



**OPEN SPACE
INSTITUTE
LAND TRUST**

VIA EMAIL ONLY

February 14, 2022

John Sadlon & Sven Wenske
529 West 42nd Street
Apartment 6G
New York, NY 10036

Re: Proposed Development on Lot 71.-1-13.111

Dear John and Sven:

As you are aware, a Conservation Easement ("CE") dated July 14, 2021 and held by the Open Space Institute Land Trust ("OSI") encumbers your property located at 825 Route 9D in the Town of Philipstown, Putnam County, New York. The purpose of the CE is to conserve the natural, scenic, historic, and aesthetic character of the property while providing for its compatible residential and recreational use. As such, Article Five restricts the number of structures on the property to a single, residential structure and customary accessory structures that are sited, designed, constructed, and landscaped so as to reasonably minimize visual impacts.

After reviewing the attached drawing set dated February 3, 2022 ("Plans") we have concluded that the proposed construction shown on the Plans is consistent with the purpose and restrictions set forth by the Conservation Easement.

Please do not hesitate to reach out if the Plans are modified or if you need further clarification or guidance as you build your new home. Upon completion, please contact me directly to schedule a time for OSI staff to document the new construction and update our records.

Best regards,

Wilfred Nieves, Southern New York Stewardship Manager

Cc: Samayla Deutch, Senior Vice President and General Counsel


Attachments: Sadlon/Wenske Residence Architectural Drawing Set – 2/3/2022



Overhill
by Duncan
Development Company
www.overhill.com

① SITE PLAN
1" = 50'-0"

ARCHITECT:
JOHN SADLON
 JSSW DESIGN
 529 West 42nd Street
 New York, NY 10036
 (917) 673-0256

DESIGN CONSULTANT:

 1129 Northern Blvd., suite 404
 Manhasset, NY, 11030
 (917) 348-6555

REVISIONS:

No.	Description	Date

NOTES:

SEAL:

