

Town of Philipstown

238 Main Street

Cold Spring New York 10516

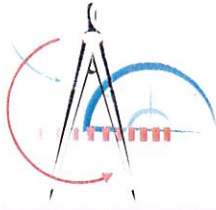
PLANNING BOARD

SITE PLAN APPLICATION PACKAGE

MINOR PROJECT

Project Name: Minor Site Plan - Polhemus Property Management LLC

Date: November 4, 2021



RONALD J. GAINER, P.E., PLLC
31 Baldwin Road, Patterson, NY 12563
Mailing Address: PO BOX 417, Pawling, NY 12564

office 845-878-6507

cell 845-527-1432

TO: Town of Philipstown Planning Board DATE: November 26, 2021
FROM: Ronald J. Gainer, PE SUBJ: Polhemus Site Plan; NYS Route 9D (Garrison)

As provided in Section 175-66B of the Town Code a pre-application meeting was held on October 25, 2021 concerning Charley Polhemus' plans to add a storage garage on an existing, developed commercial property at 1602 Route 9D in Garrison.

In attendance were the following:

Charley Polhemus, Amber Pidala	–	Property Owner/Applicant
Glenn Watson	–	Badey & Watson, PC (Applicant's consultant)
Dennis Gagnon	–	Planning Board Member
Neal Tomann	–	Planning Board Member
Greg Wunner	–	Code Enforcement Officer
Cheryl Rockett	–	Planning Board Secretary
Ron Gainer	–	Town Engineer

The following matters were discussed:

Purpose of Application:

The commercial property is approx. 16 acres in size, along the west side of NYS Route 9D, and also having frontage on Manitou Station Road; tax parcel no. 89.-1-8.4. There is an existing cell tower on the property, in addition to Polhemus' commercial operations.

Polhemus proposes to construct a storage garage on the property. The garage will be located in an area behind an existing barn in the northwest corner of the site (in an area where he previously had permitted temporary storage of utility company vehicles, which are no longer on site). The 1,120 sf (28' x 40') garage will be one-story, with a truss roof, and similar in appearance (white, with green trim) to the existing barn immediately adjacent to it. It will house commercial equipment, and will be constructed on a concrete slab. The new construction will mostly be concealed from view at Manitou Station Road by the existing barn.

Zoning District Information:

The property is located in the Office/Commercial/Industry Mixed Use ("OC") Zoning District.

Site Plan Review Required:

Per the "Use Table" contained in the Zoning Ordinance, Site Plan approval from the Planning Board is required for the proposed garage ("warehouse").

"Major/Minor" classification:

It is noted that, as the proposed structure is greater than 1,000 sf, per §175-60 C(1)(c), it would represent a "major" project.

RE: Polhemus Site Plan; NYS Route 9

Town Overlay Districts:

While the Scenic Protection Overlay (SPO) District which extends from Route 9D to the Hudson River along almost the entire length of Route 9D north to south, this specific property has been excluded from this zone. No other mapped overlay zones impact the parcel.

Site Plan Procedures:

As it does not appear that any prior site plan approvals were granted, a "Site Plan - Major application" should be filed. Further, being a "major" project, a Long Form EAF should be filed with the application. Section §175-68D covers amended site plan review procedures. Per paragraph D(2) of this section, a Public Hearing will be required (as it represents a major project).

All bulk dimensional requirements for the "OC" district should be provided in a table on the Site Plan. Watson believed that all required bulk dimensional regulations will be complied with, so that no variances would be required.

As noted above, it does not appear that the property falls within any of the Town's environmental overlay districts. While a watercourse traverses the site near Route 9D, no construction will occur in the vicinity of this stream.

Site Development issues:

The necessary application documents and drawings required by §175-65 & 66 (*Site Plan "review and approval", and "procedures for major projects"*) must be submitted & followed in full in order for the application to be deemed "complete".

The Site Plans should specify the amount of impervious coverage, as well as overall site disturbance planned, to confirm what SWPPP requirements will apply. If there is any potential for run-off to downstream properties, stormwater management facilities may be required to attenuate run-off from such impervious surfaces created, which could include infiltration of roof areas.

