



November 5, 2020

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

RE: Application of Laura J. and William R. Cumming

Dear Mr. Zuckerman and Members of the Planning Board:

You will remember that Mr. & Ms. Cumming applied for approval to combine and re-subdivide their parcels at the end of South Mountain Pass Spur. They did this so that each of the two adjusted lots would contain one of the two houses that presently exist on their original parcel. We recognized that the subdivision was not eligible for approval due to insufficient area on adjusted Lot A and insufficient frontage on adjusted Lot B and asked for your denial so that variances could be sought.

The Appeal for the variances was submitted to the Zoning Board Appeals (ZBA). The ZBA conducted a Public Hearing on the Appeal and voted to grant the variances during its October 2020 meeting. We have requested that Mr. Rodd, the ZBA attorney advise Mr. Gaba so that he would be able to confirm the vote. We expect to have the actual variance for submission to you shortly after the ZBA's November meeting.

We respectfully request that the Cummings' application be returned to the Planning Board Agenda for its November 2020 meeting, at which time we are hopeful that a Public Hearing will be scheduled.

In furtherance of that request, we submit herewith 13 copies of our "Minor Subdivision Plat ... for William R. & Laura J. Cumming ...," dated May 6, 2020, and last revised on November 4, 2020.

As always, thank you for your attention to this application and concern for the community.

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

by  
Glennon J. Watson, L.S.  
845.265.9217 x214

[gwatson@badey-watson.com](mailto:gwatson@badey-watson.com)

cc: William & Laura Cumming

File U:\88-198B\WO\_25126\For Planning\2020-11-05\_To\_Planning\_Board\NZ05NV20DE\_SubmitsRevised Plans.docx