



Town of Philipstown
Planning Board
238 Main Street
P.O Box 155
Cold Spring, NY 10516
Office (845) 265-5202 Fax (845) 265-2687

March 14, 2022

Attn: Greg Wunner, Building Inspector
Town of Philipstown Building Department
2 Cedar Street
Cold Spring, NY 10516

Re: Sadlon Residential Site Plan
Route 9D, TM #71.-1-13.111

Dear Mr. Wunner:

The Town of Philipstown Planning Board recently conducted a field inspection of the project site on March 6, 2022. During our inspection, Mr. Sadlon requested permission to commence tree clearing activity in compliance with the submitted site plan.

His reason for this request is that the DEC's time limitation on tree clearing in areas of potential Northern Long-Eared Bat habitat areas, listed as a "Threatened or Endangered" species, is rapidly coming to a close, and allowing tree clearing prior to the adoption of a formal written approval resolution will enable him to complete the extent of tree clearing needed for the proposed construction before the DEC's tree clearing time limitation expires. It was noted that the Planning Board has scheduled a public hearing on the matter for their upcoming meeting on March 17, 2022, and at its subsequent meeting fully expects to grant formal approval to the project. As a result, the Planning Board convened a Special Meeting while at the site and voted to permit this request. Accordingly, tree clearing in compliance with the submitted site plan should be allowed.

If you have any questions or comments feel free to contact me.

Sincerely,

Neal Zuckerman, Chairman

cc: John Sadlon, Applicant
Jason Snyder, Badey & Watson, PC
Cheryl Rocket, Planning Board Secretary
Ronald J. Gainer, PE, PLLC