

VIA EMAIL ONLY

February 14, 2022

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

Re: <u>Proposed Development on Lot 71.-1-13.111</u>

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,

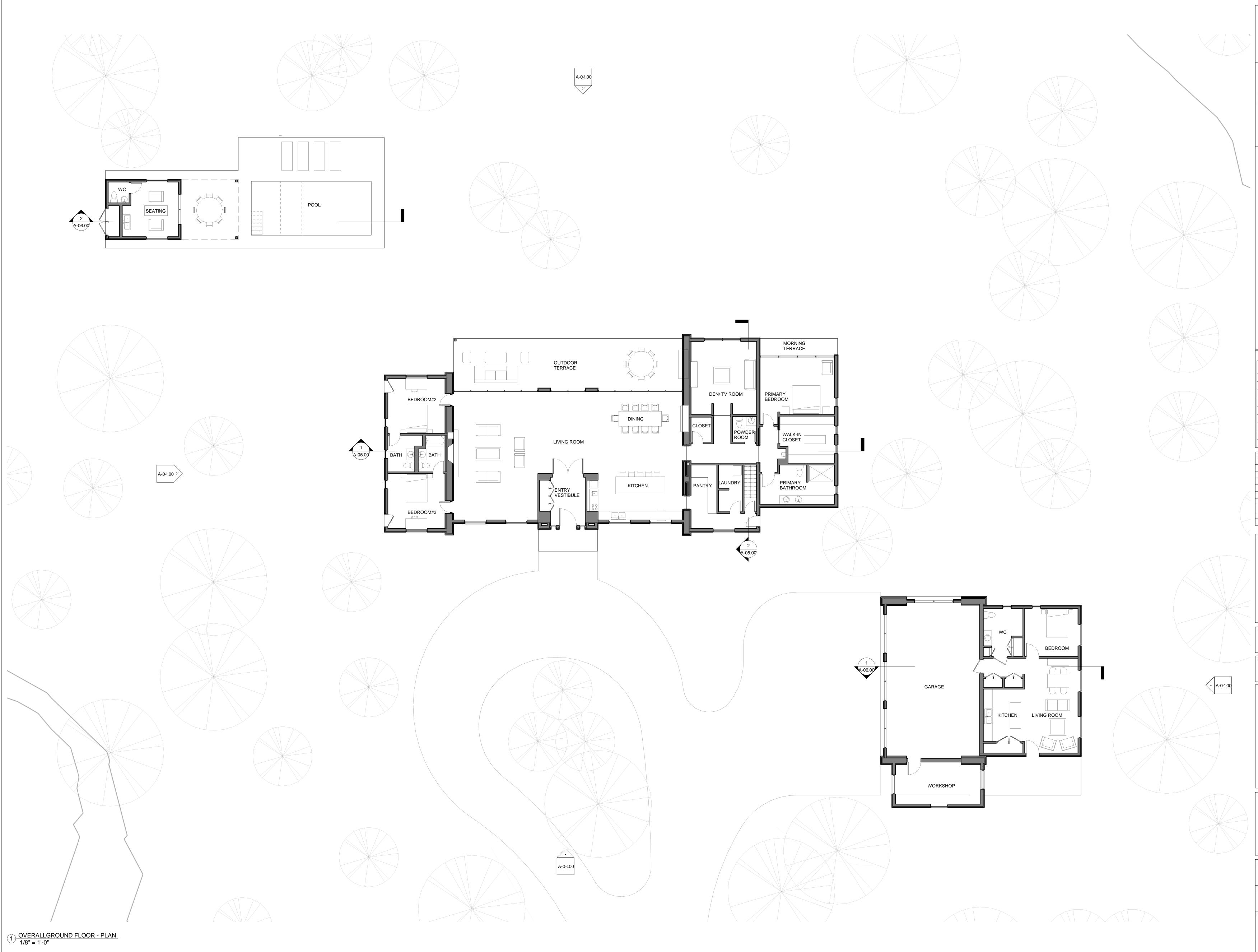
Wilfred Nieves, Southern New York Stewardship Manager

Cc: Samayla Deutch, Senior Vice President and General Counsel

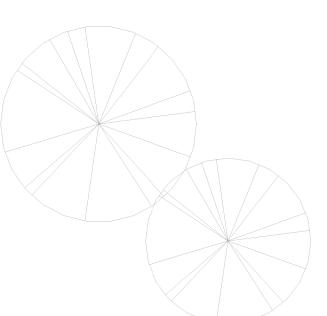
Attachments: Sadlon/Wenske Residence Architectural Drawing Set - 2/3/2022

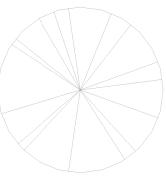


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DESIGN CONSULTANT:	
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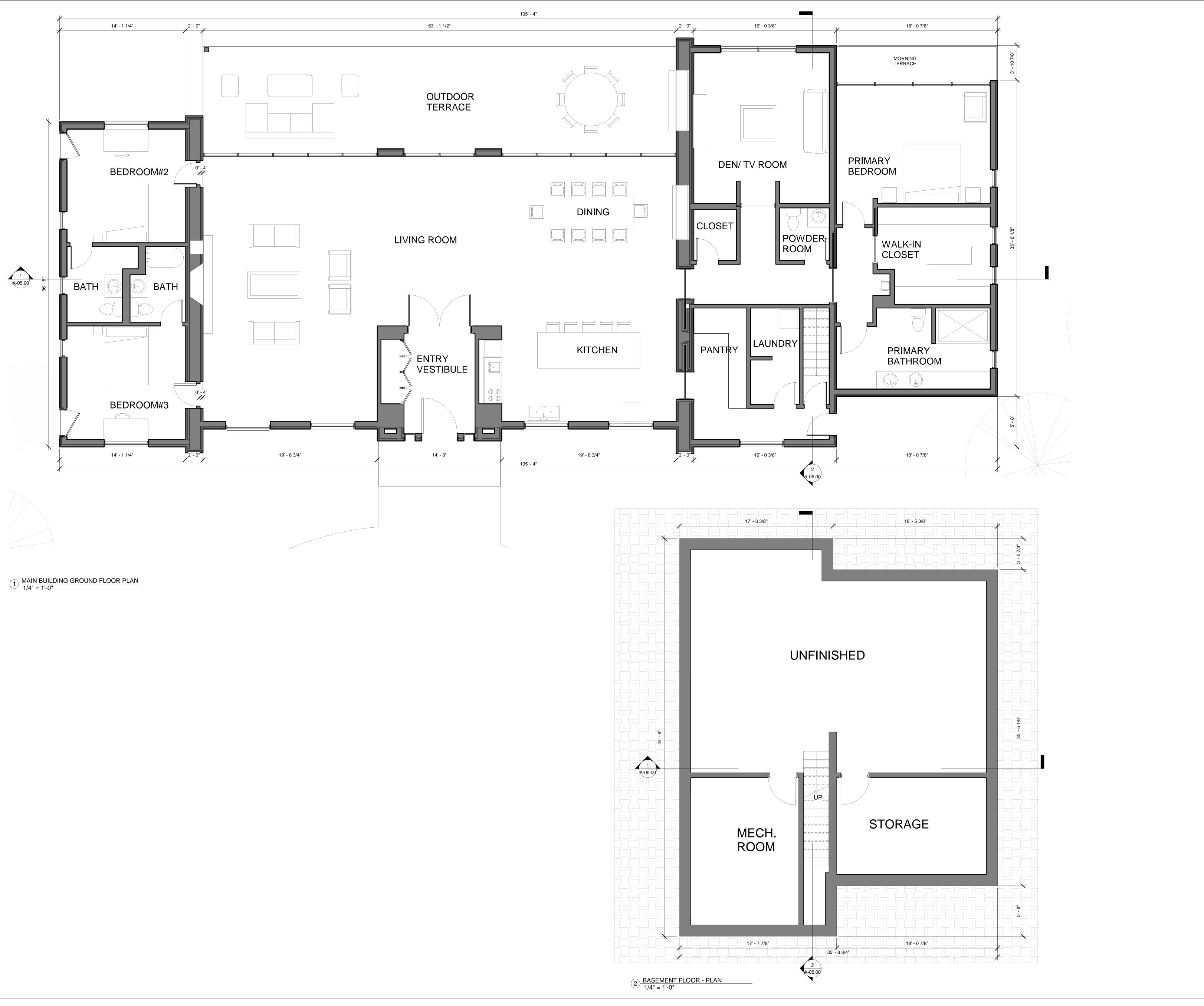




