

December 2, 2021

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



RE: Application of Polhemus Property Management, LLC

Dear Mr. Zuckerman and Members of the Planning Board:

You will recall that during your November 2021 regular meeting, you reviewed the captioned application, which seeks approval to construct a 28' x 40' garage on the Polhemus property on the north side of Manitou Station Road. During the meeting, Ms. Connor asked whether the vies from the trails on the Manitou Point property would be affected by the proposed construction. This letter and its attachments are intended to respond to the question and provide you with a means to decide for yourselves.

Earlier today, I visited the site and walked the portion of the trail closest to the Polhemus property that might be affected by the proposed construction. The shortest distance between the trail and the proposed garage is approximately 350 feet (Photo Point 1 on Exhibit A). From Point 1 the trail proceeds north gradually turning toward the east until it passes Photo Point 2 on Exhibit A. At that point the distance between the proposed garage and the trail is approximately 440 feet. The trail then continues east and out of the view of area where the proposed garage will to be located.

In leaf off conditions, which I experienced today, the garage will be visible, but it is a distant view that is broken up by trees. The existing barn and house will act as a backdrop to the garage that will make its presence significantly less of a new presence than if the Polhemus land was vacant. This can be visualized by examining Photos 1 and 2, which were captured when the camera was pointed directly at the position of the proposed garage. In my view the construction of the proposed garage will not impact the enjoyment of the trail by its users.

We are attaching Exhibit A, which shows the approximate location of the trail relative to the proposed garage, and Exhibits B and C, photos of views toward the proposed garage from the points on the trail that are depicted on Exhibit A. We trust that the exhibits will be useful in your evaluation of Ms. Conner's concern.

Please place this matter on the agenda for your December 16, 2021, meeting, during which we are hopeful you will bring the matter to a positive conclusion. Thank you for your consideration of this application.

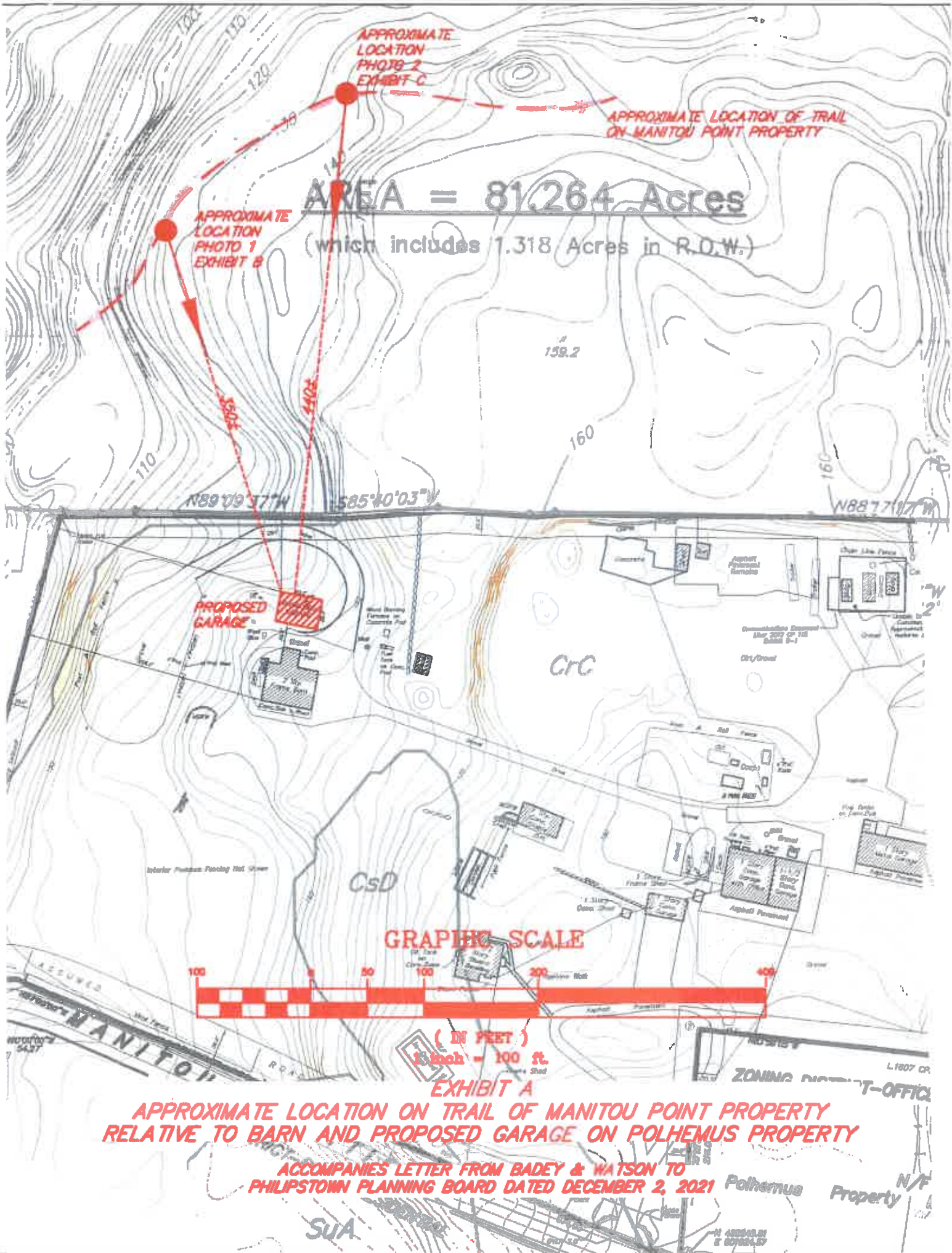
Yours truly,
BADEY & WATSON,
Surveying & Engineering, P.C.

