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April 1, 2022

Hon. Neal Zuckerman, Chairman and
Members of the Philipstown Planning Board
2 Cedar Street
Cold Spring, New York 10516

Re: Jack Ward and Christina O'Neill
26 Hudson River Lane
Garrison, New York

Dear Chairman Zuckerman and Members:

Our firm represents Jack Ward and Christina O'Neill who reside at 26 Hudson River Lane.

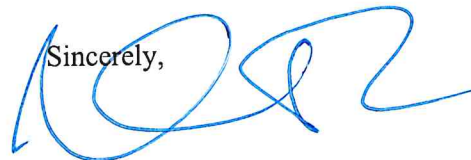
We are writing to submit their enclosed letter the Planning Board related to the Application for Site Plan Approval for the Wildrick Project at 28-30 Hudson River Lane which expresses their concerns regarding the project.

While their concerns are more fully addressed in their letter, we have set forth a short synopsis as follows: (i) the size and scope of the project and the impact it will have to the character of Hudson River Lane, (ii) the inconsistencies between the renderings and the site plans which may give the appearance of the project being smaller or further away from neighboring properties than proposed; (iii) whether the current or new designs require new variances for coverage and for incursions into the setbacks from protrusions from the structures; (iv) specific impacts to their property at 26 Hudson River Lane; and (v) the other matters raised in their letter. In addition, we are also enclosing letters of concern from neighbors and residents of Hudson River Lane regarding the size and scope of the project.

As stated in the letter, our clients are not opposed to the redevelopment of 28-30 Hudson River Lane. We understand that a public hearing on the project has not yet been set, but we feel that their concerns are of significance such that the Board should be aware of them as it continues to review the project.

We thank you in advance for your consideration.

Sincerely,



Michael T. Liguori

Jack Ward and Christina O'Neill
26 Hudson River Lane
Garrison, New York 10524

To: The Planning Board
Re: Wildrick application: 28-30 Hudson River Lane w/ James Hartford of River Architects c/o Ms. Cheryl Rocket
Date: March 31, 2022

Dear Chairman. Zuckerman and Members of the Planning Board,

Our lovely Lane has extreme sensitivities. We endure the closeness of the homes to one another, the train noise, and the flooding because it is a unique and outstanding place to live. Our home is at 26 Hudson River Lane, where I live with my partner, Jack Ward, and our family. Born in Cold Spring (at Butterfield Hospital), Garrison has been home to me and my children for many years. My uncle built 26 HRL over 12 years ago, and we are extremely happy here.

We are writing to you to express our reasonable concerns regarding our neighbors' proposed project which we have set forth below:

1. Varying Neighbor Agreement letters [attachment a]

We received a "neighbor agreement letter" prepared by the Wildricks for our signatures. The letter states that we had given approvals to encroach upon our property by building a retaining wall. Submissions with this retaining wall were presented without our knowledge, nor any agreement in place. After turning a blind eye in good faith, we now feel the urgent need to step-up and voice our concerns. I have attached the letter prepared for us and the letter prepared for #32. Please note the varying content, specifically the line that indicates a promise of "increase property values."

We have further concerns presented by their architect, James Hartford and ask him to speak to the following:

2. Wildrick Submission: Existing and Proposed Building Comparison [attachment b]

The image has been altered and is more of a stretched photo montage creating the illusion of three times the distance between homes. Please note the photos of the properties in present-day form, in comparison. Also in this montage, the applicant does not correctly locate the proposed house. The application plan shows the north face directly on the line of the existing house [28], yet River Architects presents a photo montage showing this side pushed further away from our house than indicated on his site plan. The montage and the plan should be identical.

This appears to be another misrepresentation by the applicants. Note the glaring discrepancy between the garbage enclosure in his presentation vs. the photo of the garbage enclosure; it bears no resemblance. Also, there are double images of our kayak and our car. Why wasn't this elevation drafted true to form, instead of presenting a collage that clearly misrepresents scale and distance? In the November meeting, chairperson Kim Conner directed a question addressing her concern for the size of the proposed versus the existing, smaller houses. Mr. Hartford presented this image.

3. Septic Permit [attachment c]

Ms. Conner went on to ask about the state of the septic permit and was told it was in the works. We contacted the Department of Health to review what was on file and we were advised that there is no current septic application for 28-30 on file. In addition, we were advised that no application would be reviewed until there is a merger of the two tax lots. Since a defined bedroom count and septic permit are required to file for a building permit, why has this not yet occurred? This project has been in development for over one year. Why has this project been bounced from Board to Board, nine times to date, without this approval in hand, which is one of the foundations for review? Although it is the decision of the Department of Health to identify how many rooms are bedrooms, I count the potential for six or more bedrooms.

4. Layers of site plans alterations [attachment d]

The plans approved by the Zoning Board back in July of 2021 have changed and different plans have now been submitted to the Planning Board. We have serious concerns as to what will be built, as the submissions seem to change regularly. Based on that, we ask the Board to review the current submittal and any future submittal against what was approved by the Zoning Board to determine whether new variances are required. Specifically, our review of the overlay plan prepared by the applicant shows the following deviations: increase of stated total impervious coverage square footage from 5890 to 6469 which may trigger a new variance under 175-23b2; the addition of an 8 ft front upper deck extending out on lot #28 west facing river; the change (resulting in an increase) of the façade on the north side of the home on lot #28 from a flat surface to an overhang extension from the second floor; and the change and increase of a balcony and overhang on the second story east facing section of house. (ZBA submission attached for comparison)