PROJECT NUMBER: APPROVED BY:
 JS

CLIENT:
 John Sadlon and Sven Wenske

PROJECT NAME:
**Sadlon/Wenske
 Residence**

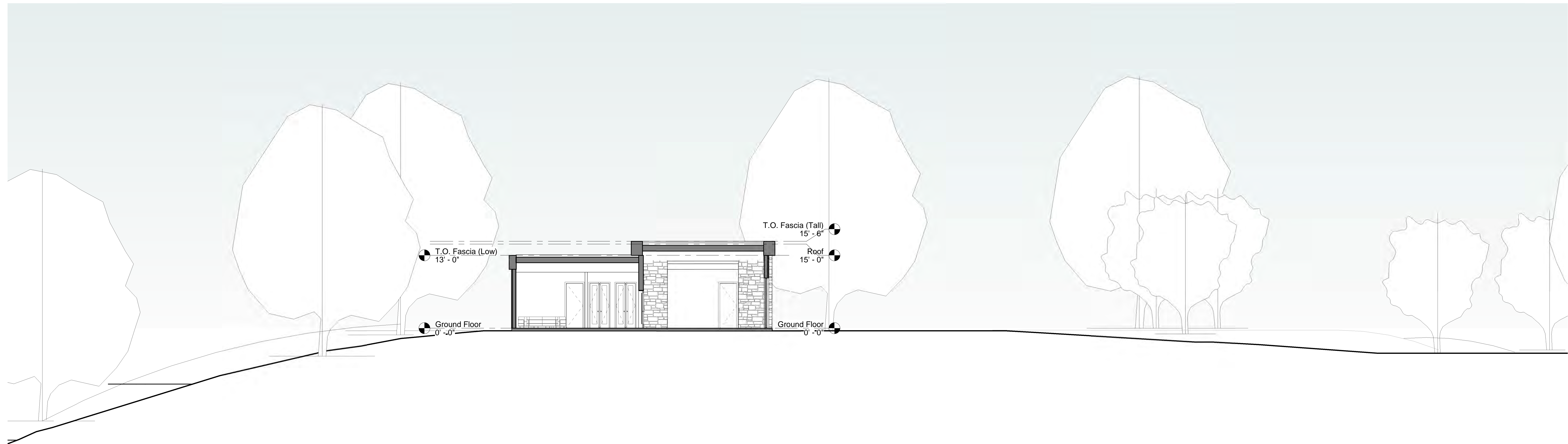
825 Route 9D,
 Garrison, NY 10525

DRAWING TITLE:
SITE PLAN

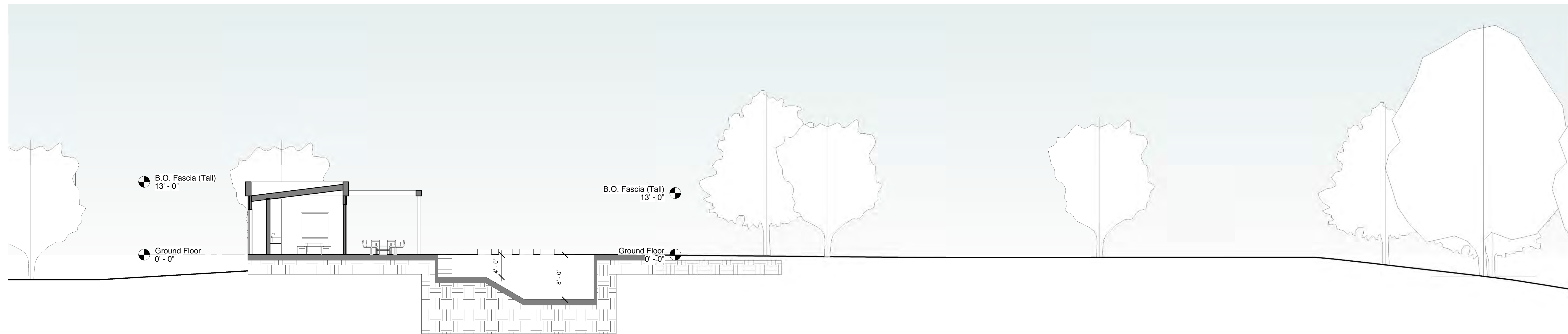
DRAWN BY: CHECKED BY:
 DK SS

DATE: SCALE:
 02.03.2022 1" = 50'-0"

SHEET NUMBER:
A-01.00



① GARAGE AND ACCESSORY UNIT - BUILDING - SECTION
1/8" = 1'-0"



② POOL BUILDING - SECTION
1/8" = 1'-0"

ARCHITECT:
JOHN SADLON
JSSW DESIGN
529 West 42nd Street
New York, NY 10036
(917) 673-0256

DESIGN CONSULTANT:
ss.mm design
architecture
urbanism
1129 Northern Blvd., suite 404
Manhasset, NY, 11030
(917) 348-6555

REVISIONS:

No.	Description	Date

NOTES:

SEAL:

PROJECT NUMBER: APPROVED BY:
JS

CLIENT:
John Sadlon and Sven Wenske

PROJECT NAME:
Sadlon/Wenske Residence
825 Route 9D,
Garrison, NY 10525

DRAWING TITLE:
BUILDING SECTIONS

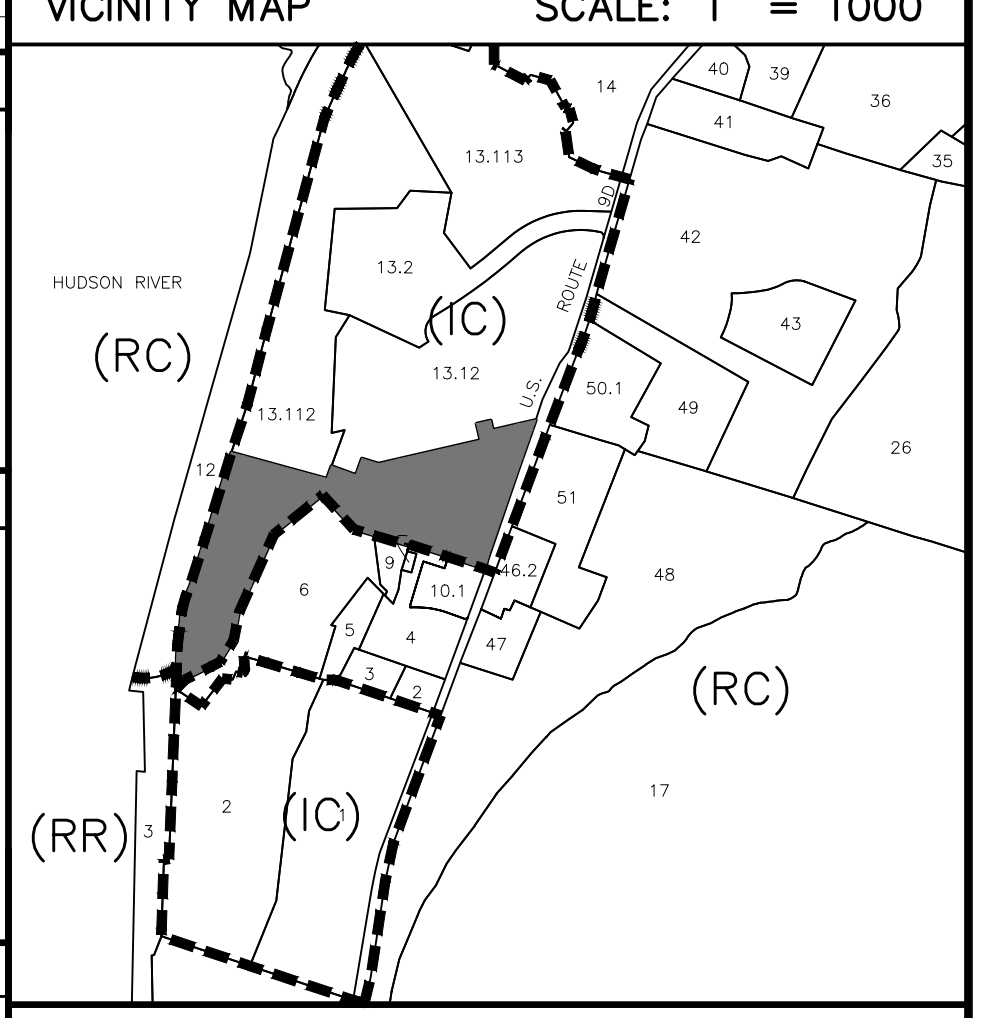
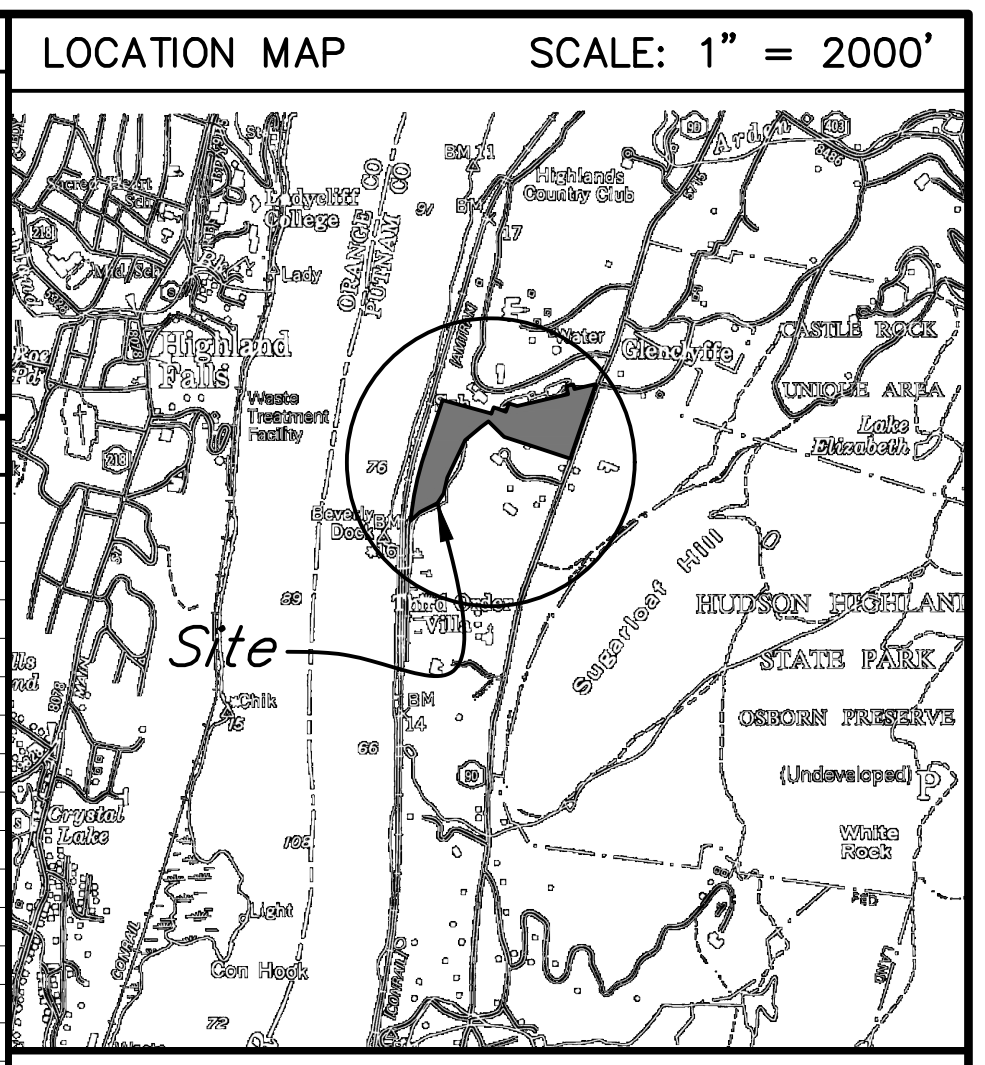
DRAWN BY: DK CHECKED BY: SS
DATE: 02.03.2022 SCALE: 1/8" = 1'-0"