by
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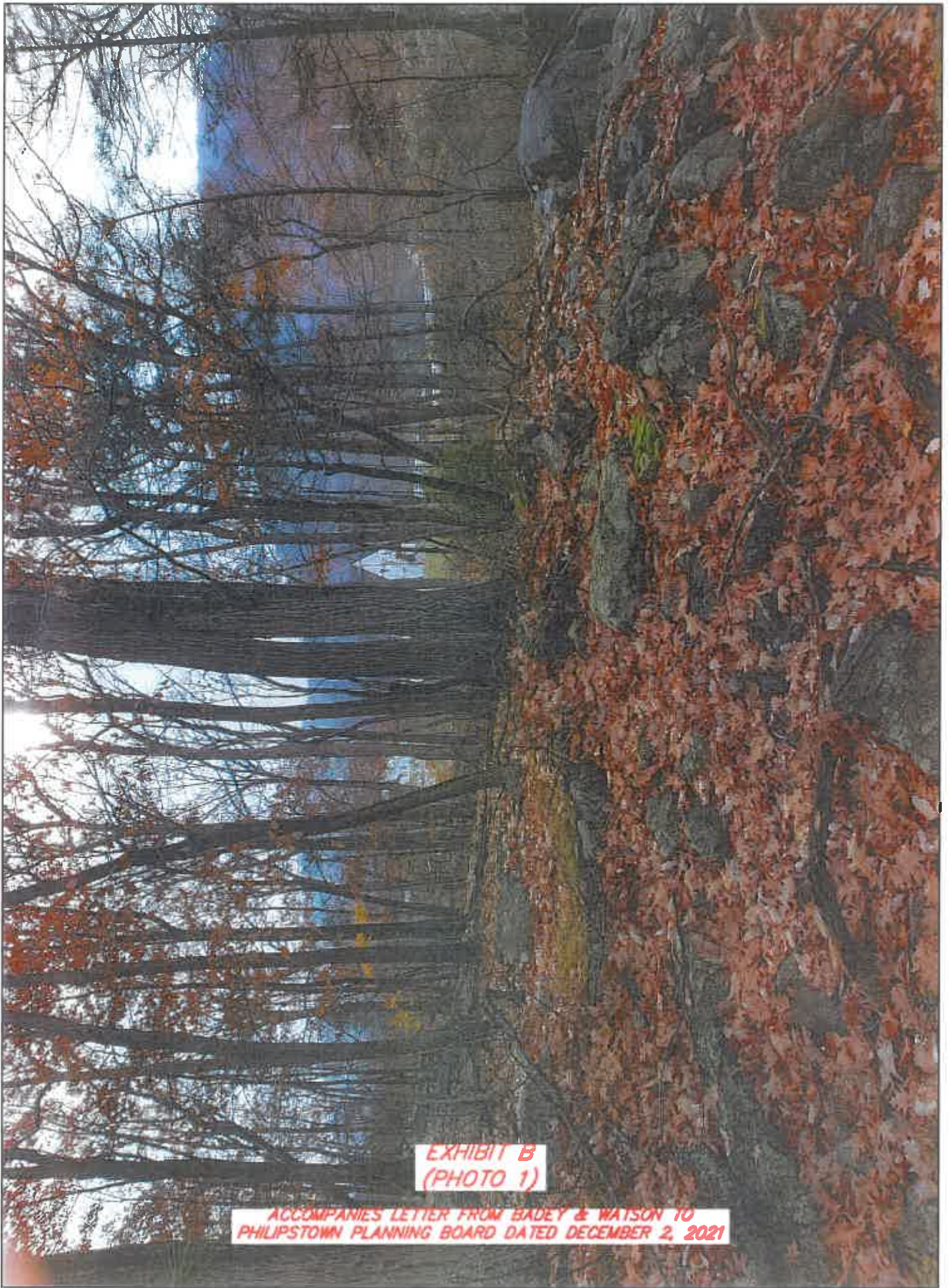
DEC 02 2021