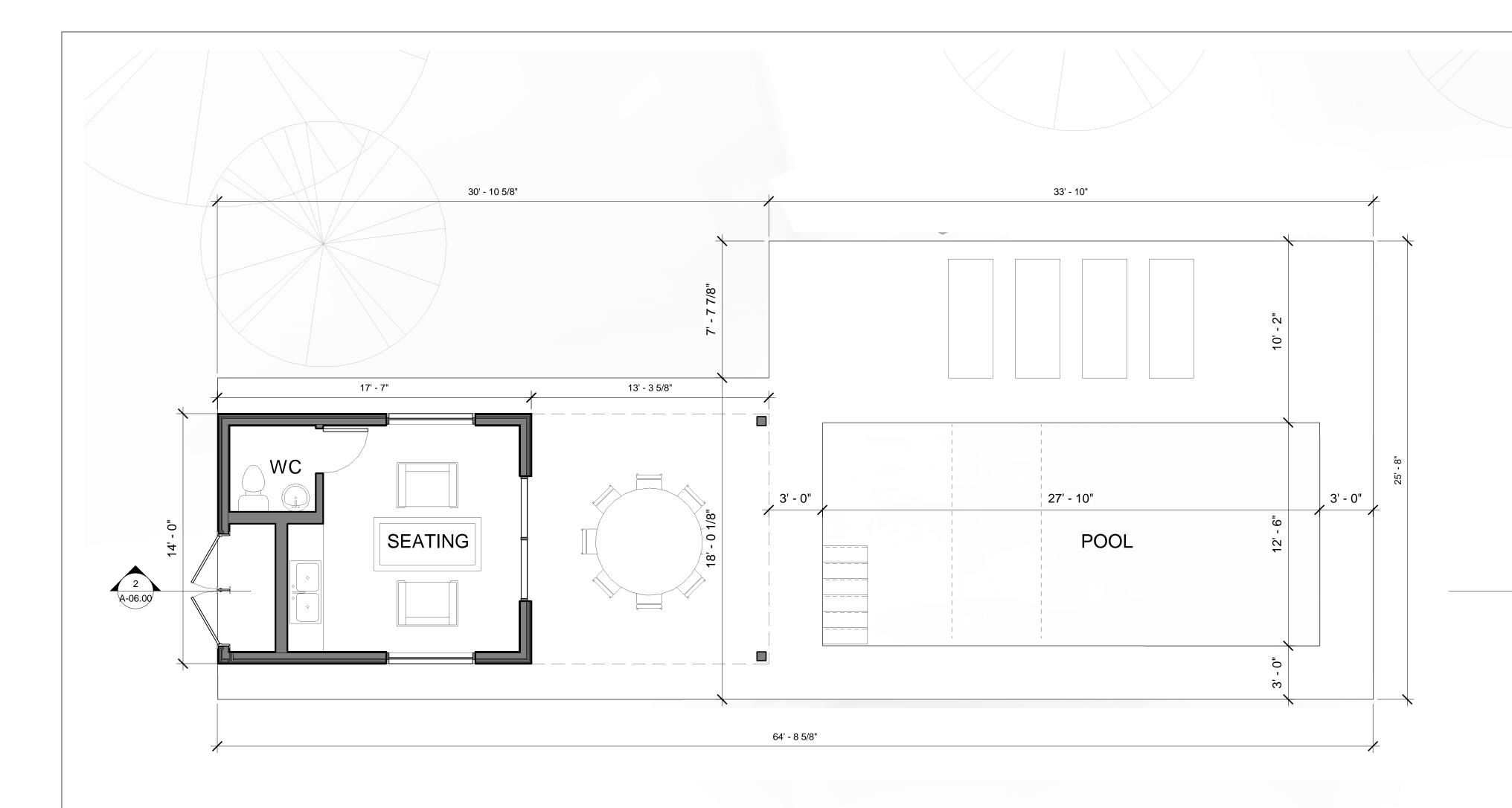




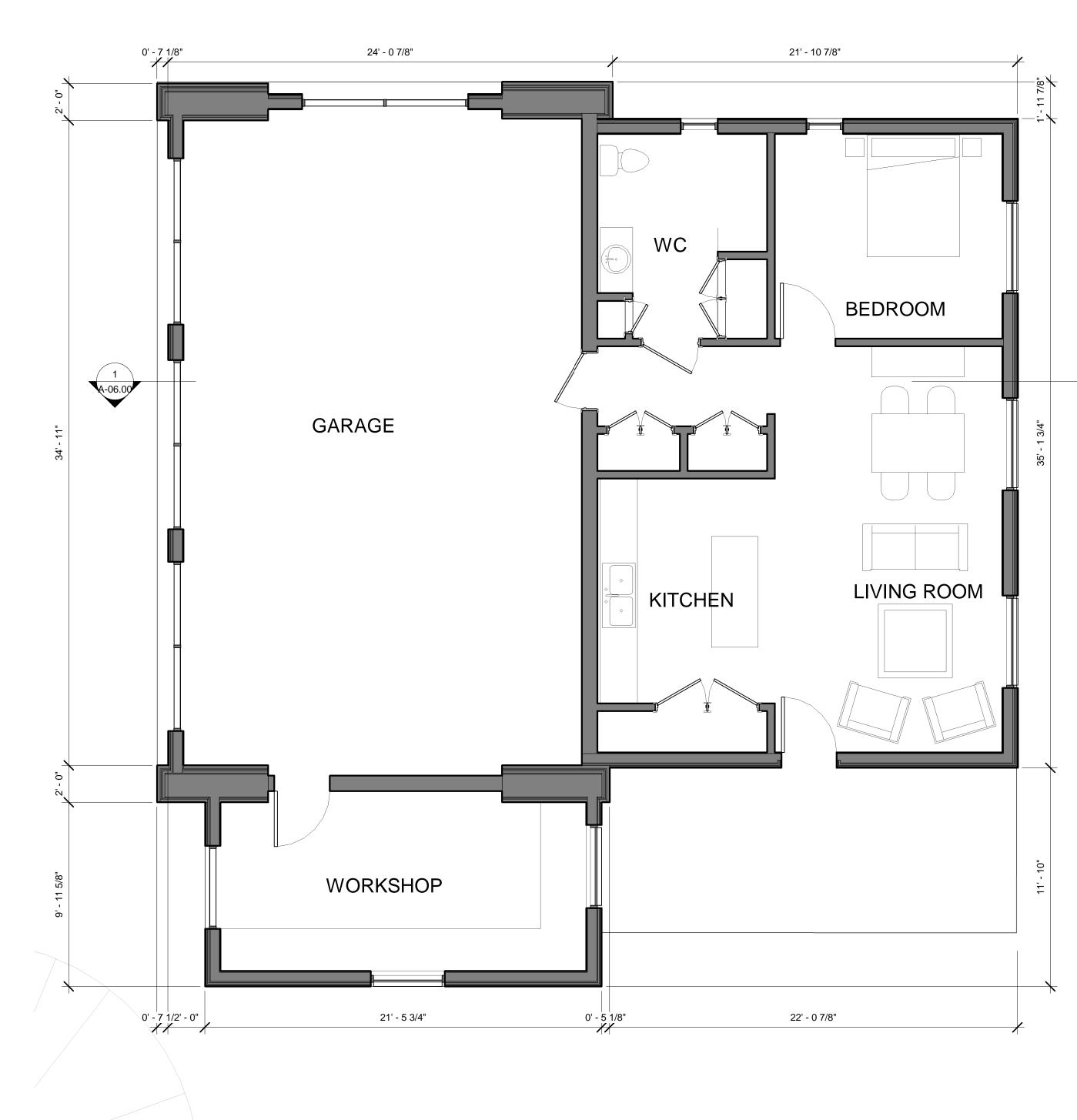