SHEET NUMBER:
A-06.00



SLOPE ANALYSIS			
	EXISTING SLOPE RANGE FROM 0-20%		
	EXISTING SLOPE RANGE FROM 20-35%		
	EXISTING SLOPES GREATER THAN 35%		

ZONING DATA			
DISTRICT: INSTITUTIONAL CONSERVATION (IC)			
	Required	Existing	Proposed
Minimum density (conservation)	20 ac/ha	n/a	n/a
Minimum lot size (conservation/ODA)	20 ac	20,000 ac	20,000 ac
Minimum lot size (conservation)*	varies	n/a	n/a
Minimum road frontage for conventional subdivision	200 ft	820 ft	820 ft
Town road	200 ft	-	n/a
County/state road	200 ft	-	n/a
ODA ROW	-	n/a	n/a
Minimum front yard setback	50 ft	n/a	n/a
County/state road	100 ft	-	379 ft
Minimum side yard setback	50 ft	-	128 ft
Minimum rear yard setback	50 ft	-	1,015 ft
Max. impervious surface coverage	12%	0%	2%
Maximum height	40 ft	-	16 ft
Max. footprint for non-res. struct.	-	n/a	n/a



OVERLAY DISTRICTS	
175-13 Floodplain Overlay District - NFP Map (FPO)	- NOT WITHIN
175-18.1 Mobile Home Overlay District (MHO)	- NOT WITHIN
175-14 Cold Spring Reservoir Water Shed Overlay (WSO)	- NOT WITHIN
175-15 Scenic Protection Overlay (SPO)	- WITHIN
175-16 Aquifer Overlay District (AOD)	- NOT WITHIN
Town-wide Regional Aquifer (RA) only	- NOT WITHIN
175-18 Open Space Conservation Overlay District (OSD)	- NOT WITHIN
175-35 Within 100' Buffer of Wetlands or Watercourse	- WITHIN
175-36 Sleep Terrain	- WITHIN
175-36a Slope Line Protection	- NOT WITHIN
175-37 Protection of Agriculture	- NOT ABUTTING

WARNING STAMP	
ALTERATION OF THIS DOCUMENT, IN ANY WAY, BY ANY PERSON NOT UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, AS APPROPRIATE, IS A VIOLATION OF THE EDUCATION LAW OF THE STATE OF NEW YORK.	

