

January 6, 2022

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

RE: Site Plan Application
Applicant: Nick Depaolas
18 East Mt. Rd. North
Tax Map 17.-1-42



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Dear Chairman Zuckerman and Members of the Planning Board:

On behalf of our client, Nick Depaolas, we respectfully submit 12 copies of a Site Plan Application with Plans and accompanying documentation for your review.

The applicant is contract vendee for the parcel located at 18 East Mt. Road North, which is located in the Highway Commercial (HC) Zoning District. The parcel contains an existing single-family house and a detached garage with an accessory apartment over. The applicant proposed to utilize the apartment for his business, Cedar Hill Property Maintenance. The use is a landscaping business or contractors' yard which is considered a "Service Business" and is a permitted use in the HC Zoning District. The residential use of the single-family residence will continue. As stated in Ron Gainer's pre application notes of December 6, 2021, this is also a permitted use in the HC zone and as the proposed development does meet the requirements for each use the "mixed use" is permitted.

A new garage structure is proposed on the site to house equipment and material for the Landscape Company. The building will be 48' x 80' with 12-foot roof overhang on the ends. The 12-foot overhangs will allow for outdoor covered storage of various equipment for the business. A material sorting area is also proposed along the edge of the driveway, which will hold material, such as mulch, topsoil, sand, gravel, etc. Six parking spaces are proposed and a handicap space will be delineated near the existing garage.

There are no retail sales on site. The business anticipates 5 to 6 employees, employees will arrive, gear up, and depart prior to the am peak hour on Route 9 and will arrive back at the site and depart prior to the pm peak hour on Route 9. The addition of these trips to the existing traffic will not impact the existing condition.

There is little outdoor lighting proposed on the site, all lighting will be dark sky compliant. Evergreen trees are proposed between the existing single-family residence at 22 East Mt. Rd. North and the site to screen the new improvements. Since the site is a flag lot with little frontage along East Mt. Road North and there are existing trees with understory along the driveway, between the road and the proposed improvement, little of the improvements will be visible from a passing car. The other adjacent parcel that contains a residential structure is 26 East Mt Road North, the house is located approximately 150 to the northeast of the existing house and will be more that 375 feet from the proposed garage with woods between.

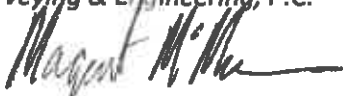
www.Badey-Watson.com

Please place this matter on the agenda for the January 2022 meeting of the Planning Board where we look forward to discussing the merits of this project.

Thank you for your time and consideration of this project.

Yours truly,

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



by

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cc: Nick Depaolas, via email only
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