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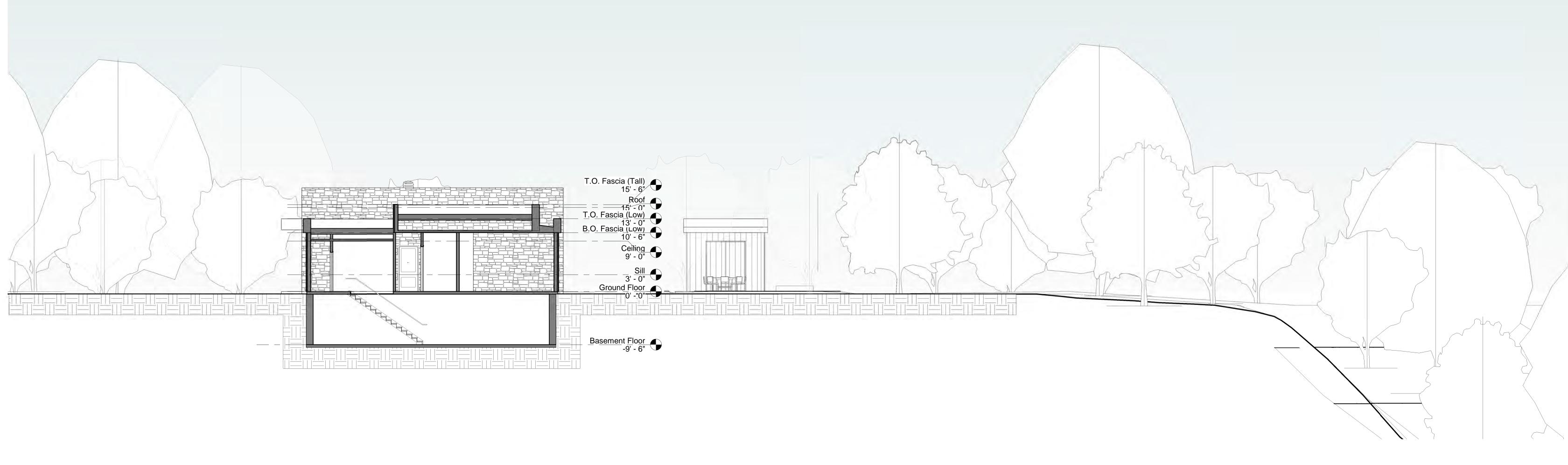
2 POOL CABANA - PLAN 1/4" = 1'-0"



