263-3265</u>
Use of Well:	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public Supply <input type="checkbox"/> Air/cond/heat pump <input type="checkbox"/> Irrigation <input checked="" type="checkbox"/> 1-Primary <input type="checkbox"/> Business <input type="checkbox"/> Farm <input type="checkbox"/> Test/monitoring <input type="checkbox"/> Other(specify) <input type="checkbox"/> 2-Secondary <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Standby		
Amount of Use	Yield Sought <u>5</u> gpm # People Served <u>6</u> Est. of Daily usage <u>600</u> gal.		
Reason for Drilling	<input type="checkbox"/> Replace Existing Supply <input type="checkbox"/> Test/Observation <input type="checkbox"/> Additional Supply <input checked="" type="checkbox"/> New Supply (new dwelling) <input type="checkbox"/> Deepen Existing Well		
Detailed Reason for Drilling	<u>TO PROVIDE A POTABLE WATER SUPPLY TO A NEW RESIDENCE / OFFICE</u>		
Well Type	<input checked="" type="checkbox"/> Drilled <input type="checkbox"/> Driven <input type="checkbox"/> Gravel <input type="checkbox"/> Other		
Is well site subject to flooding?..... Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Is well located in a realty subdivision?..... Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Name of subdivision <u>NA</u> Lot No. <u>NA</u>			
Water Well Contractor: <u>NORMAN ANDERSON</u> Address: <u>PUTNAM VALLEY, NY 10879</u>			
Is Public Water Supply available on site?..... Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Name of Public Water Supply: <u>NA</u> Town/Village <u>NA</u>			
Distance to property from nearest water main: <u>> 1 m.</u>			
Proposed well location & sources of contamination to be provided on separate sheet/plan.			
Date: <u>11/07/04</u>		Applicant Signature: <u>[Signature]</u>	

PERMIT TO CONSTRUCT A WATER WELL

This permit to construct one water well as set forth above, is granted under provisions of Article 10 of the Putnam County Sanitary Code and Subpart 5-2 of Part 5 of the New York State Sanitary Code and provided that within thirty (30) days of the completion of water well construction, the applicant or their designated representative shall: 1) Pump the well until the water is clear. 2) Disinfect the well in accordance with the requirements of the Putnam County Health Department. 3) Submit a Well Completion Report on a form provided by the Putnam County Health Department. 4) The well driller shall abide by all conditions of the permit. 5) During all well drilling operations the well driller shall take appropriate action to assure that any and all water and waste products from such well drilling operations be contained on this property and in such a manner as not to degrade or otherwise contaminate surface or groundwater.

APPROVED FOR CONSTRUCTION: This approval expires two years from the date issued unless construction of the well has been completed and inspected by the PCHD and is revocable for cause or may be amended or modified when considered necessary by the Commissioner of Health. Any revision or alteration of the approved plan requires a new permit. Well to be constructed by a water well driller certified by Putnam County.

Date of Issue 2/22/07
 Date of Expiration 2/22/09
 Permit is Non-Transferable

Permit Issuing Official: [Signature]
 Title: Env. Health Director

White copy - HD file; Yellow copy - Building Inspector; Pink copy - Owner; Orange copy - Well driller

Form WP-97
Rev. 3/06

SHERLITA AMLER, MD, MS, FAAP
Commissioner of Health

LORETTA MOLINARI, RN, MSN
Associate Commissioner of Health



ROBERT J. BONDI
County Executive

ROBERT MORRIS, PE
Director of Environmental Health

DEPARTMENT OF HEALTH
1 Geneva Road, Brewster, New York 10509

August 27, 2008

John Delano, PE
Badey & Watson
3063 Route 9
Cold Spring, NY 10516

Re: Field Inspection – MHCP Realty LLC.
Route 9
(T) Philipstown, TM # 38.-3-64

Dear Mr. Delano:

The above referenced separate sewage treatment system can be backfilled. The following comments must be corrected in the field.

- Large stone in SSTS are to be removed prior to backfilling trenches.

If you have any further questions, please contact me at (845) 278-6130, ext. 2155.

Sincerely,

A handwritten signature in cursive script, appearing to read "Joseph Digit".

Joseph Digit
Environmental Engineering Aide

JD:kly

TOWN OF PHILIPSTOWN
CODE ADMINISTRATOR

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

Greg Wunner, Code Enforcement Officer
(845) 265-5202
(845) 265-3929
(845) 265-2687 FAX

DATE: June 25, 2020

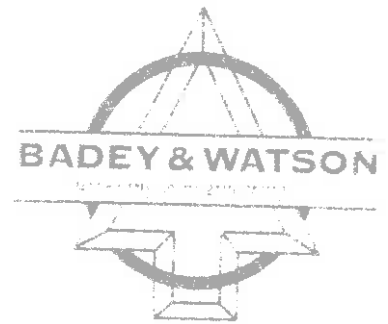
TO: Badey + Watson
3063 RT 9
Cold Spring, NY 10516

REF: Fleming, Ralph TEE Jos Ginchina T
TR A F/B/O Suzanne Gachina
2761 RT 9
Cold Spring, NY 10516
TAX MAP # 38.-3-64

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



July 2, 2020

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

RE: Application of Chundu & Moth

Dear Mr. Zuckerman and Members of the Planning Board:

Submitted herewith are 13 sets of the following documents:

- "Site Plan prepared for Harini Chundu & Andrew Moth ...," last revised June 17, 2020, 5 sheets
- "Custom Home Plans for H Chundu & A Moth" (elevations and overhang details only) by Lindal Cedar Homes, last revised June 3, 2020, 3 sheets
- Lindal rendering showing planned house color, undated, 3 sheets

You will recall that the Chundu/Moth site plan was conditionally approved in November 2019, and referred to Mr. Gainer for resolution of the technical details. Mr. Gainer has stated that the technical details have been resolved to his satisfaction. However, he is concerned with three matters and asked that they be presented to the Planning Board so that members are fully informed. Those matters are the color of the building; the elimination of some of the plantings that would partially screen the distant view from/to Route 9; and the possibility that light reflecting from the glass on the south wall of the proposed house would impact drivers on Route 9.

As the rendering indicates, the color of the building is grey. This color was chosen to minimize the visibility of the building from the distant view from Route 9. Members will remember that the house site sits above a "wall" of exposed bedrock, which is also grey. Accordingly, we submit that the building will appear, from the distant view, that the building is part of the bedrock. Of course, the building would be more distinct were the view from Route 9 closer to the building. An alternate color, such as forest green, might also work, but such would only work during those times of the year when the leaves are out. The grey color will mute the visibility of the building throughout the year when it will also present a color that more nearly matches the tree trunks, as well as the exposed bedrock.

Certain trees, which were to be installed to replace trees that we originally expected would be removed, are not shown on the current plan. This is because the trees that were to be replaced will not be removed because

the stormwater management system could not be installed in that location. The stormwater management system, as currently planned, is in a location acceptable to Mr. Gainer. Accordingly, the trees that would have been removed can remain. A note has been added to the plan indicating that those trees are to remain.

Finally, Mr. Gainer was concerned that sunlight hitting the glass on the southerly wall of the proposed building would be reflected toward Route 9. In response, the building plans have been modified by adding pergola type extensions outward from the building walls above the windows to shade them and significantly reduce the amount of sunlight that would be reflected.

We look forward to explaining the items discussed above during the July meeting of the Planning Board scheduled for July 16. Thank you for your continued work on this matter.

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



by
Glennon J. Watson, L.S.
845.265.9217 x214
gwatson@badey-watson.com

cc Harini Chundu & Andrew Moth
U:\80-124B\WO_24842_Chundu\2020-07-02_To_Planning_Board\NZ02JL20BP_SubmitsRevisedPlat.docx

DATE

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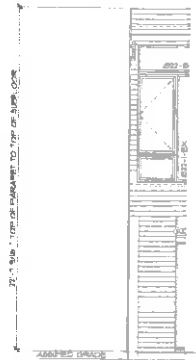
Page 2 of 2

U:\80-124B\WO_24842_Chundu\2020-07-02_To_Planning_Board\NZ02JL20BP_SubmitsRevisedPlat.docx



CUSTOM RESIDENCE FOR:
H. CHUNDU & A. MOTH
COLD SPRINGS, NY 10506 USA

INDEPENDENTLY DISTRIBUTED BY:
ATLANTIC CUSTOM HOMES



SIDING COVERAGE

Siding and interior sheetrock is supplied in standard lengths and will require splices for complete coverage. Carefully plan your covering to minimize the number of joints required. Refer to details on siding sheet.

WARNING

Due to the nature and properties of wood as well as varying site conditions, it is necessary to properly acclimate exterior siding and interior sheetrock to the finished home environment prior to installation.

ION NOTES

1. All exterior water penetration, use and related flashing.

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IN SELECTION FORM

☐ NO WE DO NOT WANT REFINISHED SIDING

WOOD

STRUCTURE COLOR NUMBER AND NAME

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BY INITIATING THIS BLOCK, YOU ARE CONFIRMING THAT THE INFORMATION CONTAINED ON THIS TAB HAS BEEN REVIEWED AND APPROVED.

DEALER APPROVED DATE

CUSTOMER APPROVED DATE

PLEASE SIGN THE PLANS STAMP TYPICALLY LOCATED ON THE INDEX SHEET, SO THAT WE MAY SUBMIT TO THE NEXT PHASE OF YOUR PROJECT.

DATE: 11/18/10

REVISIONS:

11/18/10 FINAL PERMIT PLANS

11/22/10 CORRECTIONS

11/23/10 CORRECTIONS

11/23/10 CORRECTIONS

11/23/10 CORRECTIONS

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PROJECT NO.

KL-41969

DRAWING NO.

41969 dgn (2D)

SHEET NO.