Waivers:

Given the overall size of the tract, and the very limited construction planned, Watson wished to only provide site topography, trees, etc. in the immediate vicinity of the proposed garage and adjacent barn area. While this was considered to be reasonable, he was asked to put this request in writing to the Planning Board at the time the application is filed, for the Board's review and determination.

Site Plan Fees:

The following fees should be posted by the applicant:

"Site Plan, major"	-	\$1,000 + \$20/parking space
Full Environmental Assessment Form	-	\$300
Public Hearing fee	-	\$250
"No Violation" letter from Zoning Administrator	-	\$175
"Final" Approval	-	\$250
Escrow	-	\$5,000 (un-used monies returned to applicant)



RE: Polhemus Site Plan; NYS Route 9

Therefore, fees of \$1,975 + \$20 for every new parking space required, and a \$5,000 escrow should be posted by the applicant as part of the Amended Site Plan application filing. The application fees and escrow deposit should be posted with separate checks.

At the conclusion of these discussions, the pre-application meeting concluded.

c: Greg Wunner, Code Enforcement Officer
Max Garfinkle, NRRO
Stephen Gaba, Esq.
Applicant (c/o Badey & Watson, PC)



Town of Philipstown
238 Main Street
Cold Spring New York 10516

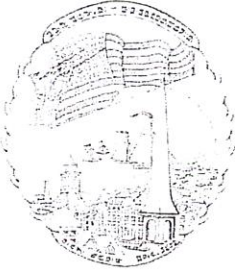
PLANNING BOARD

SITE PLAN APPLICATION PACKAGE

MINOR PROJECT

Project Name: Minor Site Plan - Polhemus Property Management LLC

Date: November 4, 2021



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: November 4, 2014

TM# 89.-1-8.4

Project Name: Polhemus Property Management LLC

Street Address: 12 Manitou Station Road, Garrison, NY 10524

Fee Amount: \$975.00

Received: _____

Bond Amount: _____

Received: _____

Applicant:

Name Polhemus Property Management LLC

Address 12 Manitou Station Road
Garrison, NY 10524

Telephone (845) 424-3477

Design Professional:

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

Address 3063 Route 9
Cold Spring, NY 10516

Telephone (845) 265-9217

Tenant:

Name N.A.

Address _____

Telephone _____

Property Owner

Name Polhemus Property Management, LLC

Address 12 Manitou Station Road
Garrison, NY 10524

Telephone (845) 424-3477

TM# 89.-1-8.4

Project Name: Polhemus Property Management LLC

Project Description: _____

ZONING INFORMATION

175-7 Zoning District: OC

175-10 Proposed Use: Existing Contractor's Yard

Proposed Accessory Use(s): Existing Residential Use with related Accessory Uses
Accessory Uses, Horse Barn & Paddock, Swimming Pool

175-7 Overlay Districts on the property:

Yes or No

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 - Regional</u>
175-18 Open Space Conservation Overlay District ----- (OSO)	<u>No</u>
175-35 Within 100 foot buffer of Wetlands or Watercourse -----	<u>Yes (Stream on site)</u>
175-36 Steep Terrain -----	<u>Yes</u>
175-36 Ridge Line Protection -----	<u>No</u>
175-37 Protection Agricultural-----	<u>No</u>

TM# 89.-1-8.4

Project Name: Polhemus Property Management LLC

175-11 Density and Dimensional Regulations

Zoning District _____	Required	Existing	Proposed	Complies	Variance
Minimum front yard setback					
Measured from the travel way Town Road	50 feet	87.7'	87.7'	Yes	Not Required
Measured from the travel way County/State	100 feet	470' +/-	470'+/-	Yes	Not Required
Minimum side yard setback	20 feet	24.6'	24.6'	Yes	Not Required
Minimum side yard setback (2)	20 feet	119.7'	119.7'	Yes	Not Required
Minimum side yard setback (3)	20 feet	179.4'	179.4'	Yes	Not Required
Minimum rear yard setback	35 feet	N.A.*	N.A.*	N.A.*	Not Required
Maximum impervious surface coverage	60%	26.3%	26.3%	Yes	Not Required
Maximum height	40 feet	35'+/-	35'+/-	Yes	Not Required
Maximum footprint non-residential structures	200,000 s.f.	3,372 s.f.	3,372 s.f.	Yes	Not Required
Minimum side yard setback (4)	20 feet	226.0'	226.0'	Yes	Not Required