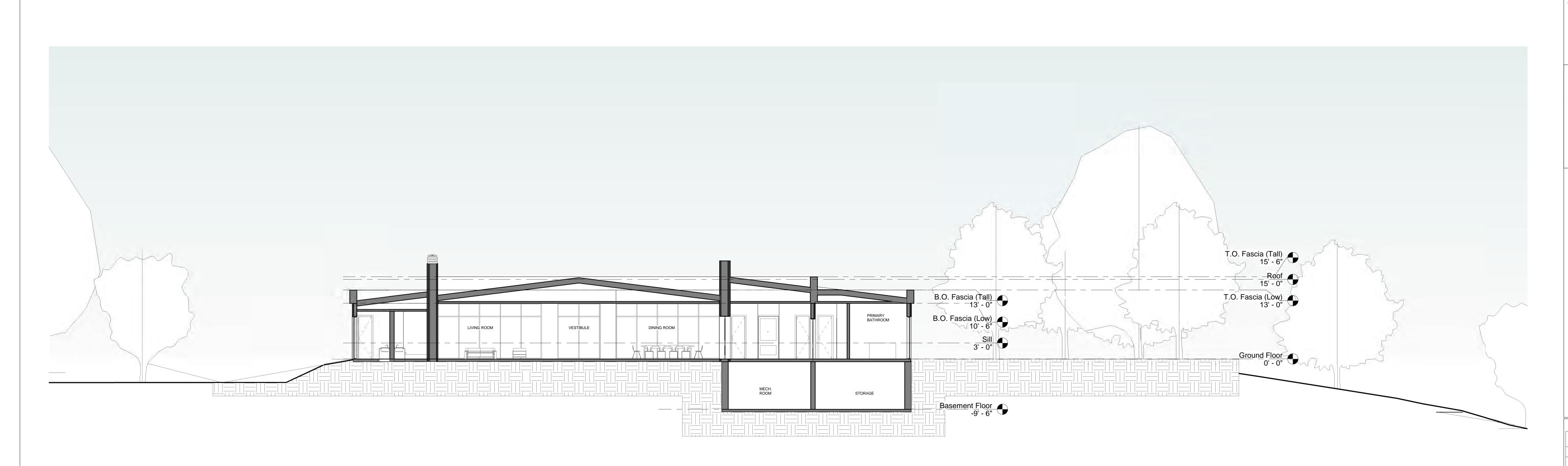
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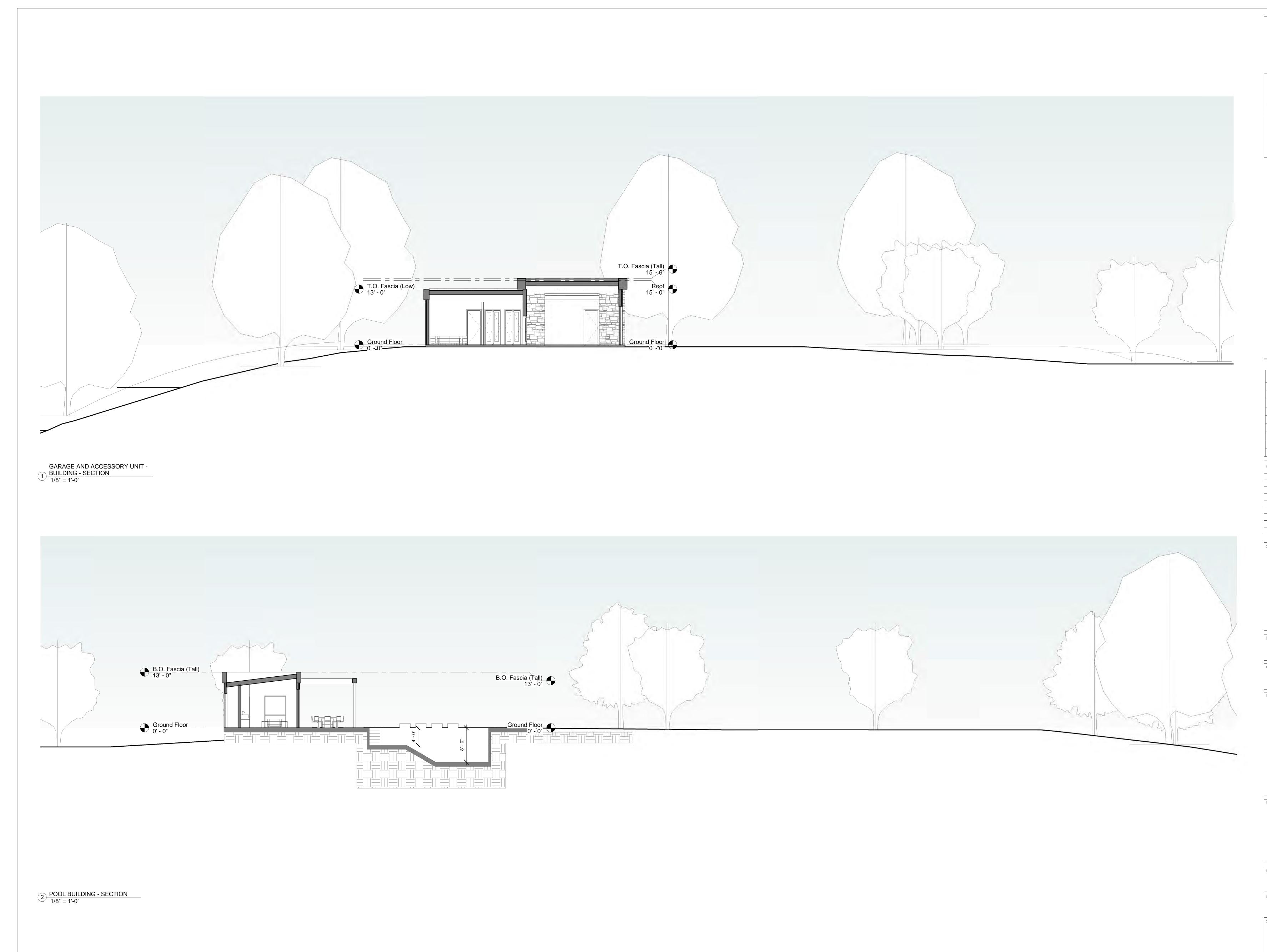
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 $1 \frac{\text{MAIN BUILDING - LONG SECTION}}{1/8" = 1'-0"}$



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2 WEST BUILDING ELEVATION 1/8" = 1'-0"



