

January 6, 2022

Neal Zuckerman, Chairman
Town of Philipstown Planning Board
2 Cedar Street
Cold Spring, NY 10516



Re: Golinczak – Minor Site Plan Application
Crest Road, Cold Spring
Tax Map No. 17.-2-39

Dear Chairman Zuckerman and Member of the Planning Board:


Per our discussion at the board's site visit on December 5th, the two major topics of discussion have been addressed herewith: 1) The single trees 8" and greater located within the areas to be cleared have been identified on the Existing Conditions Map (Sheet 1 of 5). Approximately 265 of these trees are proposed to be removed over a 3½-acre limit of disturbance. 2) An Overall Map (Sheet 4 of 5) has been added to the previous 4-sheet set. This map depicts the adjacent structures with respect to the subject development using 2016 ortho-imagery, and the 2019 tax map data.

In addition to these items, the proposed house location has been shifted approximately 33' to the west-southwest, and rotated counterclockwise 10°. This was done in order to preserve a rock outcropping (also added to the plan), and to optimize sun exposure, respectively.

As you will recall, this project was removed from the December agenda until the information discussed could be provided. We trust that the foregoing is satisfactory, and respectfully request the scheduling of a February public hearing at this next meeting on January 20th.

Thank you in advance for your continued review and consideration of this project.

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

by 
Jason R. Snyder, CPESC
Project Engineer

jrs

enclosures

cc: Ronald J. Gainer, P.E. – Town Consulting Engineer
Max Garfinkle – Natural Resources Review Officer
Adam Golinczak – Owner/Applicant/Architect
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