ELEMENTS

MODEL /

CUSTOM

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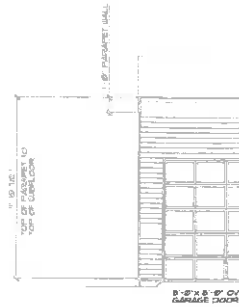
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CUSTOM RESIDENCE FOR:
H. CHUNDU & A. MOTH
COLD SPRINGS, NY 10506 USA

INDEPENDENTLY DISTRIBUTED BY:

ATLANTIC CUSTOM HOMES



BY INITIALING THE BLOCKS
BELOW, YOU ARE CONFIRMING
THAT THE INFORMATION
CONTAINED ON THIS PAGE
HAS BEEN REVIEWED AND
APPROVED.

DEALER APPROVED	DATE
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CUSTOMER APPROVED	DATE
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PLEASE SIGN THE PLANS
STAMP TYPICALLY LOCATED
ON THE INDEX SHEET,
SO THAT WE MAY PROCEED
TO THE NEXT PHASE OF
YOUR PROJECT.

DATE BY:	REVISIONS:
11/18/19 GB	FINAL PERMIT PLANS
11/22/19 MBF	CORRECTIONS
11/20/20 CHW	AMENDMENT
2/4/20 TSC	ENGINEERING
4/21/20 MBF	REVISED-REVISED GBL & SDDW MAY, SEC. 40, EXTA IN/7 TRN
6/27/20 MK	WAKEN BIDE CHANGE
8/30/20 GB	FINAL CONSTRUCTION PLAN
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PROJECT NO.:

KL-41969

DRAWING NO.:

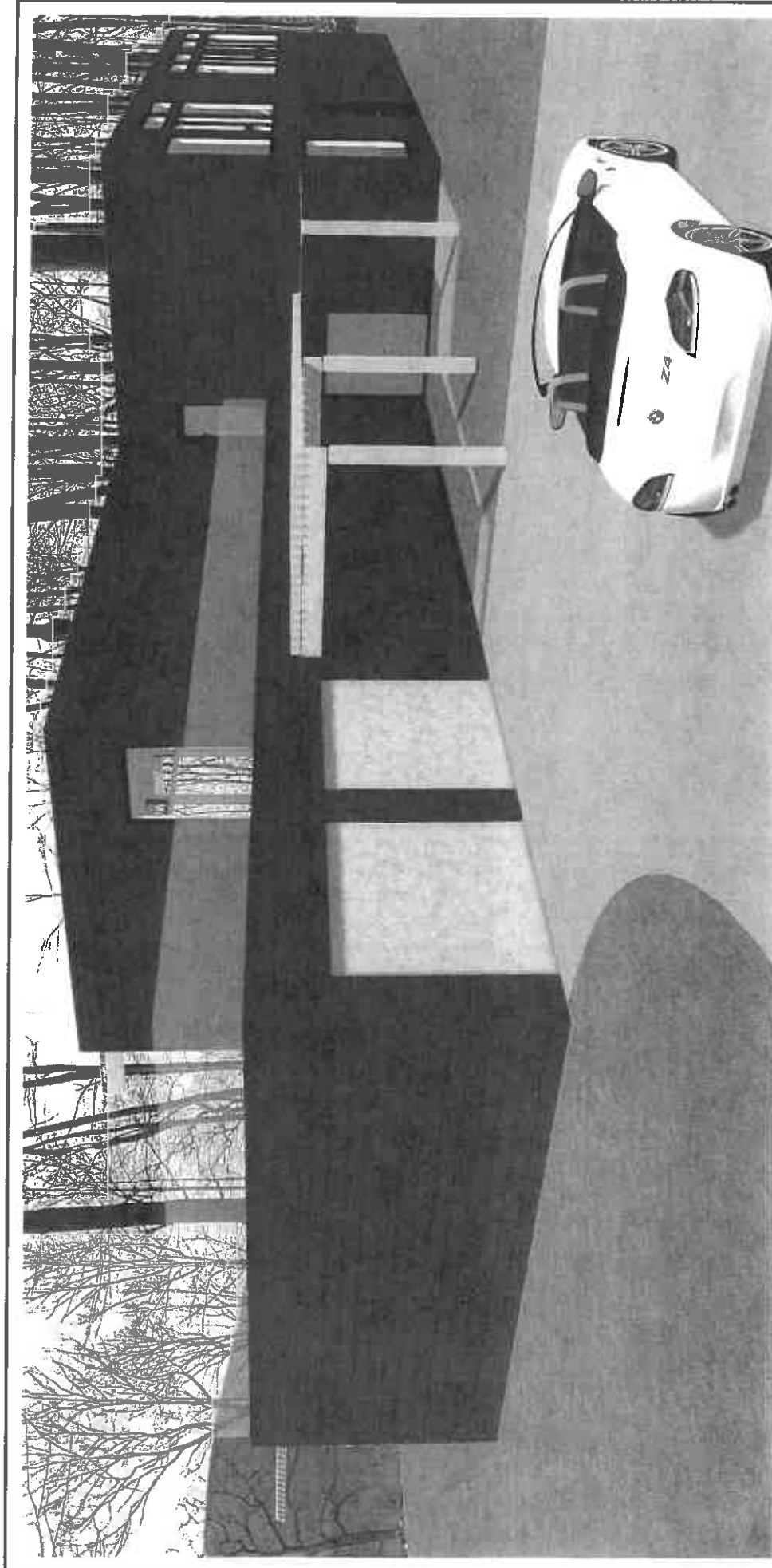
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DATE HEREIN

CUSTOM

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property of Linda Cedar
Homes, Inc. By copyright law,
Linda designs may not be
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process of purchasing and
building a Linda Cedar Home.



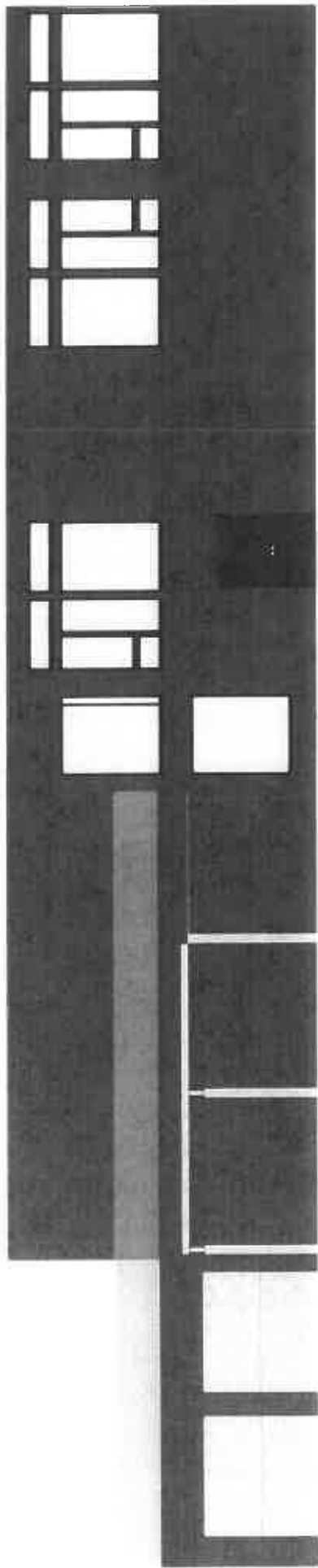


Lindal
CEDAR HOMES

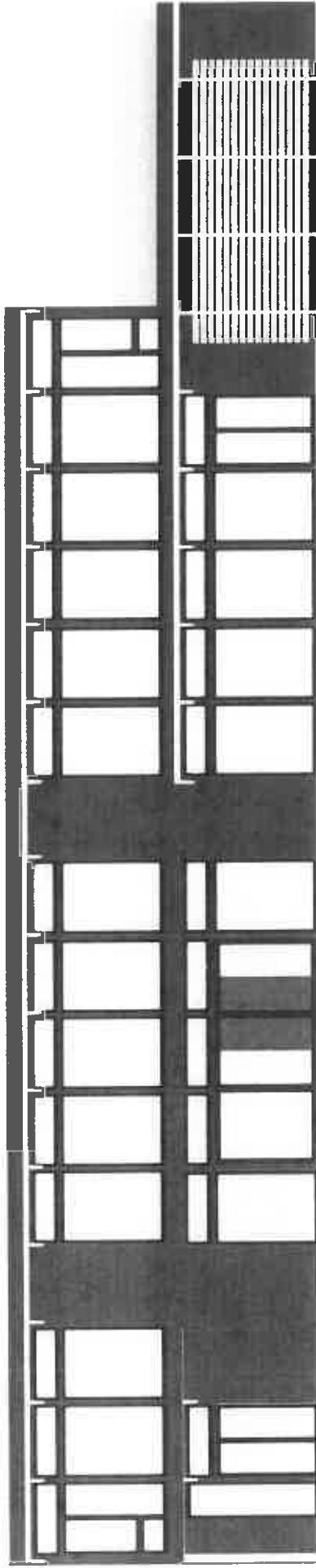
CUSTOM ELEMENTS
120 Skyline Drive

Design by
ATLANTIC CUSTOM HOMES

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FRONT ELEVATION



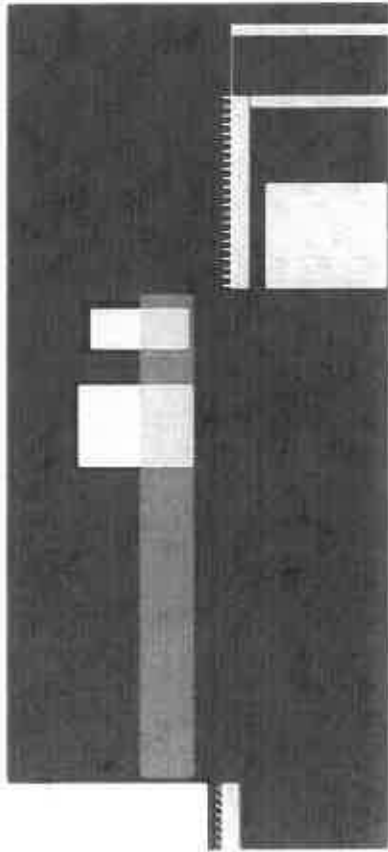
REAR ELEVATION



CUSTOM ELEMENTS
120 Skyline Drive

Design by
ATLANTIC CUSTOM HOMES

The architectural, design, drawings, and images will give you some ideas about how your Lindal home will look. After the design, drawings and images are brought to Lindal Cedar Homes, Inc. They are prepared by our design team and are not intended to be a final design. They are for informational purposes only and are not intended to be a final design. Any other use of the design, drawings, photographs and images, including without limitation, the preparation of new plans based on Lindal's plans, is strictly prohibited. Renderings and photographs may show premium upgrades available from Lindal. The scale of the floor plans varies. Contact your local independent Lindal dealer for updates and pricing. All rights reserved.



