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TO: Town of Philipstown Planning Board DATE: March 15, 2022
FROM: Ronald J. Gainer, PE SUBJ: Sadlon - Wenske Residential Site Plan; 825 Route 9D

Project Scope: Construction of a Single-Family Residence
Zoning District: "RR" (Rural Residential Zoning District)

As the Board is aware, this application proposes the development of a 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, which was purchased from OSI. The Applicant is proposing to construct a one-story 3,600± sf, 4-bedroom single-family residence on the property. A pool and a separate detached structure (to include a garage/workshop and accessory apartment) is also proposed. 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, and which will remain accessible to the general public. The entire site also lies within the Town's "Scenic Protection Overlay" zone.

At the January 20, 2022 meeting the Board classified the matter as a "minor" project and declared it a "Type II" action, concluding the Board's SEQRA responsibilities. Additionally, a site inspection of the property was recently performed on March 6, 2022. All necessary referrals have been made. By letter dated January 10, 2022, the PC Department of Planning response has advised that the project is "approved as submitted". Further, the applicant is currently working with NYS Dot to obtain approval of the intended driveway access onto Route 9D. Lastly, a public hearing is scheduled for the matter on the March 17, 2022 meeting.

Matters for the Board's consideration include the following:

- The following outside agency permits must be obtained –
 - NYS DOT (Route 9D access)
 - Putnam County Department of Health (well & SSTS systems)
- Building elevations, exterior materials and colors were previously submitted for the Board's review and acceptance. Any comments should be transmitted to the applicant to resolve.
- Any comments which resulted from the Board's March 6, 2022 site inspection should be resolved. This would include review of the applicant's proposed landscaping plan, which was developed to mitigate views into the site from neighbors along Lawes Lane.

Once the Public Hearing is concluded and, assuming no new concerns are identified, once any open matters are resolved the Board may be in a position to consider having an approval resolution prepared for the next meeting. Should you have any questions, please don't hesitate to contact us.

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