1 EAST BUILDING ELEVATION 1/8" = 1'-0"



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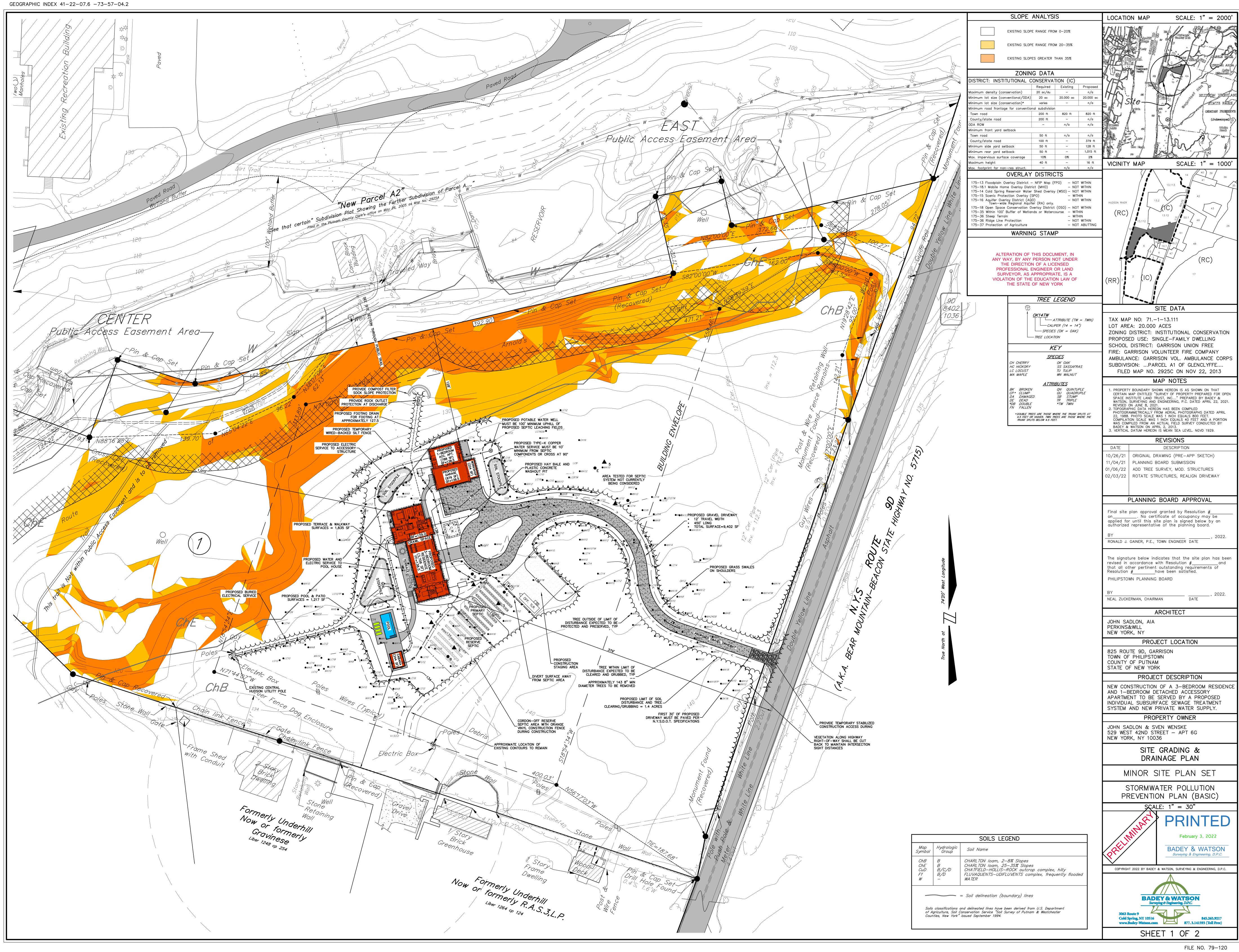
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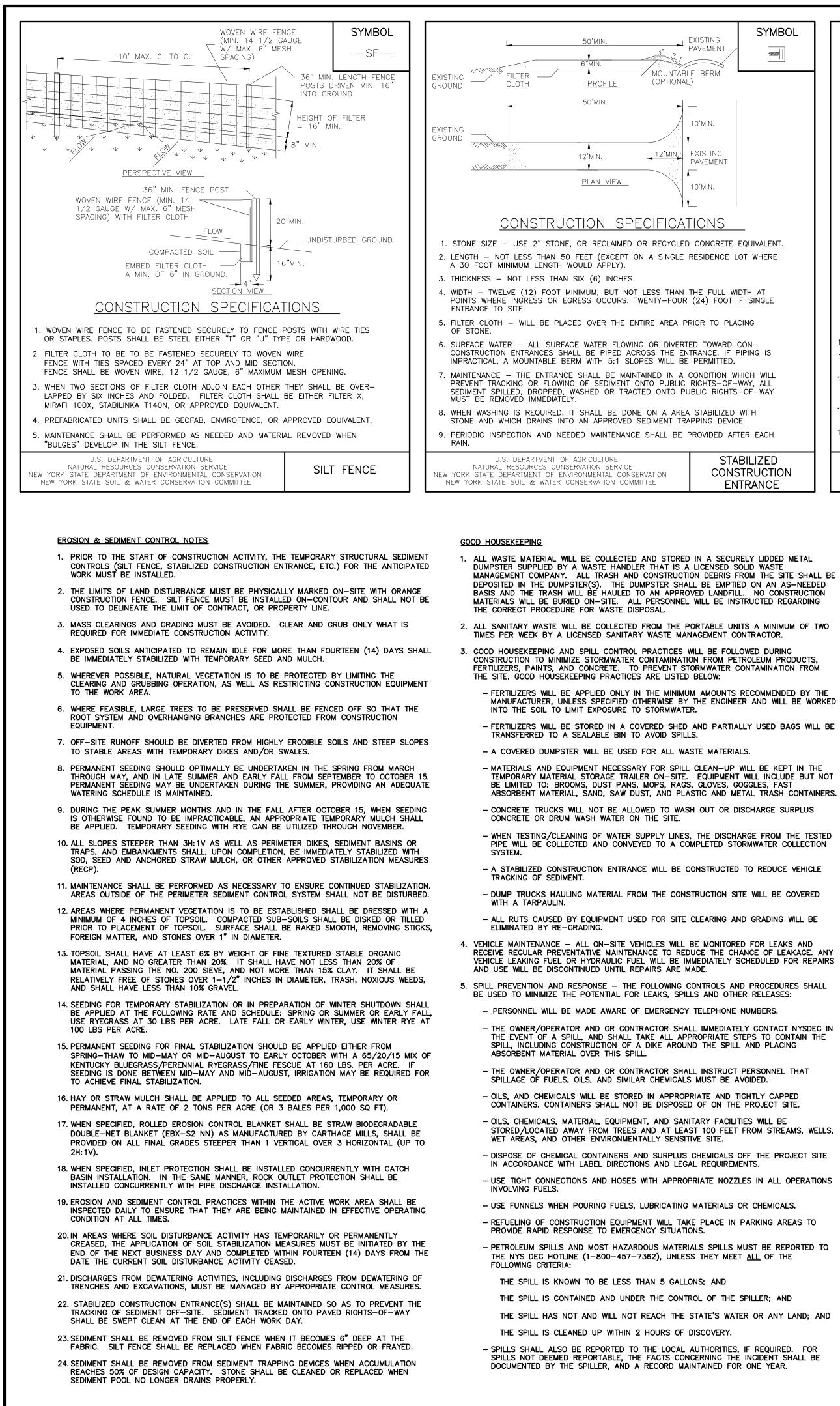
 $1 \frac{\text{SOUTH BUILDING ELEVATION}}{1/8" = 1'-0"}$

