

March 4, 2021

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



RE: Magazzino – Revised Site Plan – Request for Modified Resolution of Approval

Dear Mr. Zuckerman and Honorable Board Members:

By this letter, we respectfully request that the Planning Board modify and readopt its November 19, 2020, Resolution No. PPB#11-1 granting subdivision approval, site plan approval and a special use permit to allow the construction of 2 new buildings on the Magazzino campus.

Accompanying this letter, you will find 13 copies of our revised plan set for the project.

We are requesting this modification because, as explained in our February 4, 2021, letter to you, Magazzino is unable to complete its purchase from CF Diversified Corp., which would have increased the campus area from its present size of 9.383 acres to 14.615 acres. Because Magazzino can no longer purchase the additional area, the residential structure and related infrastructure, which was to be located on it has been removed from the plan set.

The revised site plan set, submitted herewith, has been modified as follows:

- The additional land, 5.231 acres, and the proposed residential structure with associated improvements have been removed;
- The Zoning Data table has been updated; and
- The well and the proposed septic system locations have been modified to show the actual location of the well and the septic areas presently being reviewed by the Health Department;

Other than the refinement of the well and septic system locations, the proposed improvements on the 9.383-acre campus are exactly as previously approved.

We look hopeful of bringing this matter to a positive conclusion at your March 18, 2021 meeting. Thank you for your attention and consideration of this request.

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

A handwritten signature in black ink that reads "Glennon J. Watson".

by
Glennon J. Watson, L.S.
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Client Approval - April 4, 2020

Magazzino Italian Art Foundation

A handwritten signature in blue ink that reads "Nancy Olnick".
Nancy OlnickA handwritten signature in blue ink that reads "Giorgio Spanu".
Giorgio Spanu

cc: Nancy Olnick & Giorgio Spanu
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