TREE LEGEND	
	OAK
	MAPLE
	CHERRY
	HICKORY
	LOCUST
	MAPLE

KEY	
	BRK
	CURB
	DAM
	DEAD
	DBL
	FNL
	QUANT
	QUAD
	STAMP
	TRP
	TW

SITE DATA	
TAX MAP NO:	71-1-13.111
LOT AREA:	20,000 ACES
ZONING DISTRICT:	INSTITUTIONAL CONSERVATION
PROPOSED USE:	SINGLE-FAMILY DWELLING
SCHOOL DISTRICT:	GARRISON UNION FREE
FIRE:	GARRISON VOLUNTEER FIRE COMPANY
AMBULANCE:	GARRISON VOL. AMBULANCE CORPS
SUBDIVISION:	...PARCEL A1 OF GLENCLYFFE...
FILED MAP NO:	2925C ON NOV 22, 2013

REVISIONS	
DATE	DESCRIPTION
10/26/21	ORIGINAL DRAWING (PRE-APP SKETCH)
11/04/21	PLANNING BOARD SUBMISSION
01/08/22	ADD TREE SURVEY, MOD. STRUCTURES
02/03/22	ROTATE STRUCTURES, REALIGN DRIVEWAY

PLANNING BOARD APPROVAL	
Final site plan approval granted by Resolution # _____ on _____.	
No certificate of occupancy may be applied for until this site plan is signed below by an authorized representative of the planning board.	
BY:	RONALD J. GAINER, P.E., TOWN ENGINEER DATE: _____, 2022.

ARCHITECT	
JOHN SADLON, AIA PERKINS+WILL NEW YORK, NY	

PROJECT LOCATION	
825 ROUTE 9D, GARRISON TOWN OF PHILIPSTOWN, COUNTY OF PUTNAM, STATE OF NEW YORK	

PROJECT DESCRIPTION	
NEW CONSTRUCTION OF A 3-BEDROOM RESIDENCE AND 1-BEDROOM DETACHED ACCESSORY APARTMENT TO BE SERVED BY A PROPOSED INDIVIDUAL SUBSURFACE SEWAGE TREATMENT SYSTEM AND NEW PRIVATE WATER SUPPLY.	

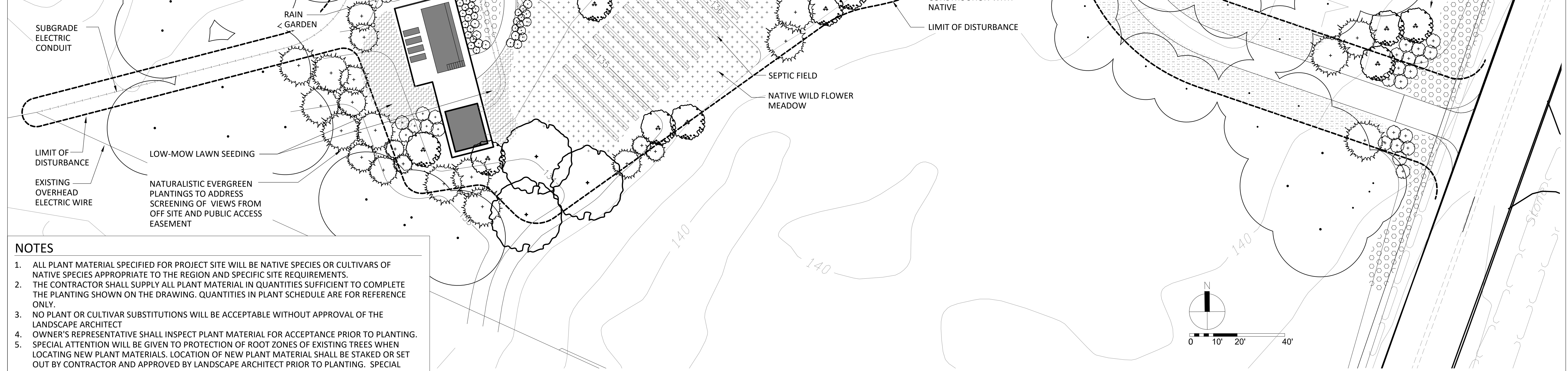
PROPERTY OWNER	
JOHN SADLON & SVEN WENSKE 529 WEST 42ND STREET - APT 6G NEW YORK, NY 10036	

SITE GRADING & DRAINAGE PLAN	
MINOR SITE PLAN SET	
STORMWATER POLLUTION PREVENTION PLAN (BASIC)	
SCALE: 1" = 30'	
PRINTED	
February 3, 2022	
BADEY & WATSON Surveying & Engineering, D.P.C.	