cc Charles Polhemus, III
File U:\93-109B\WO_26116\NZ02DC2IBP_VIEWSFromTrail.docx



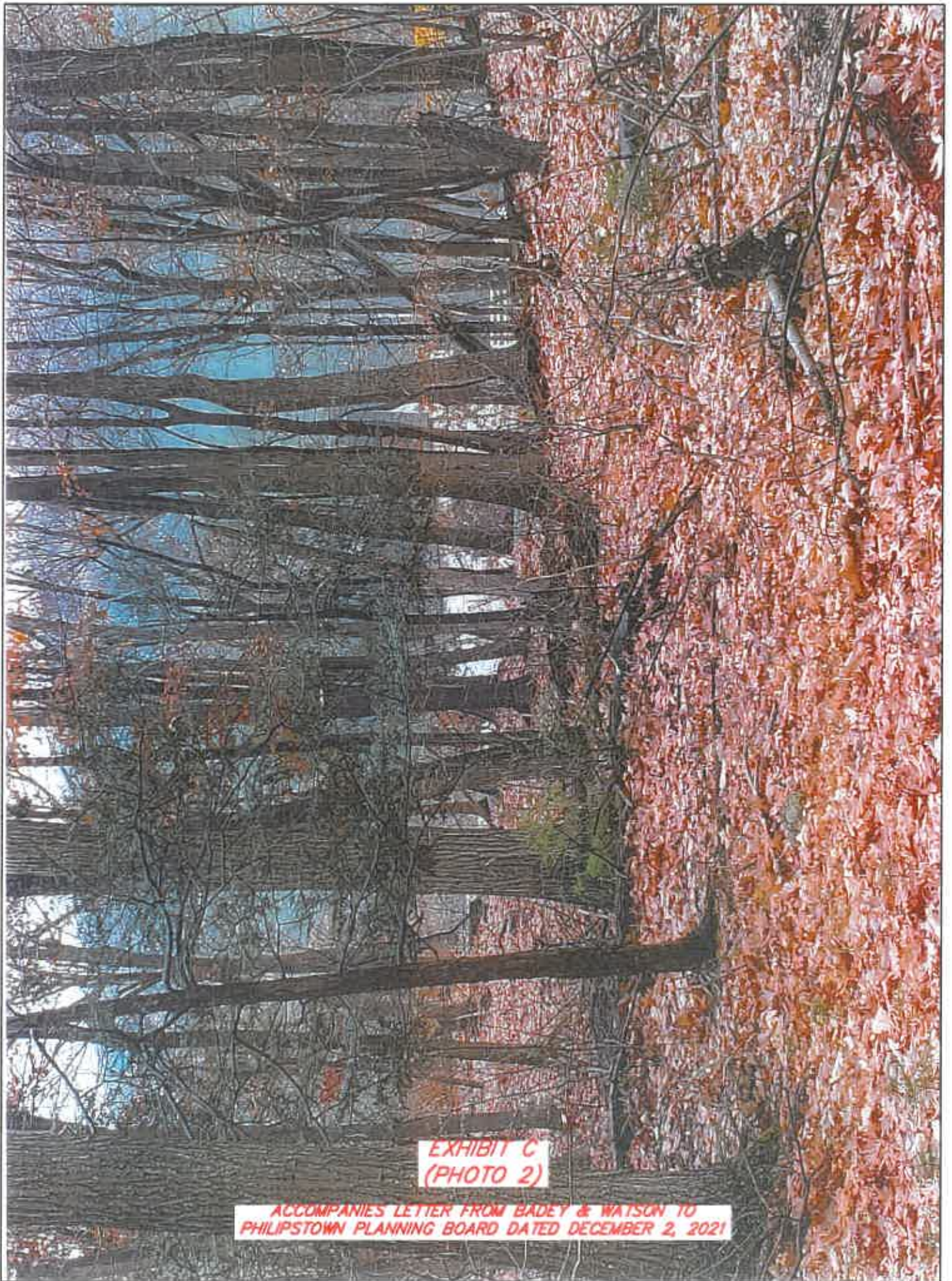
**APPROXIMATE LOCATION ON TRAIL OF MANITOU POINT PROPERTY
RELATIVE TO BARN AND PROPOSED GARAGE ON POLHEMUS PROPERTY**

**ACCOMPANIES LETTER FROM BADEY & WATSON TO
PHILIPSTOWN PLANNING BOARD DATED DECEMBER 2, 2021**



**EXHIBIT B
(PHOTO 1)**

**ACCOMPANIES LETTER FROM BADEY & WATSON TO
PHILIPSTOWN PLANNING BOARD DATED DECEMBER 2, 2021**



**EXHIBIT C
(PHOTO 2)**

**ACCOMPANIES LETTER FROM BADEY & WATSON TO
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