



RONALD J. GAINER, P.E., PLLC
31 Baldwin Road, Patterson, NY 12563
Mailing Address: PO BOX 417, Pawling, NY 12564

office 845-878-6507

cell 845-527-1432

TO: Town of Philipstown Planning Board DATE: March 7, 2022
FROM: Ronald J. Gainer, PE SUBJ: Sadlon-Wenske Residential Site Plan; Route 9D

Project Scope: Development of a single-family residence
Zoning District: "IC" (Institutional Conservation Zoning District)

On Sunday, March 6, 2022, the Town of Philipstown Planning Board conducted a site inspection of the above-noted project to evaluate potential concerns that may warrant further study for the Site Plan application being processed by the Board. The site visit was attended by the following persons:

- Neal Zuckerman – Planning Board Chair
- Kim Conner – Planning Board member
- Dennis Gagnon – Planning Board member
- Peter Lewis – Planning Board member
- Laura O'Connell – Planning Board member
- Neal Tomann – Planning Board member
- Heidi Wendel – Planning Board member
- Bob Flaherty – Town Councilman/Planning Board liaison
- John Sadlon, Sven Wenske – Applicant/Property Owner
- Jason Snyder – Badey & Watson, PC (Applicant's Consultant)
- Susan Jainchill – Aspect 120 Landscape Architecture, PC (Applicant's LA)
- Ron Gainer – Town Engineer

During this site walk Site Plans prepared by Badey & Watson, PC were utilized to evaluate the development proposal.

PROJECT OVERVIEW

This application proposes the development of a one-story, 4-bedroom residential dwelling on an existing 20.00-acre vacant parcel located along the west side of Route 9D, just south of the Town Recreation Center parcel. A pool and a separate detached structure which will include a garage/workshop and accessory apartment are also proposed on the property. The entire site is heavily wooded, and lies within the Town's "Scenic Protection Overlay" zone. The tract also contains significant regulated steep slopes, although will not be disturbed by the construction proposed.

The property was purchased from OSI, and includes a specified 40,000 sf "permitted building area" in which all new structures must be sited. The property includes portions of "Benedict Arnold's Flight" historic path and is encumbered by multiple public access easement areas along the northerly and westerly portions of the tract (which are noted on the Site Plans). The existing trails will remain accessible to the general public.

SITE COMMENTS/OBSERVATIONS

The following summarizes observations and matters discussed over the course of the inspection:

RE: Sadlon-Wenske Residential Site Plan; Route 9D

1. **Site Development** – The location of all structures and centerline of the proposed access driveway were staked out to assist the Board in evaluating site disturbances planned. The development will lie on generally flat ground on the east side of the parcel. All site improvements will lie within the OSI-specified “permitted building area”. The applicant advised that OSI has reviewed the latest site plans, and has issued a letter advising that they have no objections to the intended development. A copy of this letter was requested for the Planning Board’s files. It was also noted that no steep slopes which lie to the west will be disturbed.

The home and accessory structure will not be visible from the public trails on the westerly side of the property. Further, while the “Benedict’s Retreat” historic trail enters the site at Route 9D, it immediately turns north along the roadway and then turns to the west near the northerly property line, for the most part lying much lower than the portions of the site to be developed.

2. **Tree removals/Site Landscaping Enhancements** – As noted above, the entire property is wooded. Based upon the latest site development plans, 143 trees require removal to construct the access and structures planned, as well as the SSTS serving the dwellings.

Residential structures along the north side of Lawes Lane lie very close to the Sadlon southerly property line. To minimize visual impacts to these adjacent developed properties that may occur due to the tree clearing and structures to be constructed, a formal “*Ecological Landscape Restoration Plan*” has been developed. This includes a mix of evergreen, deciduous and understory trees, and low shrubs surrounding the developed portions of the site. The landscaping plan should specify the sizes and number of all plant materials at planting. The trees planned should be 10-12’ high at planting, to assist in obtaining the visual screening desired subsequent to the site’s development.

3. **Other Comments** –

- a) **Exterior Lighting** – It was recommended that if any exterior lighting is proposed, they should encompass “Dark Sky” guidelines, to minimize light pollution and to assure that no off-site impacts will result.
- b) **Stormwater Runoff** – Appropriate mitigation for the stormwater run-off from all cleared areas and proposed impervious surfaces should be illustrated, to assure that no off-site or Route 9D impacts result.
- c) **Conservation Board** – The Board previously made referral to the Conservation Board, due to the steep slope disturbances planned. The Board merely noted that the applicant should resolve any comments that may be forthcoming from the CB on the matter.

At the conclusion of these discussions, the site meeting ended.

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