SOILS LEGEND	
Map Symbol	Soil Name
ChB	CHARLTON loam, 2-8% Slopes
ChE	CHARLTON loam, 25-35% Slopes
ChD	CHARLTON-HOLLIS-ROCK outcrop complex, hilly
Fl	FLUVIQUENTS-UDOLUENTS complex, frequently flooded
W	WATER

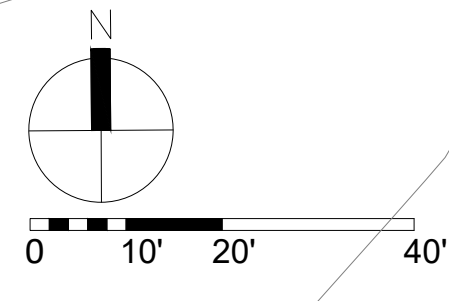
DRAWING NAME: SP26090_R03_V17 LAYOUT: PLAN W.O. NO. 26090 CHECKED BY MSM DRAWN BY JRS

PLANT LIST	
BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES	
ACER RUBRUM	RED MAPLE
LIRIODENDRON TULIPIFERA	TULIP TREE
QUERCUS BICOLOR	SWAMP WHITE OAK
QUERCUS RUBRA	RED OAK
UNDERSTORY/SMALL DECIDUOUS TREES	
AMELANCHIER CANADENSIS	SERVICEBERRY
CERCIS CANADENSIS 'FOREST PANSY'	CANADIAN REDBUD
CORNUS FLORIDA	FLOWERING DOGWOOD
CHIONANTHUS VIRGINICUS	FRINGE TREE
CRETAEGUS MOLLIS	DOWNY HAWTHORN
EVERGREEN TREES	
ABIES FRASIERI	FRASIER FIR
ILEX OPACA	AMERICAN HOLLY
JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EASTERN REDCEDAR 'EMERALD SENTINEL'
PICEA ABIES	NORWAY SPRUCE
PICEA GLAUCA	WHITE SPRUCE
DECIDUOUS SHRUBS	
ARONIA MELANOCARPA 'MORTON' IRAQUOIS BEAUTY	IRAQUOIS BEAUTY CHOKEBERRY
CLETHERA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SWEET PEPPERBUSH
CLETHERA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SWEET PEPPERBUSH
CORNUS SERICEA 'CARDINAL'	CARDINAL REDOSIER DOGWOOD
HYDRANGEA SERRATA 'TUFF STUFF'	REBLOOMING MOUNTAIN HYDRANGEA
HAMAMELIS VIRGINIANA	COMMON WITCHHAZEL
ILEX VERTICILLATA	WINTERBERRY
ITEA VIRGINICA 'LITTLE HENREY'	VIRGINIA SWEETSPIRE 'LITTLE HENREY'
LINDERA NENZOIN	SPICEBUSH
MYRICA PENNSYLVANICA	NORTHERN BAYBERRY
PHYSCARPUS OPULIFOLIS 'MONLO'	NINEBARK
PHYSCARPUS OPULIFOLIS 'TINY WINE'	TINY WINE GOLDNINEBARK
RHUS AROMATICA 'GOR-LOW'	FRAGRANT SUMAC 'GOR-LOW'
VIBURNUM DENTATUM	ARROWWOOD
VIBURNUM NUDUM 'WINTERHUR'	SMOOTH WITHERROD
EVERGREEN SHRUBS	
ILEX GLABRA	INKBERRY HOLLY
ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY HOLLY
ILEX GLABRA 'GEMBOX'	GEMBOX INKBERRY HOLLY
PERENNIALS/GRASSES/ GROUNDCOVERS	
ANEMONE CANADENSIS	CANADIAN ANEMONE
ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER
BAPTISTA AUSTRALIS	BLUE WILD INDEGO
CAMPANULA PORTENSCHLAGIANA	DALMATIAN BELLFLOWER
CAREX GRAYI	GRAY'S SEDGE
CORNUS STOLONIFERA	REDSIER DOGWOOD
DENNSTAEDTIA PUNCTILOBUL	HAYSCENTED FERN
DESCHAMPSIA CEPITOSA	TUFT HAIRGRASS
ECHINACEA PURPUREA	PURPLE CONEFLOWER
GERANIUM MACRORRHIZUM	BIG ROOT GERANIUM
GERANIUM MACULATUM	WILD GERANIUM
MONARDA FISTULOSA	BEFBALM
OSMUNDA CLAYTONIANA	INTERUPTED FERN
PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS
POLEMONIUM REPTANS	JACOB'S LADDER
POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN
RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN
TIARELLA CORDIFOLIA 'SUGAR AND SPICE'	FOAMFLOWER