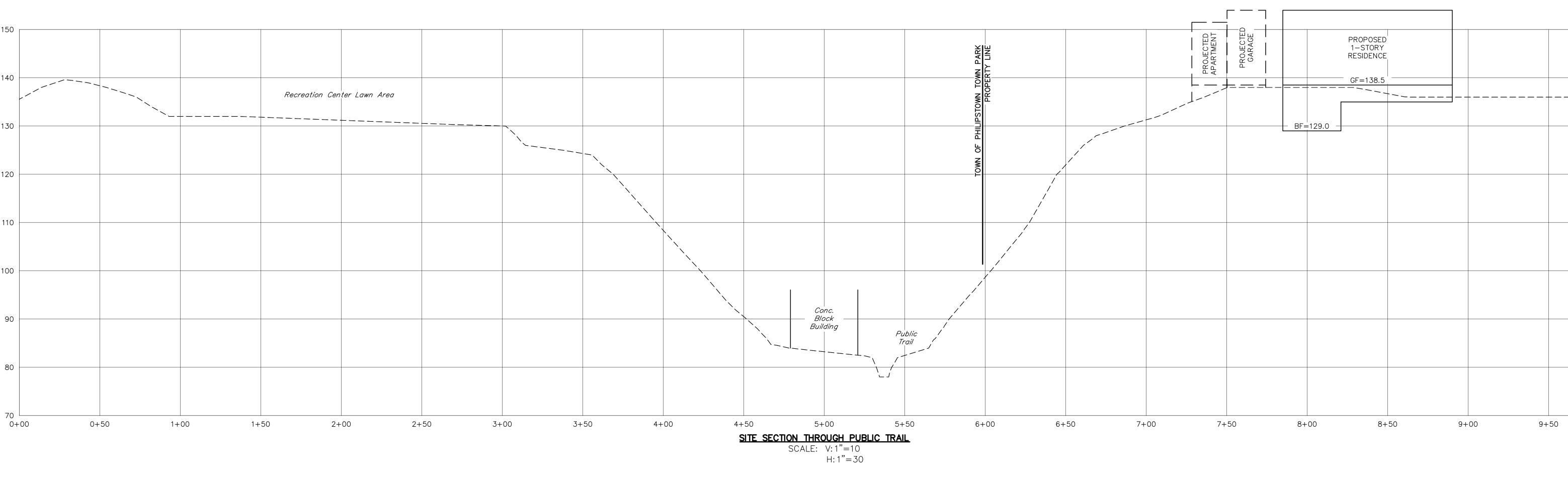


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GEOGRAPHIC INDEX 41-22-07.6 -73-57-04.2





SYMBOL Soil Stockpiling PAVEMEN <u> 288</u>8 CONSTRUCTION SPECIFICATIONS ALL GRADED OR DISTURBED AREAS INC; UDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT 10'MIN CONTROL PLAN AND THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION STABILIZE ENTIRE PILE WITH VEGETATION OR COVER AND SEDIMENT CONTROL IN DEVELOPING AREAS". TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS. PAVEMEI AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL. 10'MIN AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES. ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS. MIN. SLOPE EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS. FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS. 10. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES. INSTALLATION NOTES . ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT. 1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2. OR OTHER APPROVED METHOD. 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION FINISHED GRADING. OR COVERED. STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND 4. SEE SILT FENCE DETAIL FOR INSTALLATION OF SILTFENCE. SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION. STABILIZED U.S. DEPARTMENT OF AGRICULTURE

LANDGRADING

SPECIFICATIONS

PHILIPSTOWN STANDARD SITE PLAN NOTES:

NATURAL RESOURCES CONSERVATION SERVICE

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

CONSTRUCTION

FNTRANCE

- 1. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND. 2. ALL EXISTING TREES TO BE SAVED SHALL BE FLAGGED AND SNOW FENCE IS TO BE ERECTED AROUND TREES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- 3. PRIOR TO THE INITIATION OF CONSTRUCTION, THE APPLICANT OR HIS REPRESENTATIVE WILL MEET WITH THE TOWN ENGINEER, HIGHWAY SUPERINTENDENT, BUILDING INSPECTOR, SITE CONTRACTOR, AND/OR ANY ADDITIONAL OUTSIDE AGENCIES THAT MAY HAVE JURISDICTION FOR A PRE-CONSTRUCTION CONFERENCE TO REVIEW ALL FACETS OF CONSTRUCTION AND REQUIRED INSPECTIONS.
- 4. ALL EROSION CONTROLS ARE TO BE SET IN PLACE PRIOR TO ANY LAND DISTURBANCES ON THE SITE 5. DURING THE COURSE OF CONSTRUCTION, WHEREVER THE TOWN HIGHWAY
- SUPERINTENDENT AND/OR TOWN ENGINEER DETERMINE THAT ADDITIONAL DRAINAGE FACILITIES ARE REQUIRED TO PROVIDE POSITIVE DRAINAGE WITHIN THE RIGHT-OF-WAY OR ADJACENT PROPERTY, THEY SHALL BE INSTALLED BY THE DEVELOPER AT NO COST TO THE TOWN 3. ANY ACTIVITIES WITHIN 100 FEET OF A TOWN REGULATED WETLAND, A TOWN REGULATED STREAM OR OTHER BODY OR WATER REQUIRES A
- WETLAND/WATERCOURSE PERMIT FROM THE TOWN OF PHILIPSTOWN 7. PER NEW YORK STATE LAW, THE CONTRACTOR SHALL CALL DIG SAFELY NY AT 1-800-962-7962 TWO (2) FULL DAYS PRIOR TO PERFORMING ANY EXCAVATION WORK.
- 8. ALL EMBANKMENTS ARE TO BE GRADED AND SEEDED IMMEDIATELY UPON BEING LAID BACK.
- 9. STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL DRIVEWAY ENTRANCES AND SHALL CONFORM TO NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL
- 10. PRIOR TO THE INITIATION OF CONSTRUCTION ON ANY NEW SITE DRIVEWAY WHICH GAINS ACCESS FROM A TOWN ROAD, THE PROPERTY OWNER SHALL BE REQUIRED TO OBTAIN A DRIVEWAY PERMIT FROM THE PHILIPSTOWN HIGHWAY SUPERINTENDENT.
- 11. STONEWALLS SHALL BE PRESERVED WHEREVER POSSIBLE. 12. ALL AREAS SHOWN BY LIMITS OF DISTURBANCE SHALL BE FLAGGED AND
- SUITABLE BARRIERS ERECTED PRIOR TO ANY CONSTRUCTION ACTIVITIES. 13. NO MECHANICAL EQUIPMENT SHALL BE MOUNTED ON THE ROOF, IF VISIBLE FROM THE STREET, UNLESS AUTHORIZED BY THE PLANNING BOARD. 14. TRAILERS SHALL NOT BE PERMITTED AS OUTDOOR STORAGE AREAS. ANY TRAILER WHICH HAS SUBSTANTIALLY REMAINED ON SITE FOR A PERIOD OF 30
- DAYS SHALL BE CONSIDERED OUTDOOR STORAGE. 15. IF APPLICABLE, PRIOR TO COMMENCEMENT OF ANY CLEARING, GRADING, OR EXCAVATION IN CONNECTION WITH THE PROPOSED CONSTRUCTION ACTIVITY, THE OWNER OF RECORD SHALL FILE A "NOTICE OF INTENT" WITH THE NYS DEC AND THE TOWN OF PHILIPSTOWN. WHEN ALL CONSTRUCTION HAS BEEN COMPLETED AND THE SITE HAS REACHED FINAL STABILIZATION THE OWNER SHALL SUBMIT A "NOTICE OF TERMINATION" TO THE NYS DEC AND THE TOWN OF PHILIPSTOWN. 16. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY THE PROJECT OWNER SHALL DELIVER TO THE PLANNING BOARD AN AS-BUILT SURVEY SHOWING THE LOCATION OF ALL BUILDINGS, SITE IMPROVEMENTS, AND THE LOCATION AND ELEVATION OF ALL STORMWATER MANAGEMENT FACILITIES INCLUDING OUTLET CONTROL STRUCTURES, WEIR WALLS, OUTLET PIPES AND