* Corner Lot Exception

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: _____



PUTNAM COUNTY RECORDING PAGE
PAGE 1 OF RECORDED DOCUMENT

DOCUMENT # 20481

RETT: 3618 \$.00
CONSIDERATION: \$.00

06/15/2004 10:55:53 A.M.
LIBER 1670 PAGE 139
RECEIPT: 14899 FEE: \$97.00
DENNIS J. SANT
PUTNAM COUNTY CLERK

RESERVE FOR RECORDING INFORMATION

RECORD & RETURN TO:

TYPE OR PRINT

*Van de Water
PO Box 112
Poughkeepsie NY 12602*

GRANTOR/MORTGAGOR

POLHEMUS FAMILY

DO NOT WRITE BELOW THIS LINE

DEED MTG SAT ASMT CEM POA ESMT
OTHER _____

RECORDING FEES

OF PAGES

5

RCD FEE 17.00

STAT CHG 5.00

REC MGMT 20.00

CROSS REF _____

TOTAL 42.00

() MORTGAGE TAX AFFIDAVIT FILED \$5.00

MORTGAGE/DEED TAX DISTRICTS:

TOWN OF CARMEL
TOWN OF KENT
TOWN OF PATTERSON
TOWN OF PHILIPSTOWN
TOWN OF PUTNAM VALLEY
TOWN OF SOUTHEAST
APPORTIONMENT MORTGAGE

MORTGAGE TYPES:

COMMERCIAL/VACANT LAND
1-2 FAMILY
CREDIT UNION/ PERSONAL MTG
3-6 UNITS
EXEMPT

RESERVE FOR CERTIFICATION

THIS DOCUMENT WAS EXAMINED
PURSUANT TO §315 REAL PROPERTY LAW

Dennis J. Sant

DENNIS J. SANT
PUTNAM COUNTY CLERK

RESERVE FOR CLERK'S NOTES

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, made the 1st day of May, two thousand and four,

BETWEEN, THE POLHEMUS FAMILY LIMITED PARTNERSHIP I, with an address of 302 Route 9D, Garrison, New York 10524,

party of the first part, and POLHEMUS PROPERTY MANAGEMENT, LLC, with an address of 302 Route 9D, Garrison, New York 10524,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration, 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 Town of Philipstown, the County of Putnam and the State of New York, being more particularly described in Schedule A attached hereto and made a part hereof,

BEING the same premises conveyed by Marcia Polhemus, Individually and as Administratrix of the Estate of Edgar B. Polhemus, et al. to MARCIA POLHEMUS, by deed dated March 30, 1999, and recorded in the Putnam County Clerk's Office on June 22, 1999, in Liber 1472 of Deeds at Page 435.

BEING the same premises conveyed by MARCIA POLHEMUS, by deed dated December 20, 2000 to THE POLHEMUS FAMILY LIMITED PARTNERSHIP I, and recorded in the Putnam County Clerk's Office on December 28, 2000, in Liber 1536 of Deeds at Page 104.

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 in 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.

SCHEDULE "A"

ALL that parcel of real property with the buildings and improvements thereon erected, situate, lying and being in the Town of Philipstown, County of Putnam and State of New York, particularly described as follows:

BEGINNING at a point on the northerly side of the road leading from Route 9D to the Manitou Station known as Manitou Road, said point being marked by a large rock adjoining land now or formerly of Samuel Wood;

THENCE in a general easterly direction with the northerly side of said Manitou Road 750 feet more or less to a point where the northerly side of said road is intersected by a stone wall forming the westerly boundary of land formerly of William T. Miller as described in Liber 688 of Deeds page 371;

THENCE running along said lands formerly of Miller in a northerly direction along a stone wall North 25° 15' East 216 feet to a point where said wall is intersected by a wire fence and continuing along said lands formerly of Miller and crossing a brook South 60° 00' East 427 feet to a point and land now or formerly of O'Donnell (Liber 319 cp 496) formerly of Lucy A. Carney;

THENCE running along said lands of O'Donnell North 2° 30' West 106 feet, North 82° 00' East 182 feet, and South 70° 09' 30" East 50 feet more or less to a point on the westerly side of Route 9D (Bear Mountain Beacon State Highway);

THENCE running along said highway in a northerly direction 465 feet more or less to a point and land formerly of Edward Livingston;

THENCE running along said land formerly of Livingston North 77° 30' West 1325 feet more or less to a point and lands now or formerly of Samuel Wood;

THENCE running along same South 29° 30' West 472 feet to the point and place of beginning.