LEFT ELEVATION



RIGHT ELEVATION

 **Lindal**
CEDAR HOMES

CUSTOM ELEMENTS
120 Skyline Drive

Design by
ATLANTIC CUSTOM HOMES

The architectural design, drawings, and images will give you new ideas about how your Lindal home will look. All of the design, drawings and images belong to Lindal Cedar Homes, Inc. They are protected by copyright and may not be copied or used in any way without the express written permission of Lindal Cedar Homes, Inc. Any use of the design, drawings, or images for any other purpose, including but not limited to the preparation of new plans based on Lindal's plans, is strictly prohibited. Renderings and photographs may show premium upgrades available from Lindal. The scale of the floor plan varies. Contact your local independent Lindal dealer for updates and pricing. All rights reserved.

July 2, 2020



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

RE: Application of Slopeline, LLC

Dear Mr. Zuckerman and Members of the Planning Board:

Submitted herewith are 13 sets of our 3 sheet "Subdivision Plat prepared for Slopeline, LLC ...", which has been revised to accommodate the agreement between Slopeline and the Lake Valhalla Civic Association (LVCA) to include certain trails and "Josephine Heights", a picnic area used by members of the Lake Valhalla community, within Parcel B of the subdivision, which the owner is intending to convey to LVCA.

The change is consistent with the comments I offered during the June meeting of the Planning Board. When you review the map, you may notice that the areas of the three lots did not change. This was intentional and not an oversight.

We look forward to sharing the plan during the Public Hearing scheduled for July 16, and we are hopeful that you will act favorably on the application for approval of this subdivision. Thank you for your consideration of this application.

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

by
Glennon J. Watson, L.S.
845.265.9217 x214
gwatson@badey-watson.com

cc: Slopeline Team, via email only
LVCA Team, via email only
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TOWN OF PHILIPSTOWN
CODE ADMINISTRATOR

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

Greg Wunner, Code Enforcement Officer
(845) 265-5202
(845) 265-3929
(845) 265-2687 FAX

DATE: July 6, 2020

TO: Andrew Kepler
176 Moog Rd.
Garrison, NY 10524
(Badey & Watson)

REF: 176 Moog Rd.
Garrison, NY 10524
TAX MAP # _____

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

Town of Philipstown
238 Main Street
Cold Spring New York 10516

PLANNING BOARD

SITE PLAN APPLICATION PACKAGE

MINOR PROJECT

Project Name: Site Plan for Andrew Kepler & Carlos Picon

Date: 6/30/2020



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: 6/30/2020

TM# 49.-3-48

Project Name: Andrew Kepler

Street Address: 176 Moog Road, Garrison, NY 10524

Fee Amount: **Received:**

Bond Amount: **Received:**

Applicant:

Name Andrew Kepler & Carlos Picon

Address 169 E. 78th Street, Apt 4b

New York, NY 10075

Telephone 914-693-5210

Design Professional:

David Eaton Associates, LLC

Address 578 Sterling Place, Suite 1

Brooklyn, NY 11238

Telephone (347) 233-1519

~~Tenant:~~ Engineer

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

Address 3063 Route 9, Cold Spring, NY 10516

Margaret Smith McManus, P.E.

Telephone 845-265-9217

Property Owner

Name Andrew Kepler & Carlos Picon

Address 169 E. 78th Street

Garrison, NY 10524

Telephone 914-693-5210

TM# 49.-3-48

Project Name: Site Plan for Andrew Kepler & Carlos Picon

Project Description: Applicants seek approval of a landscape plan, which includes the enlargement of an existing deck, construction of a 3-season room and a formal court yard on their 21.8 acre property at 176 Moog Road, Garrison, NY

ZONING INFORMATION

175-7 Zoning District: Rural Conservation (RC)

175-10 Proposed Use: Existing use as a single family residential residence will not change

Proposed Accessory Use(s): None

175-7 Overlay Districts on the property:

	<u>Yes or No</u>
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>No</u>
175-36 Steep Terrain -----	<u>No</u>
175-36 Ridge Line Protection -----	<u>Yes</u>
175-37 Protection Agricultural -----	<u>No</u>

TM# 49.-3-48

Project Name: Site Plan for Andrew Kepler & Carlos Picon

175-11 Density and Dimensional Regulations

Zoning District <u>RC</u>	Required	Existing	Proposed	Complies	Variance
Minimum front yard setback					
Measured from the travel way Town Road	60'	>270'	>270'	Yes	No, not required
Measured from the travel way County/State	60'	N.A.	N.A.	N.A.	No, not required
Minimum side yard setback	30'	>125'	>125'	Yes	No, not required
Minimum side yard setback (2)	30'	>500'	>500'	Yes	No, not required
Minimum side yard setback (3)	30'	N.A.	N.A.	N.A.	No, not required
Minimum rear yard setback	50'	>220'	>220'	Yes	No, not required
Maximum impervious surface coverage	10%	5%	5%	Yes	No, not required
Maximum height	40'	25'+/-	25'+/-	Yes	No, not required
Maximum footprint non-residential structures	6000'	N.A.	N.A.	N.A.	No, not required

SUBMISSION:

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

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

Town of Philipstown Town Code Chapter 175

ARTICLE IX SPECIAL PERMITS AND SITE PLAN REVIEW

§175-60 PURPOSE AND APPLICABILITY

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

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

C. Minor and Major Projects

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

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

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

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

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

175-62 A. PRE-APPLICATION MEETINGS.

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

175-67 PROCEDURE FOR MINOR PROJECT SITE PLAN APPROVAL

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

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

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

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

SITE PLAN CHECK LIST

_____ 1. A sketch of the parcel on a location map (e.g. a tax map) showing boundaries and dimensions of the parcel and identifying contiguous properties that are within 200 feet of the proposed structure and any known easements or rights-of-way and roadways.

_____ 2. Existing features of the site lying within 200 feet of the proposed structure, including land and water areas, water or sewer systems, and the approximate location of all structures within 200 feet of the proposed structures.

_____ 3. The proposed location and arrangements of structures and uses on the site, including means of ingress and egress, parking, and circulation of traffic.

_____ 4. A sketch of any proposed structures (including signs), showing exterior dimensions and elevations of front, side, and rear views; copies of available blueprints, plans, or drawings.

_____ 5. A concise description of the project describing the intended use of proposed structures (including signs) and any changes in the existing topography and natural features.

_____ 6. The name and address of the applicant and any professional advisors, and the authorization of the owner if the applicant is not the owner.

_____ 7. If the parcel contains a stream, wetland, or floodplain, a copy of the floodplain map and wetland map that corresponds with the boundaries of the property.

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

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

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

175-65 D. Criteria

In reviewing Site Plans, the Planning Board shall ensure that the application complies with all applicable provisions of this Chapter, including the environmental performance standards in §175-40. The Planning Board shall also consider apply the criteria set forth below. The Planning Board may also refer for non-binding guidance to the three-volume set of illustrated design guidelines published by the New York Planning Federation in 1994, entitled *Hamlet Design Guidelines*, *Building Form Guidelines*, and *Rural Design Guidelines*. The Planning Board may also refer to the —Design Handbook|| 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 aboveground utility service systems shall be placed underground.

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

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

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

_____ 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 die or are otherwise not in a condition to fulfill the approved landscape plan shall be replaced in the next planting season by similar plant material.

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

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

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

_____ l. If deemed appropriate for the site by the Planning Board, shade trees at least six feet tall and two-inch caliper shall be planted and maintained at 20- to 40-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, service roads, alleys, footpaths, bike paths, and new public streets to connect adjoining properties shall be required where appropriate.

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

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

_____ e. All buildings shall be accessible by emergency vehicles.

_____ f. Parking spaces shall have wheel stops or curbs to prevent injury to trees and shrubs planted in landscaped islands.

_____ g. Bicycle parking spaces and racks shall be provided in an area that does not conflict with vehicular traffic. Designated van/car pool parking, and other facilities for alternatives to single occupancy vehicle use shall be provided wherever possible.

_____ h. In developments where links to schools, churches, shopping areas, trails, greenbelts, and other public facilities are feasible, or where a trail connection is recommended in the Comprehensive Plan or in a Town Open Space Plan, a trail corridor shall be reserved on the approved Site Plan for this purpose.

4. Reservation of Parkland

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

5. Outside Storage

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

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

_____ b. Outside storage on properties in the HC or OC districts shall not exceed 20% of the lot area located in such district.

_____ c. In the M District, outside storage areas shall not extend into the area required for a building setback from a property line, or a residence district boundary line, and shall not exceed 15% of the lot area located in the industrial M District.

6. Miscellaneous Standards

_____ a. Buildings and other facilities shall be designed, located, and operated to avoid causing excessive noise on a frequent or continuous basis.

_____ b. Drainage of the site shall recharge ground water to the extent practicable. The peak rate of surface water flowing off-site shall not increase above pre-development conditions and shall not adversely affect drainage on adjacent properties or public roads.

_____ c. Applicable requirements for proper disposal of construction and demolition waste shall be satisfied, and any necessary permits or agreements for off-site disposal shall be obtained.