LEGEND	
	DECIDUOUS CANOPY TREE
	DECIDUOUS UNDERSTORY TREE
	EVERGREEN TREE
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	WOODLAND OPENINGS MIX (NATIVE SPECIES, PLUGS AND SEEDING)
	WILDFLOWER MEADOW SEED MIX (NATIVE SPECIES)
	LOW-MOW LAWN SEED MIX
	RAIN GARDEN MIX (NATIVE SPECIES, PLUGS AND SEEDING)
	NATIVE PERENNIALS AND ORNAMENTAL GRASSES

- NOTES**
- ALL PLANT MATERIAL SPECIFIED FOR PROJECT SITE WILL BE NATIVE SPECIES OR CULTIVARS OF NATIVE SPECIES APPROPRIATE TO THE REGION AND SPECIFIC SITE REQUIREMENTS.
 - THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWING. QUANTITIES IN PLANT SCHEDULE ARE FOR REFERENCE ONLY.
 - NO PLANT OR CULTIVAR SUBSTITUTIONS WILL BE ACCEPTABLE WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT
 - OWNER'S REPRESENTATIVE SHALL INSPECT PLANT MATERIAL FOR ACCEPTANCE PRIOR TO PLANTING. SPECIAL ATTENTION WILL BE GIVEN TO PROTECTION OF ROOT ZONES OF EXISTING TREES WHEN LOCATING NEW PLANT MATERIALS. LOCATION OF NEW PLANT MATERIAL SHALL BE STAKED OR SET OUT BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. SPECIAL ATTENTION WILL BE GIVEN TO PROTECTION OF ROOT ZONES OF EXISTING TREES WHEN LOCATING NEW PLANT MATERIALS.
 - THE CONTRACTOR SHALL REMOVE ALL PLASTIC MATERIAL FROM AROUND THE ROOT BALLS OF THE PLANTS AFTER POSITIONING IN THE PLANT PITS. REMOVE BURLAP, ROPE, AND WIRE FROM AROUND THE TRUNK SUFFICIENTLY SO THAT NO BURLAP, ROPE OR WIRE WILL BE EXPOSED AFTER BACKFILLING.
 - CONTRACTOR SHALL EXERCISE EXTREME CARE IN WORKING IN AREA OF EXISTING TREES. EXISTING PLANTS TO REMAIN AND BE PROTECTED, WHICH ARE INJURED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR WITH PLANTS OF EQUAL SIZE AND SPECIES AT NO COST TO THE OWNER.
 - ALL AREAS THAT HAVE BEEN DISTURBED BY PLANTING ACTIVITY SHALL BE RESTORED TO A NEAT CONDITION. AREAS WITH BARE SOIL SHALL BE TOPSOILED AND SEEDING WITH NATIVE SEED MIX.
 - THE CONTRACTOR SHALL WATER TREES, SHRUBS AND GROUNDCOVER TWICE DURING THE FIRST 24 HOURS AND AS NEEDED THROUGHOUT THE FIRST GROWING SEASON.



PLAN FOR MUNICIPAL BOARD REVIEW
NOT FOR CONSTRUCTION

ASPECT 120 LANDSCAPE ARCHITECTURE P.C.
95 NORTH BROADWAY, SUITE 213
IRVINGTON, NY 10533
WWW.ASPECT120.COM
PHONE: (914) 274-8544

OWNER: JOHN SADLOW/ SVEN WENSKO
529 WEST 42ND STREET, APT 6G
NEW YORK, NY 10036

PROJECT: 825 ROUTE 9D
GARRISON, NY 10524

REVISIONS:

JOB NO: R59
SCALE: 1"=20'-0"
DATE: 02/03/2022

DRAWING TITLE: **ECOLOGICAL LANDSCAPE RESTORATION PLAN**

SEALED LANDSCAPE ARCHITECT
REGISTERED PROFESSIONAL
NO. 001007
STATE OF NEW YORK

SHEET NO: **L-101**