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 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:

THE POLHEMUS FAMILY LIMITED
PARTNERSHIP I

BY: Charles Polhemus
CHARLES E. POLHEMUS, II
General Partner

STATE OF NEW YORK, COUNTY OF DUTCHESS

, SS:

On the 1st day of ~~May~~ ^{JUNE}, 2004, before me, the undersigned, a notary public in and for said state, personally appeared CHARLES E. POLHEMUS, II, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

BARBARA L. RUDOLPH
Notary Public, State of New York
Putnam County # 4931146
Commission Expires May 16, 2006

Barbara Rudolph
Notary Public

=====

BARGAIN AND SALE DEED

dated May 1, 2004

from

THE POLHEMUS FAMILY LIMITED PARTNERSHIP I,

Grantor

to

POLHEMUS PROPERTY MANAGEMENT, LLC,

Grantee

Tax Map No. 89.-1-8.1

=====

RECORD AND RETURN TO:

VAN DE WATER & VAN DE WATER, LLP
Mill and Garden Streets
P.O. Box 112
Poughkeepsie, NY 12602
Tel: (845) 452-5900

Attention: John K. Gifford, Esq.

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.

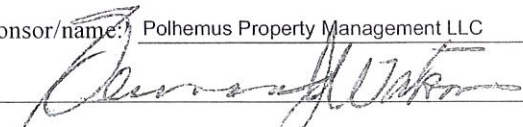
Part 1 – Project and Sponsor Information			
Name of Action or Project: Approval of a Minor Site Plan for Polhemus Property Management LLC			
Project Location (describe, and attach a location map): 12 Manitou Station Road, Garrison, NY 10524. See location map attached to site plan.			
Brief Description of Proposed Action: Approval of a 28 x 40 foot (1,120 square foot), 1 story garage to an existing contractor's yard.			
Name of Applicant or Sponsor: Polhemus Property Management LLC, Attention Charles Polhemus, II, Sole Member		Telephone: (845) 424-3477	
Address: 12-40 Manitou Station Road		E-Mail: Charlie@PolhemusConstruction.com	
City/PO: Garrison		State: NY	Zip Code: 10524
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"/>
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:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 16.11 acres b. Total acreage to be physically disturbed? _____ 0.06 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 19.00 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

