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TO: Town of Philipstown Planning Board DATE: January 17, 2022
FROM: Ronald J. Gainer, PE SUBJ: Golinczak Residential Site Plan; Crest Road

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

We have reviewed the following information prepared by Badey & Watson Surveying & Engineering, PC, all last revised January 6, 2022, which was received on the above project:

- *"Existing Conditions"*
- *"Grading, Drainage and Erosion & Sediment Control Plan"*
- *"Driveway Centerline Profile"*
- *"Overall & Adjacent Properties Map"*
- *"Construction Details & Notes"*

This application concerns the development of a residential dwelling on an existing, 12.17± acre vacant parcel located along the south side of Crest Road, a private road off Esselborne Road. The development includes a 3-level, 4-bedroom single-family residence, pool and separate "future" art studio on the property.

Due to the size of the structure, "Site Plan" approval is required. Further, since Crest Road is a private Open Development Area (ODA) road and more than 4 lots derive access from it, per §112-60A the applicant requires "access approval" from the Planning Board for the development of the lot. As the Board is aware, the property contains significant regulated steep slopes, with slopes between 20-35% to be disturbed to construct the access proposed. The house, itself, will lie on lesser slopes.

The Board previously classified the matter as a "minor" project, declared the application as a 'type II' SEQRA action (concluding your SEQRA obligations) and performed an inspection of the property on December 5, 2021. Further, referral to the Conservation Board was made. More recently the Conservation Board responded, advising that they have no comments on the application.

Based upon review of the latest materials filed, the following comments are offered:

Plan Revisions – In this latest submission, the design engineer has quantified the extent of tree removals expected, illustrated the location of nearby residences, and relocated the house slightly to avoid a rock outcropping.

The plans illustrate that Crest Road does not exist within a delineated right-of-way, but instead traverses multiple private properties which all property owners must have right of access over. As was noted during the site inspection, Crest Road terminates some 300 feet from the proposed driveway behind the house. Given the significant length of the intended driveway (>1500 feet), the steep slopes traversed and the extent of disturbances required to construct this access, the Board asked the applicant to evaluate whether a much shorter,

RE: Golinczak Residential Site Plan; Crest Road

easier access drive could be constructed from the end of Crest Road just east of the house site, which would not disturb any regulated slopes. This remains to be addressed. The Board should further discuss this alternative driveway concept with the applicant. Additionally, it is noted that various technical comments previously offered remain to be addressed. These likewise should be resolved on any future plan submissions.

Approval Procedures –

- In order to approve a "minor project" site plan, the Planning Board must find that the proposal is generally consistent with the criteria in § 175-65D and will not adversely affect neighboring properties.
- Procedurally, a Public Hearing is discretionary for "Minor" projects. Once any remaining Board concerns are resolved, it should be determined whether a public hearing should be considered.

We trust that these comments are adequate for the Board and applicant's consultant. Should you have any questions, please don't hesitate to contact us.

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

