



**OPEN SPACE  
INSTITUTE  
LAND TRUST**

**VIA EMAIL ONLY**

October 13, 2020

Roland Heitmann  
Jeanne-Marie Fleming  
7 Garrison Landing, Apt. B  
Garrison, NY 10524

Re: Notice of proposed structure on Lot 71.-3-15 of Angels Hill

Dear Roland and Jeanne-Marie:

Thank you for your email dated October 5, 2020, with the site plan prepared for submission to the Town of Philipstown Planning Board. As you are aware, a conservation easement dated May 27, 2004 and held by the Open Space Institute encumbers much of your property. The purpose of this conservation easement is to conserve the scenic, open and natural character of the property while providing for its development. As such, the easement limits the number of structures on the easement property to one (1) residence, accessory structures and one (1) guest house or caretaker cottage, and also requires that the structures be sited and designed in a manner that minimizes impacts to the viewshed of the Hudson River Valley. After reviewing the plan documents, we have concluded that the proposed construction is in line with the purpose and restrictions set forth by the conservation easement. As a reminder, Section 3.6 states that all roofing and exterior surfaces (except for glass) shall be non-reflective. Please keep this in mind as you select colors and materials for roofing and siding.

Please do not hesitate to reach back out if you need further clarification or guidance as you build your new home. Upon completion, please contact me directly to schedule a time for OSI staff to document the new construction and update our records.

Best regards,

Wilfred Nieves  
Senior Land Steward

Cc: Jeff LeJava, Vice President and Associate General Counsel