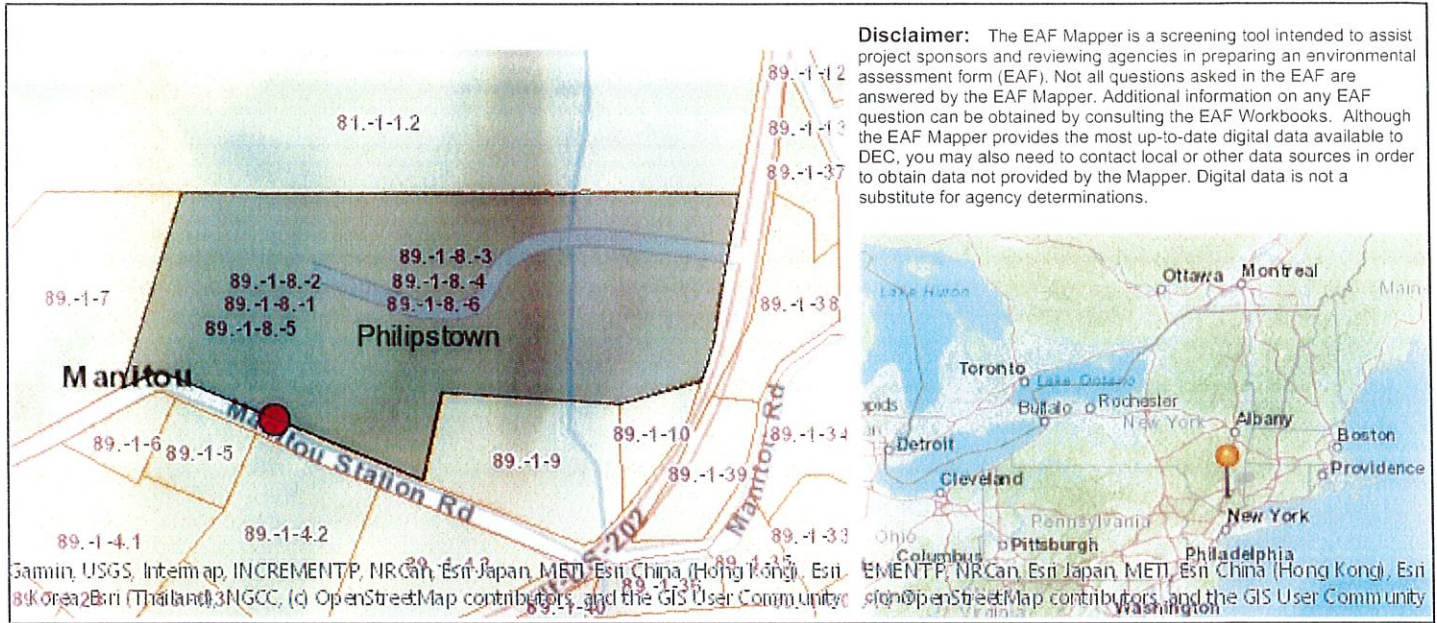
	NO	YES	N/A
5. Is the proposed action, <ul style="list-style-type: none"> a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. <ul style="list-style-type: none"> a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? 	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Proposed Action will permit the approval of a garage that will not have a water supply, which is available in other existing structures on site.	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Proposed Action will permit the approval of a garage that will not have sanitary facilities, which are available in other existing structures on site.	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. <ul style="list-style-type: none"> 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? 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? 	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. <ul style="list-style-type: none"> 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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 checked="" 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? Bald Eagle, Timber Rattlesn...	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
Spill - NYS DEC Spill Data Base indicates that the matter was closed on November 3, 2000		
<p align="center">I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
Applicant/sponsor/name: <u>Polhemus Property Management LLC</u> Date: <u>November 4, 2021</u>		
Signature: <u></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]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Bald Eagle, Timber Rattlesnake, Fence Lizard, Northern Long-eared Bat, Atlantic Sturgeon, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 3

Spill Number: 0009008

Spill Date/Time

Spill Date: 10/20/2000 Spill Time: 12:00:00 PM

Call Received Date: 11/03/2000 Call Received Time: 01:09:00 PM

Location

Spill Name: RR TIES

Address: MANATOO STATION RD/RT 9D

City: PHILIPSTOWN County: Putnam

Spill Description

Material Spilled Amount Spilled Resource Affected

unknown material UNKNOWN Surface Water

Cause: Unknown

Source: Unknown

Waterbody: MANATOO MARSH

Record Close

Date Spill Closed: 11/03/2000

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary

If you have questions about this reported incident, please contact the [Regional Office](#) where the incident occurred.

[Refine This Search](#)

[Return To Results](#)

Polhemus Construction Co. Inc.

12 Manitou Station Road
Garrison, NY 10524
845-424-3477

MANUFACTURERS & TRADERS TR CO

40 Chestnut Street
Cold Spring, NY 10516
10-4/220

24977

11/4/2021

PAY TO THE ORDER OF Town of Philipstown

\$**5,000.00

Five Thousand and 00/100

DOLLARS



Town of Philipstown
238 Main Street
Cold Spring, New York 10516



PROTECTED AGAINST FRAUD

COPY

Charles Polhemus

MEMO

ESCROW DEPOSIT

⑈024977⑈ ⑈022000046⑈ ⑈315000435⑈

Polhemus Construction Co. Inc.

24977

Town of Philipstown
6070 · Bid Deposit

ESCROW DEPOSIT

11/4/2021

5,000.00

Polhemus Construction Co. Inc.