_____ d. No materials shall be placed below the finished grade of a site other than utilities, sand, gravel, rocks, and soil that are uncontaminated by any solid waste or hazardous materials. Materials that were previously contaminated and have been reconditioned shall not be permitted under this Subsection (e), except that decontaminated material may be used as a base for road or parking lot construction, provided that such decontaminated material does not pollute groundwater or surface water.

_____ e. Structures shall be located, constructed, and insulated to prevent on-site noise from interfering with the use of adjacent properties. Similarly, buildings shall be situated to prevent off-site noise from intruding on new development. Methods for blocking noise shall be used where appropriate, and shall include fencing, walls, and natural buffers, such as berms and landscape planting with trees and large shrubs.

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

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

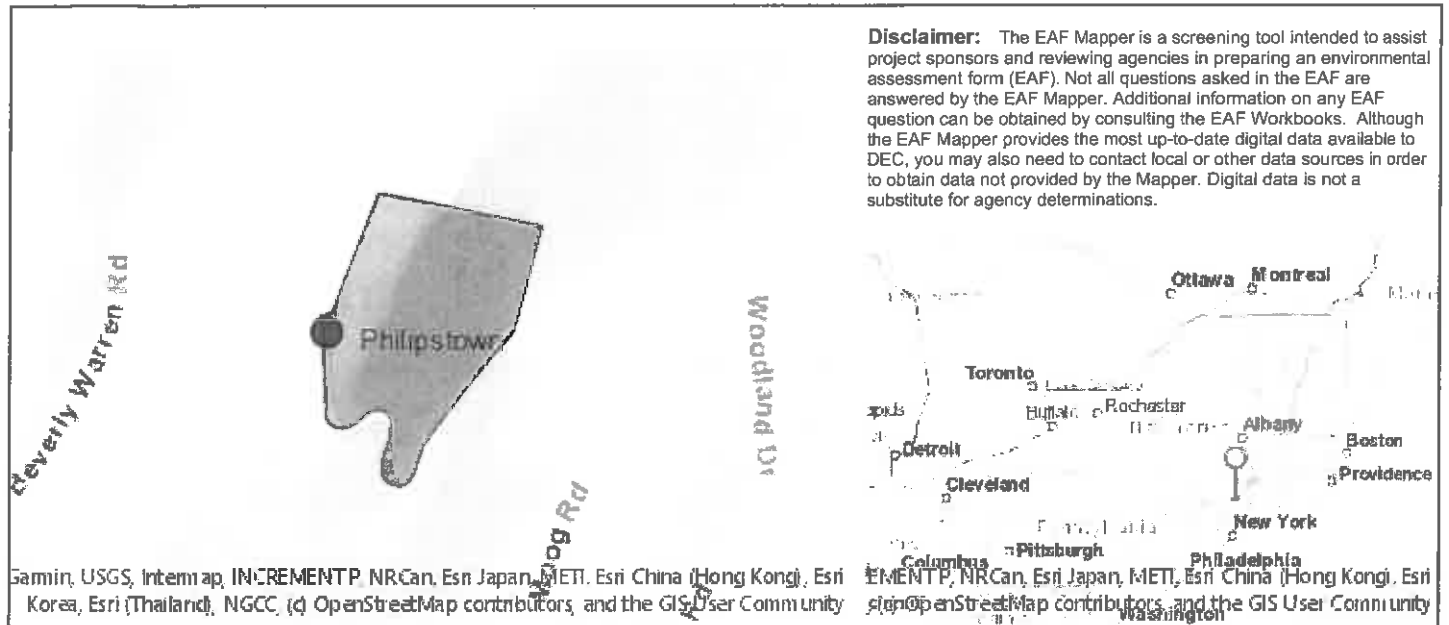
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Approval of a Landscaping Plan for Andrew Kepler and Carlos Picon			
Project Location (describe, and attach a location map): 176 Moog Road, Garrison, NY 10524 (See map attached and map on Erosion Control Plan)			
Brief Description of Proposed Action: Approval of a Landscaping plan which includes an enlarged deck with a 3 season room and a court yard in a 21.8 acre parcel. Applicants own a 21+ acre site that is improved with a large single family residence that is approximately 25 years old. Applicants seek to improve the dated landscaping surrounding and approaching the residence. Project is located on a ridge line that is subject to the section of the Philipstown Zoning Code that regulates certain activities on or within 50 feet, measured vertically, of the ridge line. Applicants proposed activity, which includes reconstructing and enlarging an existing deck, constructing a court yard and installation of professionally designed landscaping, seeks to improve and beautify the property. Applicants have avoided construction on steep slopes and have submitted their plan to the Hudson Highlands Land Trust, Inc., which holds a conservation easement on the property.			
Name of Applicant or Sponsor: Andrew Kepler and Carlos Picon		Telephone: (914) 693-5210 E-Mail: Andrew@AndrewKepler.com	
Address: 169 E. 78th Street			
City/PO: New York		State: NY	Zip Code: 10075
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?		21.8 acres	
b. Total acreage to be physically disturbed?		0.8 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		21.8 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

<p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>N/A</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</p> <p>If Yes, identify: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation services available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If No, describe method for providing potable water: _____</p> <p>Existing private well will continue to service property.</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If No, describe method for providing wastewater treatment: _____</p> <p>Existing private subsurface treatment system will continue to service property.</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>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?</p> <p>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?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	
<p>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?</p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	

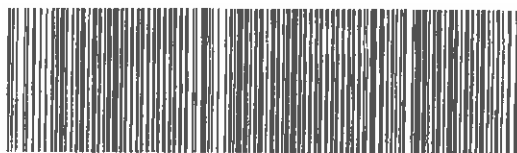
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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? Northern Long-eared Bat	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)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
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"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Andrew Kepler and Carlos Picon</u> Date: <u>1 July 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]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
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-000000000409768-000000000802665-005

Endorsement Page

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POUGHKEEPSIE, NY 12601

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169 E 78TH STREET 4B

NEW YORK, NY 10075

PARTIES

GRANTOR

LELAND J SCHNEIDER EXECUTOR

GRANTEE

CARLOS PICON

FEE DETAILS

Consideration:		\$1,375,000.00
1501717		
DEED	5	45.00
TP-584	1	5.00
CULTURAL EDUCATION		15.00
RECORD MANAGEMENT		5.00
RP-5217 RESID/AGRIC		125.00
TRANSFER TAX		19,250.00
PROCESSING FEE	1	1.00
AMOUNT FOR THIS DOCUMENT:		19,446.00
RETT #	000002440	

RESERVED FOR CERTIFICATION

THIS DOCUMENT WAS EXAMINED PURSUANT TO S315
REAL PROPERTY LAW

EXEMPTIONS

RESERVED FOR CLERKS NOTES

Michael C. Bartolotti
Putnam County Clerk

THIS INDENTURE, made the 28th day of June, in the year 2017
BETWEEN LELAND J. SCHNEIDER, RESIDING AT 828 10TH STREET, APT. 5, SANTA MONICA,
CALIFORNIA 90403, JEFFRY S. SCHNEIDER, RESIDING AT 101 AVALON ROAD, WABAN,
MASSACHUSETTS 02468 AND ELIZABETH SUE SCHNEIDER,

residing at 2859 LINCOLN HILL ROAD, HINESBURG, VT 05461

as executor of ESTATE OF ALFRED R. SCHNEIDER ak/a ALFRED SCHNEIDER the last will and testament of
late of WHO DIED ON THE 17TH DAY OF JUNE, 2016., deceased, party of the first part, and
CARLOS PICON AND ANDREW KEPLER, 169 EAST 78TH STREET, #4B, NEW YORK, NEW YORK 10075

tenants by the entirety

party of the second part,

WITNESSETH, that the party of the first part, to whom WITNESSETH THE ESTATE OF ALFRED R. SCHNEIDER
A/K/A ALFRED SCHNEIDER letters testamentary were issued by the Surrogate's Court of the State of New York for the
County of PUTNAM on JULY 15, 2016 AND UPDATED ON 7/15, 2017,

and by virtue of the power and authority given in and by said last will and testament, and in consideration of

ONE MILLION THREE HUNDRED SEVENTY-FIVE THOUSAND (\$1,375,000.00) dollars,

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

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being
in the TOWN OF PHILIPSTON, COUNTY OF PUTNAM AND STATE OF NEW YORK

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and
roads abutting the above-described premises to the center lines thereof;

TOGETHER with the appurtenances, and also all the estate which the said decedent had at the time of decedent's death in
said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether
individually, or by virtue of said will or otherwise;

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.

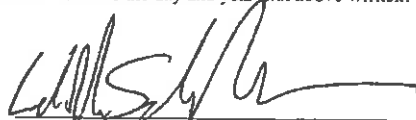
AND the party of the first part covenants that the party of the first part has not done or suffered anything
whereby the said premises have been incumbered in any way whatever, except as aforesaid.

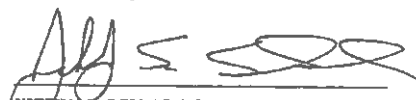
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of
the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust
fund to be applied first for the purpose of paying the cost of 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.

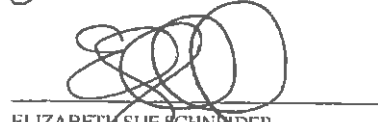
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:


LELAND J. SCHNEIDER


JEFFRY S. SCHNEIDER


ELIZABETH SUE SCHNEIDER

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of Los Angeles, ss.
On 6/21/17 before me, Kelly Charpenet, Notary Public,
personally appeared LELAND J. SCHNEIDER
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument. I certify under PENALTY OF
PERJURY under the laws of the State of California that the foregoing paragraph is true
and correct. WITNESS my hand and official seal.