CONSTRUCTION SEQUENCE

OVERFLOW SPILLWAYS.

- 1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
- 2. FLAG THE WORK LIMITS AND MARK TREES TO BE REMOVED. 3. HOLD PRE-CONSTRUCTION CONFERENCE WITH INVOLVED AGENCIES AT LEAST ONE WEEK
- PRIOR TO STARTING CONSTRICTION ACTIVITY. 4. INSTALL SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE, AND SEDIMENT CONTROLS.
- 5. CLEAR AND GRUB ANTICIPATED WORK AREA.

SHRUBS WITH SHREDDED HARDWOOD.

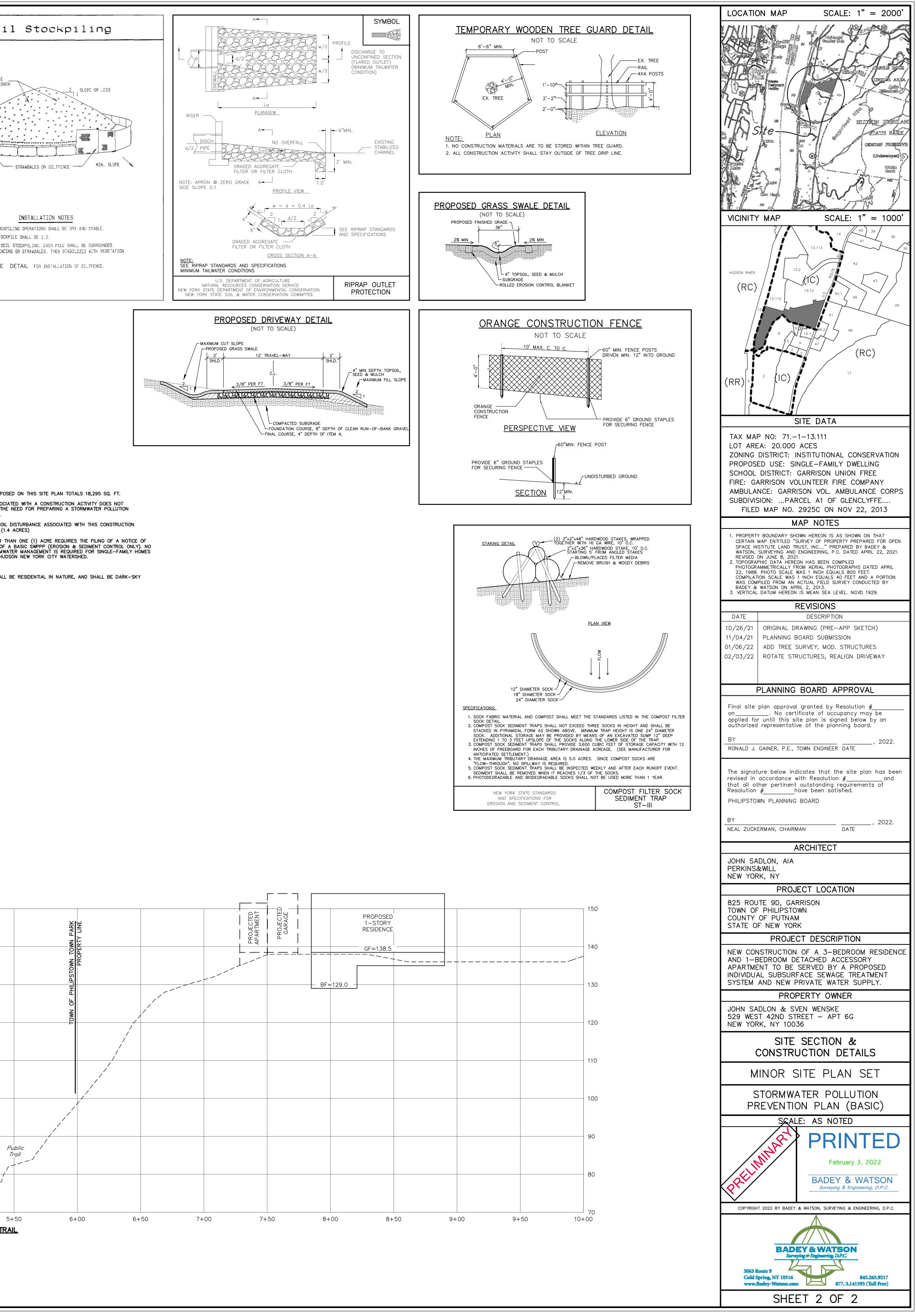
- 6. ROUGH GRADE SITE, STOCKPILE TOPSOIL, GRADE/INSTALL DRAINAGE AND INTELT/OUTLET PROTECTION, MAINTAIN SOIL STABILIZATION OF EXPOSED SOILS.
- 7. CONSTRUCT HOUSE AND INSTALL SITE UTILITIES. 8. COMPLETE FINAL GRADING OF DRIVEWAY AND HOUSE SITE
- 9. PREPARED SITE FOR FINAL STABILIZATION: PAVE, OR DRESS WITH GRAVEL, THE DRIVEWAY: PREPARE ANY REMAINING LAWN AREAS WITH PERMANENT VEGETATION; DRESS STONE

CHANNELS AND APRONS WITH FRESH RIP-RAP; DRESS PLANTING BEDS, TREES AND

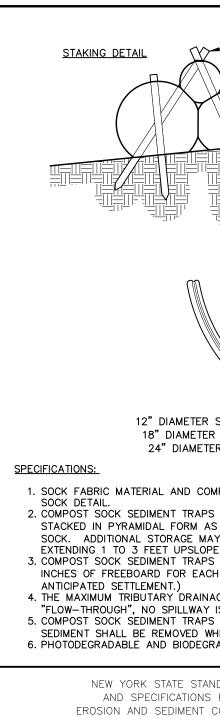
10. ONCE FINAL STABILIZATION HAS BEEN ACHIEVED, REMOVE ALL EROSION AND SEDIMENT CONTROLS. RAKE, SEED, AND MULCH AREAS DISTURBED FROM SILT FENCE REMOVAL.

