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TO: Town of Philipstown Planning Board DATE: December 14, 2021
FROM: Ronald J. Gainer, PE SUBJ: Arnaud & Santelises Residential Site Plan; Juniper Hill Road

Project Scope: Construction of a Single-Family Residence
Zoning District: "RR" ("Rural Residential") District

Recently the Board has received the applicant's submittal of the following information to the Town Conservation Board on the above project:

Badey & Watson Surveyors & Engineers, PC (all last revised December 1, 2021)

- *"Existing Conditions – Demolition Plan"*
- *"Site Grading and Drainage Plan"*
- "Overall & Adjoiners Map"
- *"Notes & Details"*

As the Board is aware, the site encompasses a 4.7± acre parcel along the southwest side of Juniper Hill Road (off Route 9D) and is currently developed with a one-story, 600±sf cottage. The applicant proposes to demolish the existing structure, and replace it with a 2-story, 5-bedroom house set into the slope. The entire property lies within the Town's Scenic Protection Overlay (SPO) Zone.

At the October 21, 2021 meeting the Board classified the matter as a "minor" project and declared it a "Type II" action, concluding the Board's SEQRA responsibilities. More recently, a site inspection of the property was performed on November 7, 2021. A wetlands/watercourse permit will be required from the Town Conservation Board (CB). All necessary referrals have been made. At this time a public hearing is scheduled for the matter on the December 16, 2021 meeting.

The applicant's application before the CB is in progress. The latest plans incorporate the following minor changes:

- A redundant sanitary sewer force main is now proposed along the property line in the area of the landscape screening. This was added to protect this screening from any future excavation in this area.
- The labeling of the "primary" and "reserve" SSTS areas have been switched, which will now maintain more of a vegetated buffer from the neighbor.
- The buried electrical service to the residence has been re-routed, for the same reason.

Once the Public Hearing is concluded, and assuming no new concerns are identified, the Board may be in a position to consider having an approval resolution prepared for the next meeting. Should you have any questions, please don't hesitate to contact us.

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