Kelly Charpenet



17RG-X1810

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

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

NOTARY PUBLIC

**ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS
TAKEN IN NEW YORK STATE**

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in _____ (if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

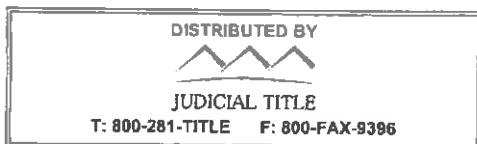
_____ to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said _____ execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

NOTARY PUBLIC

Executor's Deed

SCHNEIDER
TO
PICON/KEPLER

Title No. _____

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of _____, ss:

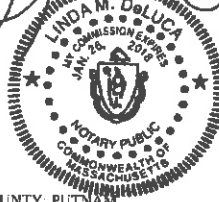
On the _____ day of _____ in the year _____, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed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

NOTARY PUBLIC

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK
STATE**State of MA, County of Norfolk, ss:

On the 20th day of June in the year 2017, before me, the undersigned personally appeared JEFFRY S. SCHNEIDER personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the _____ (add the city or political subdivision and the state or country or other place the acknowledgement was taken).

NOTARY PUBLIC



COUNTY: PUTNAM

TOWN/CITY: PHILIPSTON

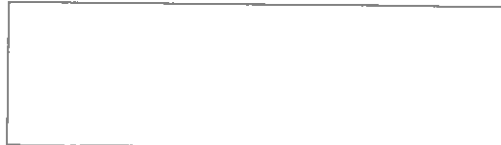
PROPERTY ADDRESS: 176 MOOG ROAD

SECTION: _____

BLOCK _____

LOT _____

RETURN BY MAIL TO:



SCHEDULE "A"

Title #: 17RG-X1810

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 shown and designated as Lot No. 1 as shown on a certain subdivision map entitled, "Open Area Development Subdivision Plat Woodmere-Map 2" dated November 15, 1982, revised February 8, 1984, and filed in the Putnam County Clerk's Office on May 11, 1984 as Filed Map No. 1865(C).

TOGETHER with a right of way for ingress, egress, and regress, in common with others, over the roadways shown on Filed Map No. 1865(B) and 1865(C).

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

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

NOTARY PUBLIC

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in (if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

NOTARY PUBLIC

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

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

NOTARY PUBLIC

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATEState of *Vermont*, County of *Chittenden*, ss:

On the *22* day of *June* in the year 2017, before me, the undersigned personally appeared ELIZABETH SUE SCHNEIDER personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the (add the city or political subdivision and the state or country or other place the acknowledgement was taken).

NOTARY PUBLIC

Cheryl J. Schubert
Comm exp 02/10/2019**Executor's Deed**

SCHNEIDER
TO
PICON/KEPLER

Title No.

COUNTY: PUTNAM

TOWN/CITY: PHILIPSTON

PROPERTY ADDRESS: 176 MOOG ROAD

SECTION:

BLOCK:

LOT:

RETURN BY MAIL TO:

Andrew Kepler
109 E. 78th St., #4B
New York, NY 10075

DISTRIBUTED BY



JUDICIAL TITLE

T: 800-281-TITLE F: 800-FAX-9396

FOR COUNTY USE ONLY

C1. SWIS Code

3726.89

C2. Date Deed Recorded

7/13/17

C3. Book

2049

C4. Page

381

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

176 MOOG ROAD

PHILIPSTOWN

10524

2. Buyer Name

PICON

CARLOS

KEPLER

ANDREW

3. Tax Billing Address

Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)

LAST NAME/COMPANY

FIRST NAME

STREET NUMBER AND NAME

CITY OR TOWN

STATE

ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed

1

of Parcels

OR

Part of a Parcel

(Only if Part of a Parcel) Check as they apply:

4A. Planning Board with Subdivision Authority Exists

4B. Subdivision Approval was Required for Transfer

4C. Parcel Approved for Subdivision with Map Provided

5. Deed Property Size

* FRONT FEET

X

* DEPTH

OR

21.83

* ACRES

6. Seller Name

ESTATE OF ALFRED R. SCHNEIDER

FIRST NAME

LAST NAME/COMPANY

FIRST NAME

7. Select the description which most accurately describes the use of the property at the time of sale:

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

06/06/2017

12. Date of Sale/Transfer

6/28/17

13. Full Sale Price

1,375,000.00

(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

.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 Date

H. Sale of Business is Included in Sale Price

I. Other Unusual Factors Affecting Sale Price (Specify Below)

X J. None

Comment(s) on Condition:

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

16. Year of Assessment Roll from which information taken(Y/Y)

17

17. Total Assessed Value

672100

18. Property Class

240

19. School District Name

GARRISON CSD

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

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: *Alfred R. Schneider* DATE: 6/20/17

BUYER SIGNATURE: *Carlos Picon* DATE: 6/20/17

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.)

PICON

CARLOS

LAST NAME

FIRST NAME

212

772

3185

AREA CODE

TELEPHONE NUMBER (Ex: 9999999)

176

MOOG ROAD

7845 ST #4B

STREET NUMBER

STREET NAME

GARRISON

NY

NY

10075

CITY OR TOWN

STATE

ZIP CODE

BUYER'S ATTORNEY

PAGONES-QUINN

NIKI

LAST NAME

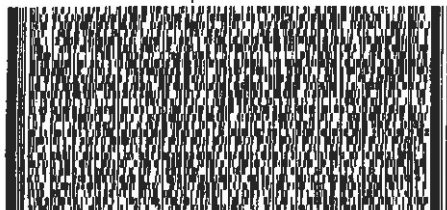
FIRST NAME

845

4522350

AREA CODE

TELEPHONE NUMBER (Ex: 9999999)



200' Adjoiners
49.-3-48
Kepler

49.-3-47
Hunt Jolie
622 Greenwich Street Apt. 4D
New York, NY 10014

49.-3-46
Provet, John
340 Riverside Dr Apt 13B
New York, NY 10025

49.-3-45
Berenson, Alex
171 Moog Rd
Garrison, NY 10524

49.-3-44
Kinkel, Paul H
155 Moog Rd
Garrison, NY 10524

49.-3-41
Chateau, Corinne
71 Moog Rd
Garrison, NY 10524

49.-3-43
Stolowitz, Dylan B
125 Moog Rd
Garrison, NY 10524

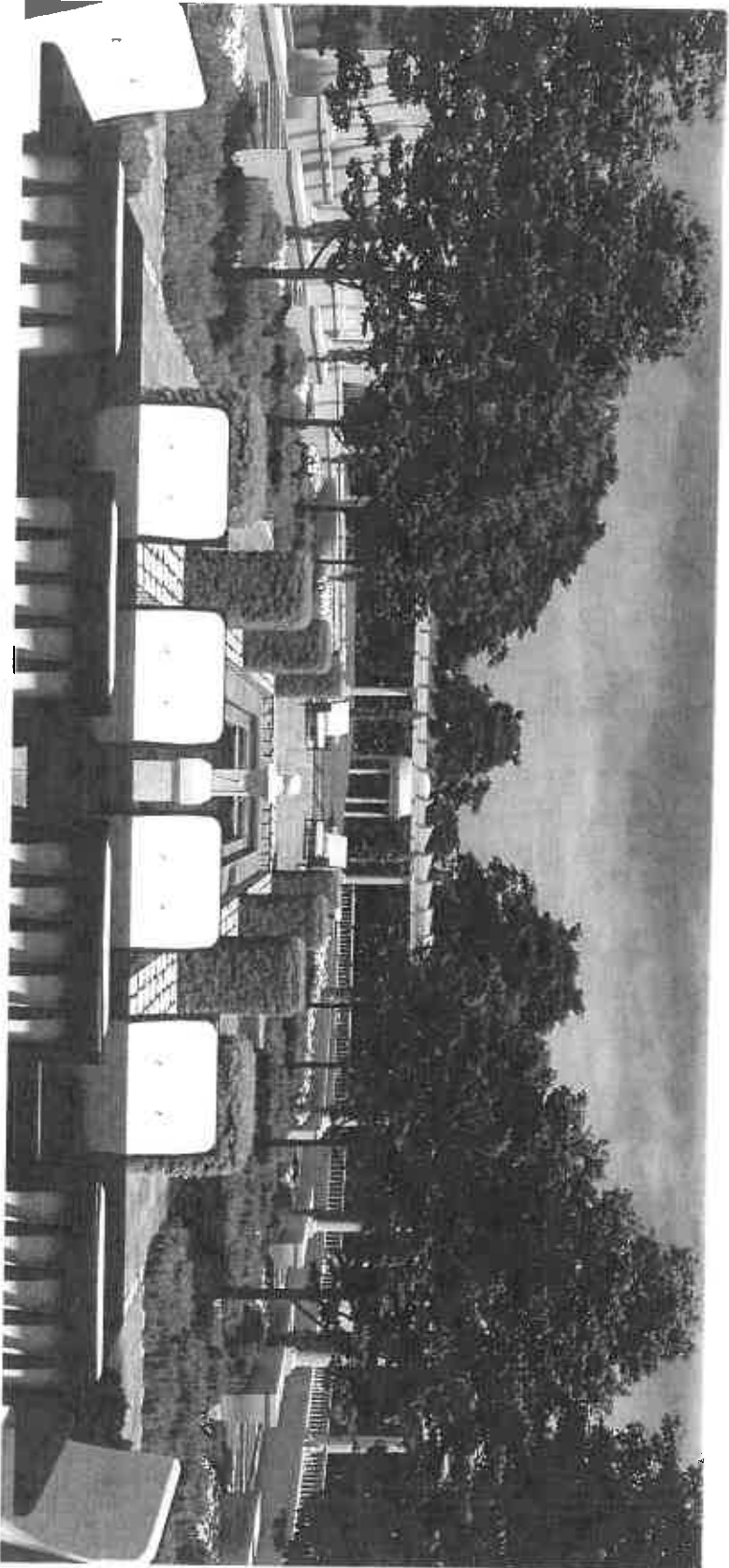
49.-3-42
Meehan, Ninfa
PO Box 443
Garrison, NY 10524

49.-3-49
Lipsey, Susan
PO Box 570
Garrison, NY 10524

49.-3-60
Detweiler, Michael Ressor
50 Woodland Dr
Garrison, NY 10524

49.-3-61
Elton, Bruce
44 Woodland Dr
Garrison, NY 10524

49.-3-20
Greenfield, Barry L
200 Park Ave S Fl 8
New York, NY 10003



176 MCGOG ROAD
GARRESON
COURTYARD

Scale
1" = 10'
1/4" = 10'