12 Manitou Station Road
Garrison, NY 10524
845-424-3477

MANUFACTURERS & TRADERS TR CO

40 Chestnut Street
Cold Spring, NY 10516
10-4/220

24979

11/4/2021

PAY TO THE ORDER OF Town of Philipstown

\$**975.00

Nine Hundred Seventy-Five and 00/100

DOLLARS



Town of Philipstown
238 Main Street
Cold Spring, New York 10516



PROTECTED AGAINST FRAUD

COPY

Charles Polhemus

MEMO site plan application, no violations letter
+ EAF

⑈024979⑈ ⑈022000046⑈ ⑈315000435⑈

Polhemus Construction Co. Inc.

24979

Town of Philipstown
6230 · Licenses and Permits

SITE PLAN APPLICATION, NO VIOLATIONS LETTER
+ EAF

11/4/2021

975.00

500' ADJOINERS LIST

89.-1-8.-4

Omnipoint

89.-1-12
Lisotta, Damien
11 Canada Hill Dr
Garrison, NY 10524

89.-1-35
Van Oss Elise
345 E 93rd St Apt 4C
New York, NY 10128

89.-1-34
Choi Robert
20 Manitou Rd
Garrison, NY 10524

89.-1-8.-1
Polhemus Property Mang. LLC
12 Manitou Station Rd
Garrison, NY 10524

89.-1-15
Davis Peter
21 Fern Hill Dr
Garrison, NY 10524

89.11-1-22
Choi Robert H
20 Manitou Rd
Garrison, NY 10524

89.-1-3
Reich Frederick
289 Rt 9D
Garrison, NY 10524

89.-1-4.3
Polhemus Charles E II
309 Rt 9D
Garrison, NY 10524

89.-1-40
Polhemus Charles E II
309 Rt 9D
Garrison, NY 10524

89.-1-10
Pidala Richard A III
333 Rt 9D
Garrison, NY 10524

89.-1-39
Hughes Christopher R
334 Rt 9D
Garrison, NY 10524

89.-1-11
Barter Robt M
378 Rt 9D
Garrison, NY 10524

81.-1-66
Ruiz Hari Das
382 Rt 9D
Garrison, NY 10524

89.-1-33
Moran Ralph
399 South Mountain Pass
Garrison, NY 10524

89.-1-36
Reed Adam
4 Manitou Rd
Garrison, NY 10524

89.-1-38
Polhemus Edgar B II
PO Box 23
Garrison, NY 10524

89.-1-37
Kelly Patrick M
1916 Rt 9
Garrison, NY 10524

89.-1-13
Williams Brandon
412 South Mountain Pass
Garrison, NY 10524

89.-1-14
Hartley Blair T
5 Fern Hill Dr
Garrison, NY 10524

89.-1-5
Hoffman Helen
55 Manitou Station Rd
Garrison, NY 10524

89.-1-6
Laskowski Kathy A
63 Manitou Station Rd
Garrison, NY 10524

89.-1-4.1
Winkler Erwin
67 Manitou Station Rd
Garrison, NY 10524

89.-1-7
Manitou Point Preserve Holding
450 W 14th St Fl 9
New York, NY 10014

89.-1-32
Newell Mary
8 Manitou Rd
Garrison, NY 10524

89.7-1-24
Jacob Bump
81 Manitou Station Rd
Garrison, NY 10524

89.-1-4.2
Polhemus Property Mgmt LLC
12 Manitou Station Rd
Garrison, NY 10524

89.-1-8.-3
Crown Atlantic Co LLC
4017 Washington Rd
McMurray, PA 15317

89.7-1-23
90 Manitou Station Road LLC
90 Manitou Station Rd
Garrison, NY 10524

89.-1-8.-5
Sprint
PO Box 8430
Kansas City, MO 64114

89.-1-9
Polhemus Property Mang LLC
12 Manitou Station Rd
Garrison, NY 10524

81.-1-1.2
Manitou Point Preserve
450 W 14th St Fl 9
New York, NY 10014

89.-1-8.-2
AT&T Services Inc.
754 Peachtree St Fl 16th
Atlanta, GA 30308