STORMWATER NOTES:

- 1. THE IMPERVIOUS AREA PROPOSED ON THIS SITE PLAN TOTALS 18.295 SQ. FT.
- NECESSITATE NOR NEGATE THE NEED FOR PREPARING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- 3. THE AREA OF PROPOSED SOIL DISTURBANCE ASSOCIATED WITH THIS CONSTRUCTION ACTIVITY IS 61,061 SQ. FT. (1.4 ACRES)
- 4. SOIL DISTURBANCE GREATER THAN ONE (1) ACRE REQUIRES THE FILING OF A NOTICE OF INTENT AND PREPARATION OF A BASIC SWPPP (EROSION & SEDIMENT CONTROL ONLY). NO POST-CONSTRUCTION STORMWATER MANAGEMENT IS REQUIRED FOR SINGLE-FAMILY HÓMES OUTSIDE OF THE EAST OF HUDSON NEW YORK CITY WATERSHED.
- ADDITIONAL SITE PLAN NOTES: 1. ALL EXTERIOR LIGHTING SHALL BE RESIDENTIAL IN NATURE, AND SHALL BE DARK-SKY



2. THE IMPERVIOUS AREA ASSOCIATED WITH A CONSTRUCTION ACTIVITY DOES NOT



FILE NO. 79–120

OTANICAL NAME DECIDUOUS TREES ACER RUBRUM IRIODENDRON TULIPFERA	RED MAPLE		
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QUERCUS BICOLOR	SWAMP WHITE OAK RED OAK	-	
INDERSTORY/SMALL DECIDUIOS TREES			
MELANCHIER CANADENSIS	SERVICEBERRY		ture .
ERCIS CANADENSIS 'FOREST PANSY'	CANADIAN REDBUD FLOWERING DOGWOOD		
HIONANTHUS VIRGINICUS	FRINGE TREE		3 English
RETAEGUS MOLLIS	DOWNY HAWTHORN		
VERGREEN TREES		- Julie 3	En mart
BIES FRASIERI LEX OPACA	FRASIER FIR AMERICAN HOLLY		
UNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EASTERN REDCEDAR 'EMERALD SENTINEL'		
ICEA ABIES	NORWAYSPRUCE	ELECTRIC	EE
ICEA GLAUCA	WHITE SPRUCE	CONDUIT	
RONIA MELANOCARPA 'MORTON' IRAQUOIS BEAUTY	IRAQUOIS BEAUTY CHOKEBERRY		7
LETHERA ALNIFOLIA 'HUMMINGBIRD '	HUMMINGBIRD SWEET PEPPERBUSH		
CLETHERA ALNIFOLIA 'RUBY SPICE'			
ORNUS SERICEA 'CARDINAL' IYDRANGEA SERRATA 'TUFF STUFF'	CARDINAL REDOSIER DOGWOOD REBLOOMING MOUNTAIN HYDRANGEA		$\bigvee \square$
IAMAMELIS VIRGINIANA	COMMON WITCHHAZEL	In i k	June
	WINTERBERRY		<u></u> } +
TEA VIRGINICA 'LITTLE HENREY'	VIRGINIA SWEETSPIRE 'LITTLE HENREY' SPICEBUSH		Brank Li
/YRICA PENSYLVANICA	NORTHERN BAYBERRY		A Jun
HYSOCARPUS OPULIFOLIS 'MONLO'	NINEBARK		******* +
HYSOCARPUS OPULIFOLIS 'TINY WINE'	TINY WINE GOLDNINEBARK		
HUS AROMATICA 'GOR-LOW' 'IBURNUM DENTATUM	FRAGRANT SUMAC 'GRO-LOW' ARROWWOOD		- and
IBURNUM NUDUM 'WINTERTHUR'	SMOOTH WITHERROD		t
VERGREEN SHRUBS			P.
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ERENNIALS/GRASSES/ GROUNDCOVERS			
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STER NOVAE-ANGLIAE	NEW ENGLAND ASTER BLUE WILD INDEGO		
AMPANULA PORTENSCHLAGIANA	DALMATION BELLFLOWER		
	GRAY'S SEDGE		
ORNUS STOLINIFERA DENNSTAEDTIA PUNCTILOBUL	REDOSIER DOGWOOD HAYSCENTED FERN		
DESCHAMPSIA CEPITOSA	TUFT HAIRGRASS		
CHINACEA PURPOREA	PURPLE CONEFLOWER		
ERANIUM MACRORRHIZUM	BIG ROOT GERANIUM		
ERANIUM MACULATUM IONARDA FISTULOSA	WILD GERANIUM BEEBALM		
OSMUNDA CLAYTONIANA	INTERUPTED FERN		
ENNISTEUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS		
OLEMONIUM REPTANS OLYSTICHUM ACROSTICHOIDES	JACOB'S LADDER CHRISTMAS FERN		
UDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN		<u>+</u> +
IARELLA CORDIFOLIA 'SUGAR AND SPICE'	FOAMFLOWER		, , , + + + + + _+ + +
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OVERHEAD PLANTING ELECTRIC WIRE SCREENIN OFF SITE A	IG OF VIEWS FROM AND PUBLIC ACCESS	· · · · · · · · · · · · · · · · · · ·	
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OVERHEAD PLANTING ELECTRIC WIRE SCREENIN OFF SITE A	IG OF VIEWS FROM AND PUBLIC ACCESS		}t

- 1. 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.
- 3. 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.
- 6. 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.
- 7. 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.
- 8. ALL AREAS THAT HAVE BEEN DISTURBED BY PLANTING ACTIVITY SHALL BE RESTORED TO A NEAT CONDITION. AREAS WITH BARE SOIL SHALL BE TOPSOILED AND SEEDED WITH NATIVE SEED MIX.
- 9. THE CONTRACTOR SHALL WATER TREES, SHRUBS AND GROUNDCOVER TWICE DURING THE FIRST 24 HOURS AND AS NEEDED THROUGHOUT THE FIRST GROWING SEASON.