Scale
1" = 10'
1/4" = 10'



DAVID EATON ASSOCIATES

1000 10th St. N. Suite 100
Minneapolis, MN 55412
612.338.1111

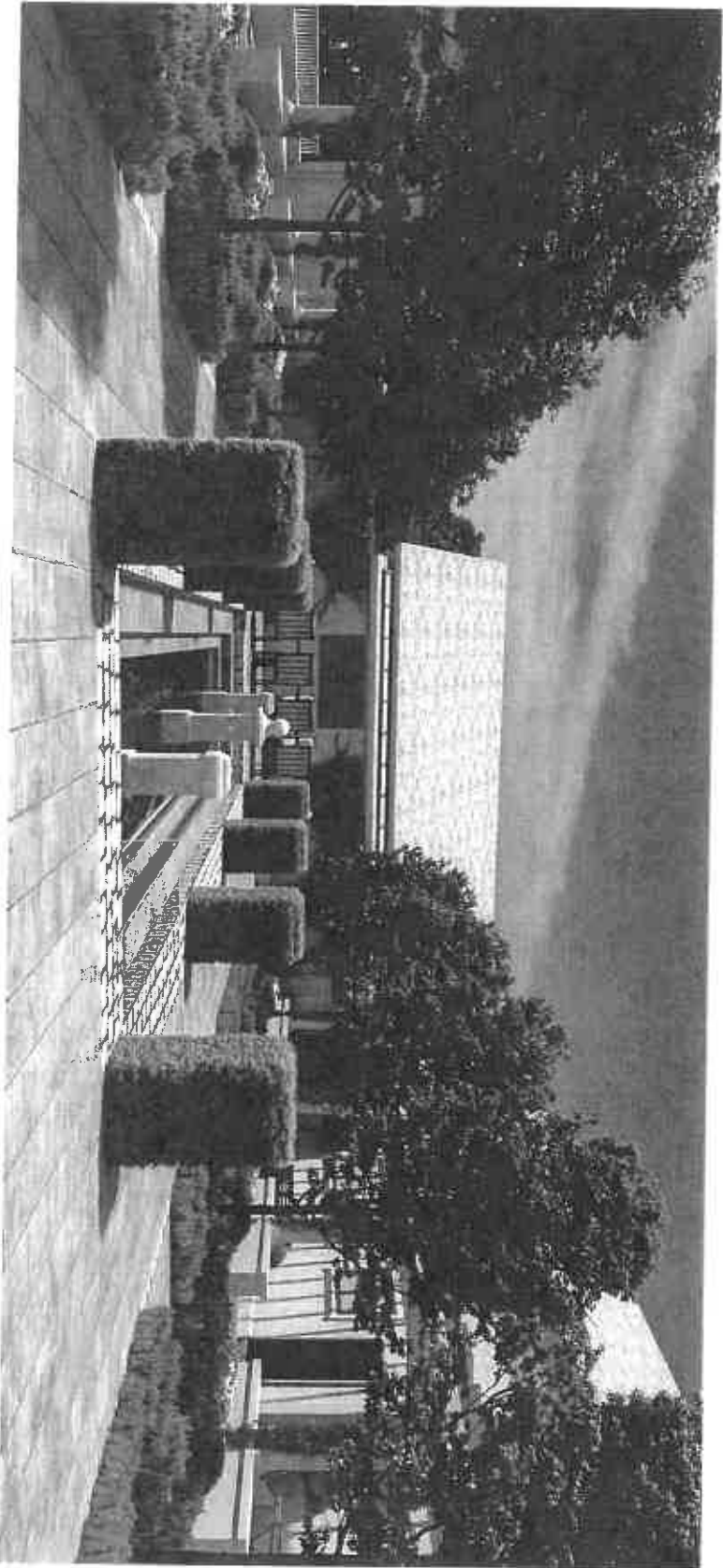


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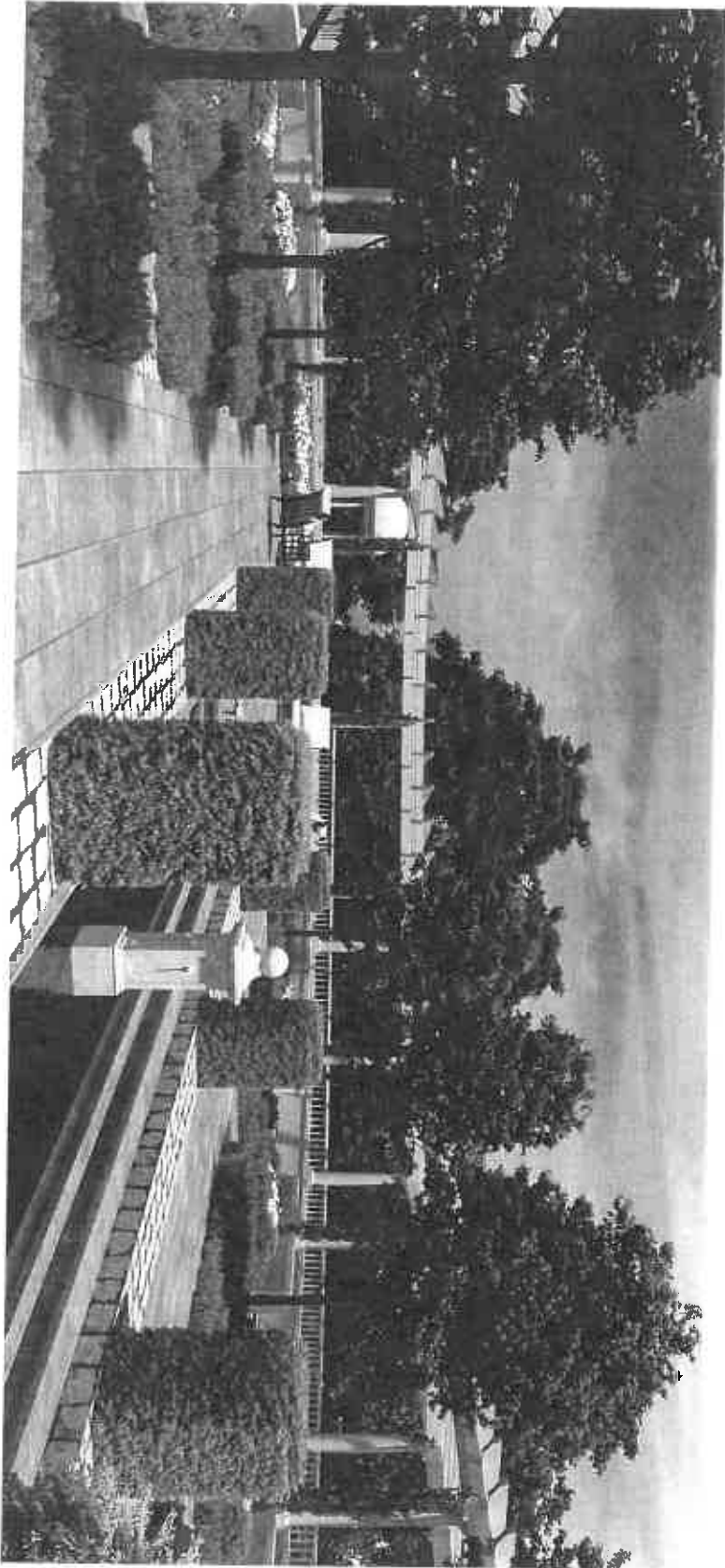
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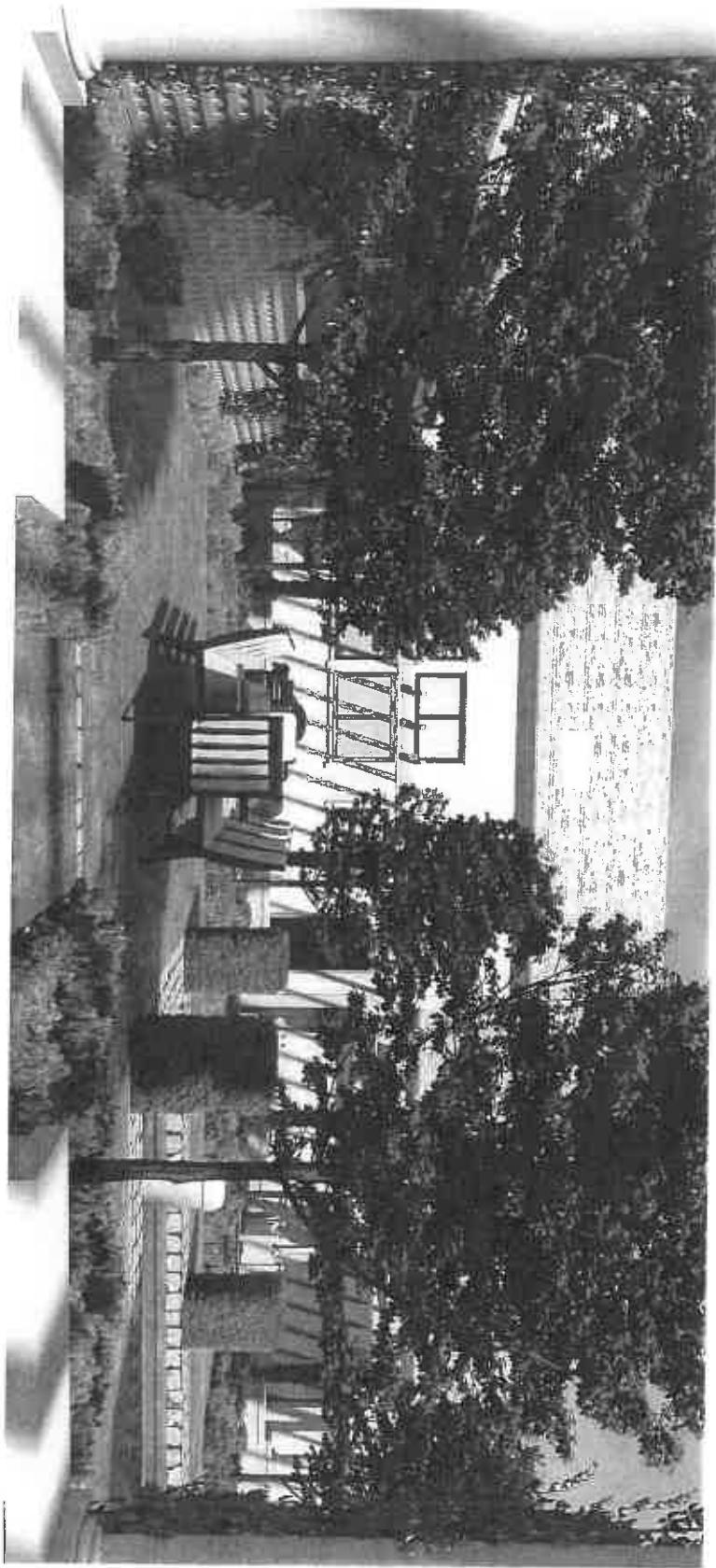
1/6 MCDONALD ROAD
GARRISON
COURTYARD





