

March 4, 2022

VIA EMAIL [CROCKETT@PHILIPSTOWN.COM]

Chair Zuckerman and Members of the Planning Board
of the Town of Philipstown
238 Main Street
Cold Spring, NY 10516

DREW VICTORIA GAMILS
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Re: Hudson Highlands Reserve (HHR) - FEIS

Dear Chair Zuckerman and Members of the Philipstown Planning Board:

Our office is in receipt of the letter submitted to the Planning Board from Susan Anspach, received February 21, 2021. On behalf of the Hudson Highlands Reserve, we respectfully submit the following responses to the questions presented by Ms. Anspach:

1. Will a Notice of Completion be distributed to the public as well as all interested and involved agencies when the FEIS is ready to be adopted by the PB?

The final EIS will be sent to all involved agencies, and to everyone who received a copy of the draft EIS. The Planning Board must file a notice of the acceptance of the final EIS for publication in the Environmental Notice Bulletin ("ENB"). The ENB is an official publication of the New York State Department of Environmental Conservation and is accessible to the public. The Planning Board must also file a copy of the EIS with the DEC Division of Environmental Permits. The Planning Board is also required to post the final EIS on the Town's website.

2. How much time will the public have to respond to the FEIS before the PB issues a written Findings Statement?

There is no public comment period on the final EIS. SEQRA requires that the lead agency wait at least ten days after the filing of the final EIS before making their findings and final decisions on the action. This period is not a public comment period, but instead allows time for the lead agency to consider the final EIS.

3. Do any contingency approvals, such as the NYS DOT granting access to HHR from Route 9, have to be resolved before a Findings Statement?

March 7, 2022

Page 2

Contingency approvals do not need to be resolved before the Planning Board can issue its Findings Statement. A findings statement is a written document that declares that all SEQR requirements for making decisions on an action have been met. The findings statement identifies the social and economic, as well as environmental, considerations that have been weighed in deciding to approve or disapprove an action. Any final approval issued by the Planning Board would be contingent upon the Applicant obtaining the necessary approvals from NYSDOT and any other permits that may be required from the Town.

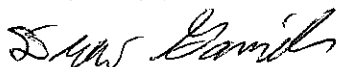
For the reasons discussed in the draft EIS and the final EIS, the proposed HHR subdivision satisfies the standards for a conservation subdivision set forth in Section 175-20 of the Code of the Town of Philipstown.

The project site is 210.1 acres. HHR is permanently preserving 163 acres of land under a Conservation Easement. Nearly 78% of the project site will be protected from any future development.

The Town's Conservation Subdivision Regulations were adopted to "allow design flexibility while preserving important natural attributes of the land." HHR has done everything it can to minimize disturbance and protect open space, natural resources and habitat areas. HHR has been working to develop the property with a conservation subdivision since 2014. The Planning Board and HHR have spent hundreds of hours reviewing, redesigning and discussing the project. A clear precedent has been set as to what it takes to design a conservation subdivision in the Town of Philipstown.

We appreciate everyone's time and effort on this project.

Very truly yours,



Drew Victoria Gamils

Ecc: Stephen Gaba, Esq.
Ronald Gainer, P.E.
Aaron Werner, AICP