

November 5, 2020

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



RE: Application of Riverview Industries – Submission of Revised Plans

Dear Mr. Zuckerman and Members of the Planning Board:

As directed, we have met with the Conservation Board to present Riverview Industries' (Reichard) plans. The referral resulted in several revisions to the plans, 13 copies of which are submitted herewith. They include: Existing Conditions Map; Site Plan; Erosion Control Plan; and Planting Plan, all dated December 5, 2019, last revised November 5, 2020.

Significant changes to the plans include:

- The parking area was widened and made less deep to minimize any further disturbance to the wetlands.
- An oil separator has been added to the plan near the northeast corner of the property, in the vicinity of the culvert leading stormwater under Route 9.
- The parking area was regraded to direct drainage toward the northeast and through the oil separator.
- Areas for storage of scrap iron, pallets, etc. have been specified.
- A wall has been specified across the rear of the parking area to prevent the parking surface material and the activities occurring on the parking area from migrating into the wetland.

In addition to the plan modifications, it has been agreed that Riverview Industries would cooperate with Inspector Garfinkel to develop a landscape plan for the restoration of the wetlands beyond the wall at the rear of the parking area.

Finally, the Conservation Board has stated that, upon submission of suitably revised plans, it will be ready to issue a Wetlands Permit following the Planning Board's SEQRA determination.

We respectfully request that the matter 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. As always, thank you for your attention to this application and concern for the community.

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

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