176 MCDONALD
GARDEN
COURTYARD

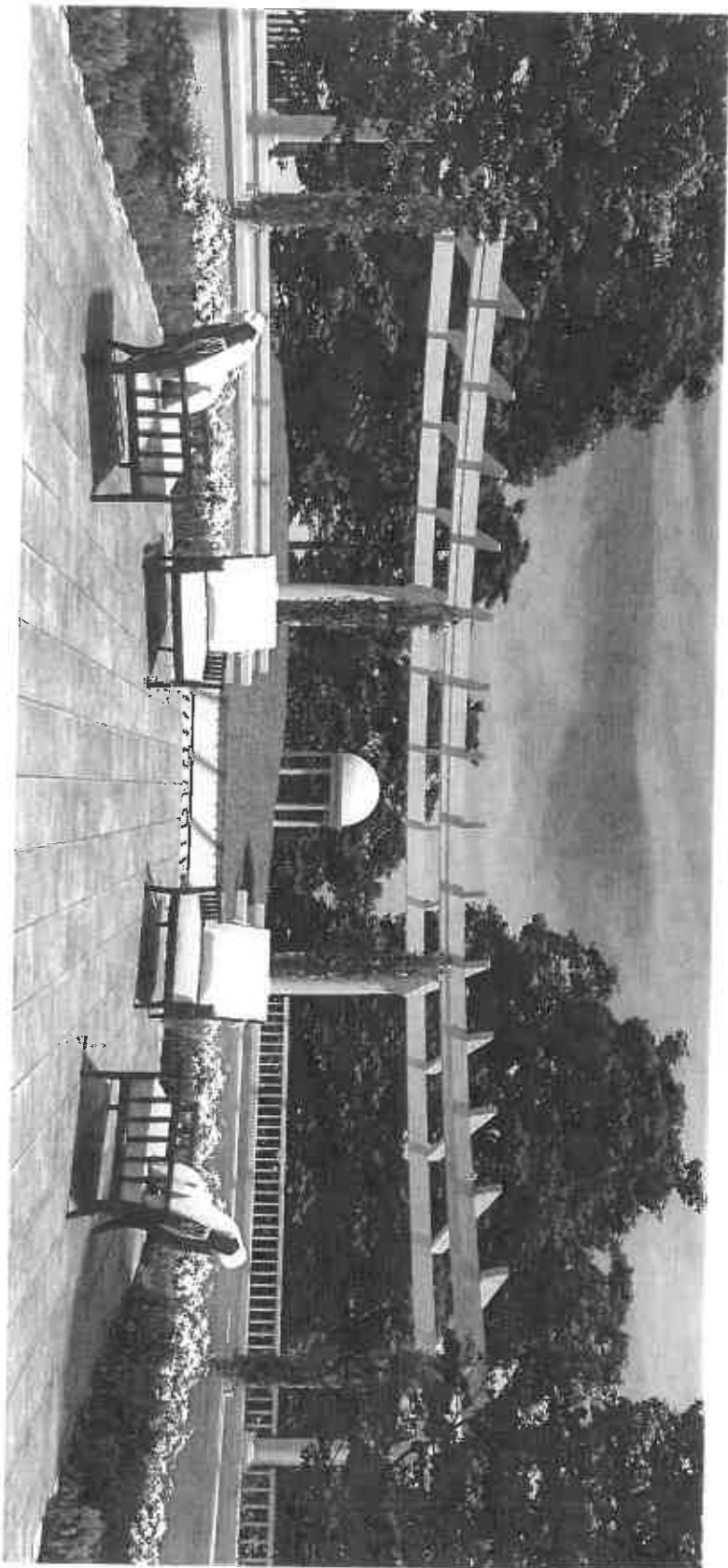




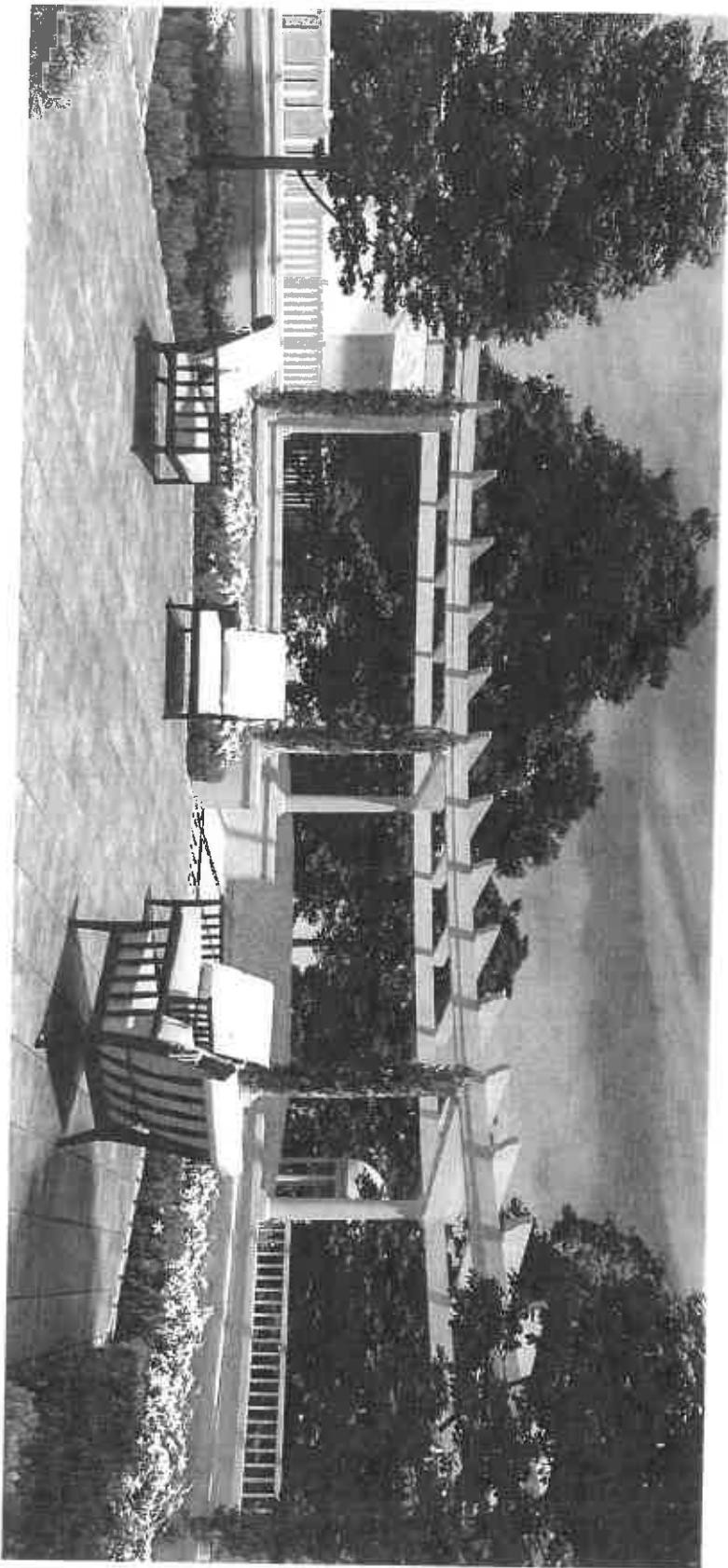
170 MURDER ROW
 GARDEN
 COURTYARD

170-11
 170-12
 170-13

170-14
 170-15
 170-16



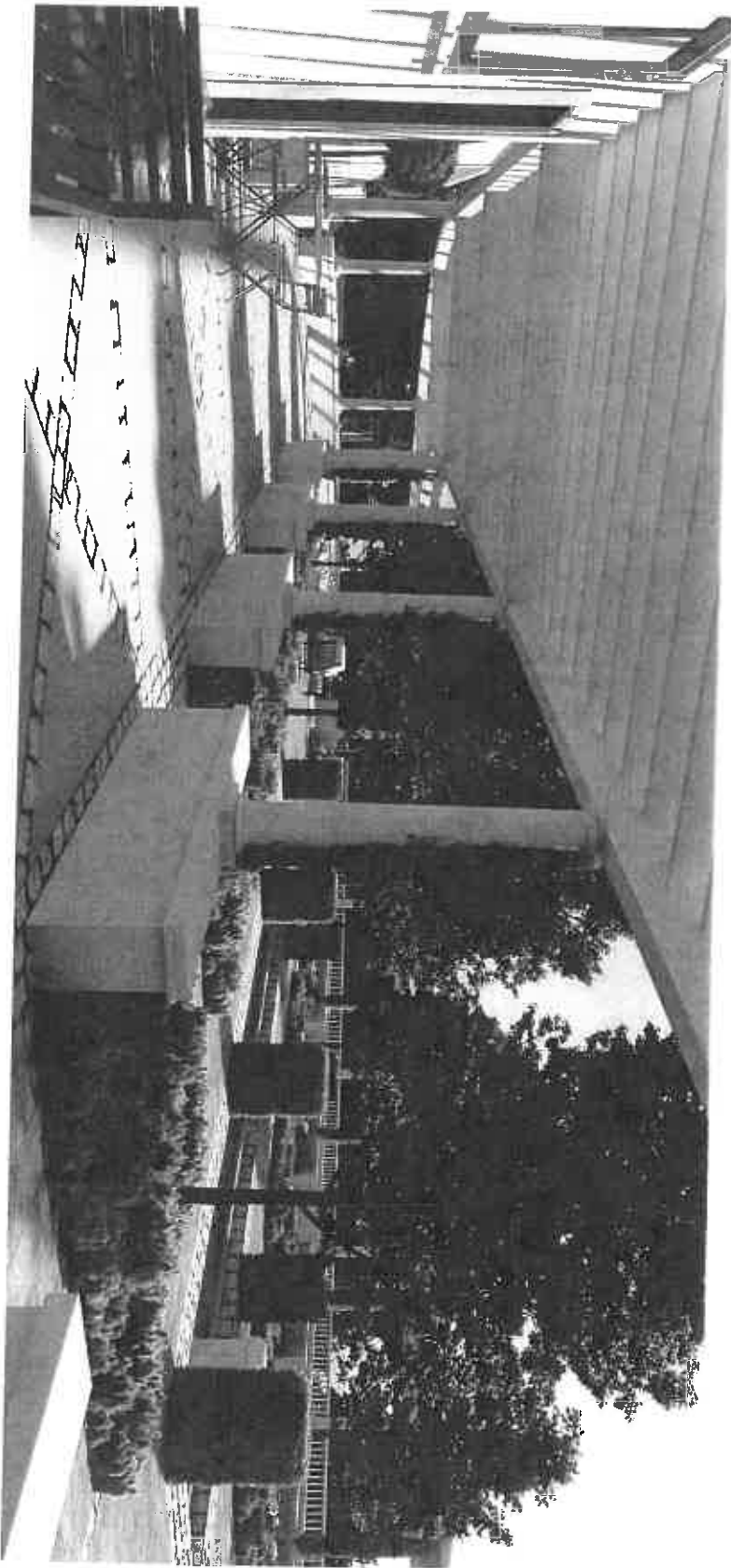
THE MCDONALD'S REALTY
COURTYARD



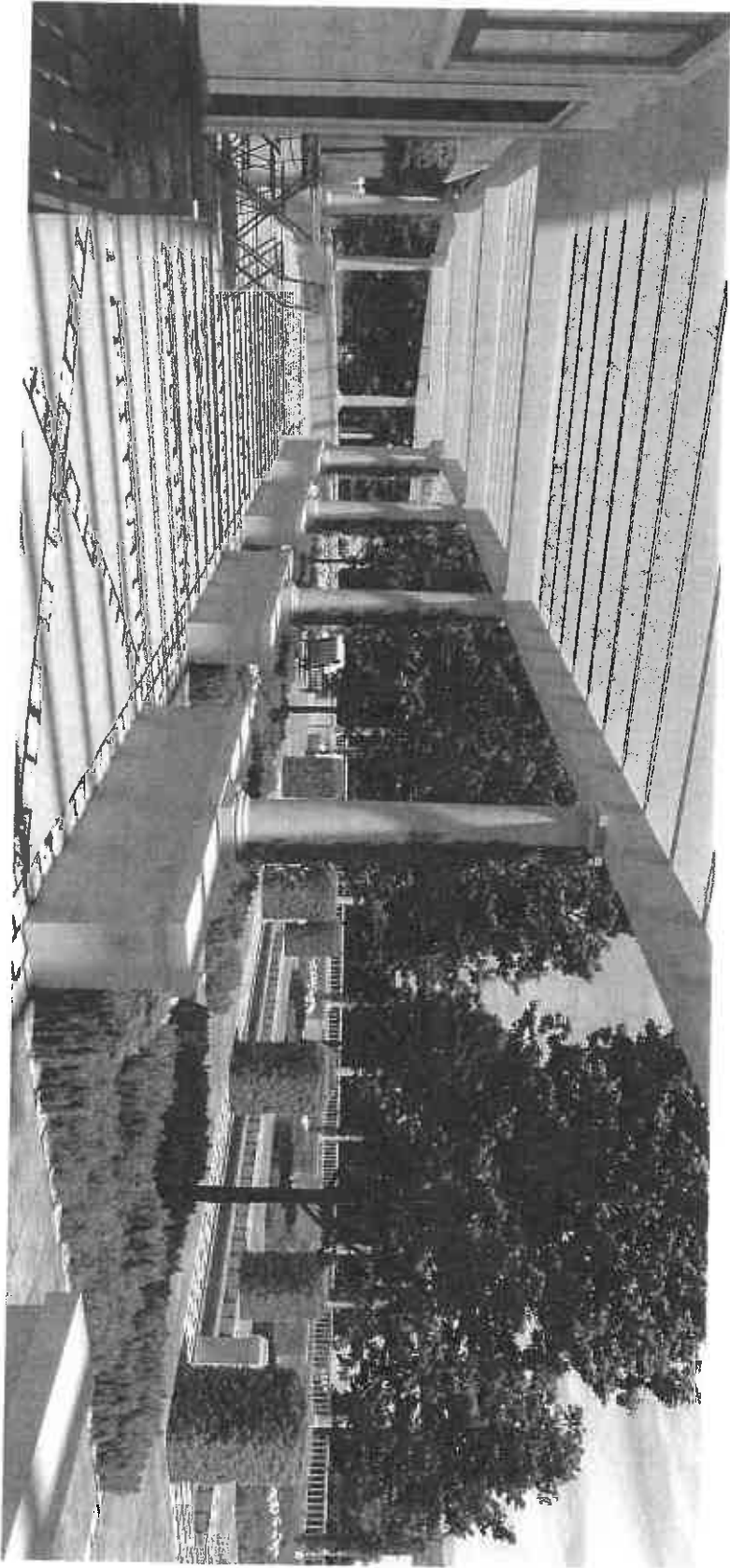
PERGOLA
GARAGE
COURTYARD

1000
1000
1000

1000
1000
1000



176 MCDONALD ROAD
 PARKSIDE
 COURTYARD



176 MOON ROAD
STARRISON
COURTYARD



DAVID EATON ASSOCIATES

176 MOON ROAD
STARRISON
COURTYARD



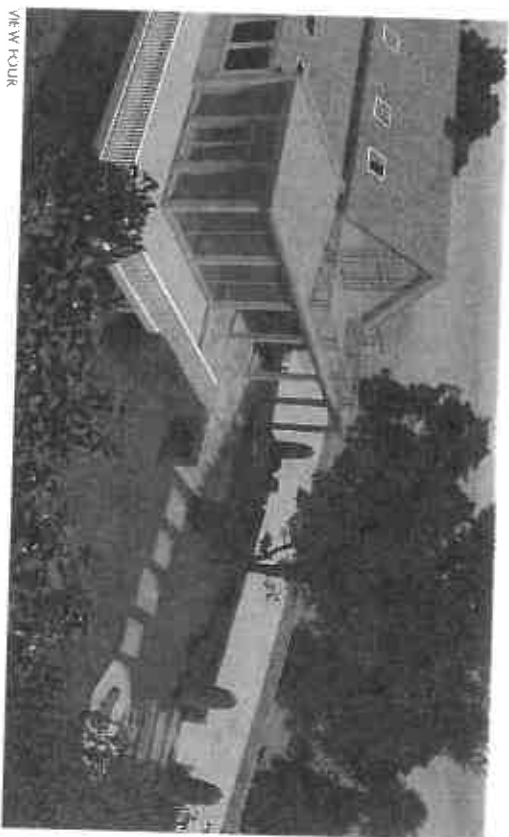
VIEW ONE



VIEW TWO



VIEW THREE



VIEW FOUR

SCREENED & OPEN PORCH EXTENSION

Joseph Pell Lombardi
ALFHEIM LODGE
19 Fieldstone Ridge
Lake Valhalla
Cold Spring, NY 10516

June 22, 2020

Mr. Neal Zuckerman, Chairman
Philipstown Planning Board
Town Hall, 238 Main Street
Cold Spring, New York, 10516

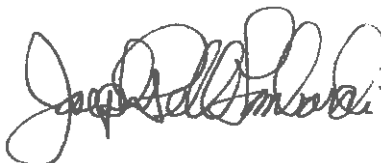
Re: 6 Alpine Drive/44 Mountainview Drive - Withdrawal of Application for
Subdivision Approval (Lot Line Adjustment)

Dear Mr. Zuckerman and Members of the Planning Board:

By this letter, I withdraw my application for approval of a subdivision to
adjust the lot line dividing my property at 6 Alpine Drive from that of Mr.
Leach's property at 44 Mountainview Drive in the Lake Valhalla area of
Philipstown.

Attached is a copy of my letter to the Town Board requesting that any
balance in the escrow account be returned to me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Joseph Pell Lombardi', written in a cursive style.

Joseph Pell Lombardi

Joseph Pell Lombardi
ALFHEIM LODGE
19 Fieldstone Ridge
Lake Valhalla
Cold Spring, NY 10516

June 22, 2020

Mr. Richard Shea, Supervisor
Philipstown Town Board
Town Hall, 238 Main Street
Cold Spring, NY 10516

Dear Mr. Shea and Members of the Town Board.

Attached is a copy of my letter to the Planning Board withdrawing my application for subdivision approval to adjust the line dividing my property from that of my neighbor Todd Leach. Accordingly, I respectfully request that any balance left in the escrow account established for the captioned project be returned to me as soon as possible.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Joseph Pell Lombardi', with a stylized, cursive script.

Joseph Pell Lombardi