5. Calculation Analysis [attachment e]

I kept revisiting the area calculations which are entirely Greek to me, but what I do understand is that the existing building footprint and the porches, cement platforms etc., sometimes vary in size from one submission to another. Since there has been no work, how is this possible? Our doubts about the accuracies of the square footage led us to retain Charles Lembo, RA, of SPACES Architecture for a true analysis of the scale of the proposed project. Charles and his firm were selected by NY Rising and the Cities Build-Back program after Hurricane Sandy. SPACES elevated or re-constructed over 150 Sandy houses. They also functioned as consultants for several firms navigating the NY Rising Program. They have calculated construction estimates for their client NY Rising grants, to be accurately funded using the State's "6100" documentation. Charles also filed the drawings for the previous owners of 28-30 and is well versed on these properties. We ask, therefore, that you to review Charles Lembo's analysis in connection with your review of the current submittal and against any future submittals to assist in determining whether the existing and proposed coverages are correct.

6. Concerns over the pool

The inground pool as proposed will live a few feet away from our property. Is the narrow stretch of land at #28 able to support this? What will happen to the safety and integrity of this unique peninsula that our properties share? In addition, we are very concerned that the fence required for the pool will ruin our predominant view.

7. The Imbalance

Our home which has been designed for the southern views will face this project. Our view will now be marred by solar panels, balconies, and a pool. A deck will loom over our bedroom balcony, the entertainment portion of the house is on our side, and the solar panels, which are placed on the north side of the house will be our morning view, replacing the mature trees they plan to tear down. How tall are these panels? How are they attached? It is not known to the applicants what size panels will be required to support this project as noted in their submission "solar PV array to be sized based on energy model & solar assessment". The actual panels needed to be wired together could end up forming a much larger installation and array requirement. How big will this be, and what would it look like? Wind is a constant on the river and solar panels catch wind, adding unnecessary noise pollution to our environment and personal enjoyment of our open space. Why are these solar panels going to live on the north side of the house outside of our bedroom window and southern deck? Is it not logical to place them on the southern roof? #32 has its blind view to 28-30, with two small windows only. Their view will not be obstructed whatsoever yet we are the ones who will suffer from the impacts.

We feel that the proposed project is too large for Hudson River Lane, and we ask for a smaller house in concert with its neighbors. In the last Conservation Board meeting, the applicant stated that regardless of what they were proposing to build, it would be better than what exists. We disagree. A home that is in keeping within the size and character of the neighborhood, would enrich the environment and better incorporate the "green", net zero focus of the applicant and their architects.

In closing, I refer to policy 24 of the NYS Coastal Management Program which defines impairment of landscapes along the river: "*The addition of structures which because of siting or scale will reduce identified views or which because of scale, form or materials, will diminish the scenic quality of an identified scenic resource. Residential development is widespread and can cause significant and long-term visual impairment.*" Hudson River Lane also resides in the Scenic River Overlay District. It is our understanding that the Planning Board is charged with identifying and mitigating impacts proposed by projects within its jurisdiction. We ask that the Board re-review

this application based on the information presented for its size, accuracy, and potential negative impact. Please help us keep our scenic river overlay district, scenic.

Sincerely,
Jack Ward and Christina O'Neill

Cc: ZBA, DEC, CB

January 1, 2022

28-30 HUDSON RIVER LANE

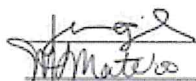

LETTER OF AGREEMENT WITH NEIGHBORS

The purpose of this letter is to express the clear intentions of the owners of 28-30 Hudson River Lane (28-30 HRL) and our adjacent neighbors that we will work together during construction at 28-30 HRL.

Of note, we understand that the proposed grade change of 28-30 HRL (as detailed in the drawings submitted to the Philipstown Board reviews) would include implementing a bioswale and a new fence between 30 HRL and 32 HRL that straddles the property line. Both parties will align to ensure an outcome that minimizes water flowing from one property to the other due to rainfall. We agree that the goal is to maximize water absorption into the soil through the proposed bio swale and native plantings designed to minimize runoff into the Hudson River, as well as increase habitat for indigenous birds and insects. We agree to the removal of 3 invasive Callery pear trees and understand that these changes provide mutual benefit and will maximize views and increase property value.

Furthermore, we are in agreement to the scope and purpose of the construction project, and the approach of how things will move forward. Every effort will be made to minimize disruption and to better the land and view for both neighbors. We will work together to find compromises in all cases where the need arises that benefit both parties.

SIGNED:

  THE WILDRICK FAMILY (30 HRL)
THE MATERO FAMILY (32 HRL)

January 1, 2022

28-30 HUDSON RIVER LANE

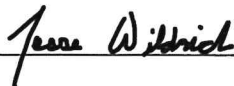
LETTER OF AGREEMENT WITH NEIGHBORS

The purpose of this letter is to express the clear intentions of the owners of 28-30 Hudson River Lane (28-30 HRL) and our adjacent neighbors that we will work together during construction at 28-30 HRL.

Of note, we understand that the proposed grade change of 28-30 HRL (as detailed in the drawings submitted to the Philipstown Board reviews) would include replacing the retaining wall between 26 HRL and 28 HRL with a wall that straddles the property line. Both parties will align to ensure an outcome that minimizes water flow between properties. We agree that the goal is to maximize water absorption into the soil through a proposed bio swale and native plantings designed to minimize runoff into the Hudson River, as well as increase habitat for indigenous birds and insects. We agree that the wall provides a mutual benefit as the existing wall is failing and does not offer support for water runoff as the current grade at 26 HRL is higher than that of 28 HRL and the new grading and wall will remedy this issue. We also agree that the proposed pool fencing will be designed to maximize safety as well as view.

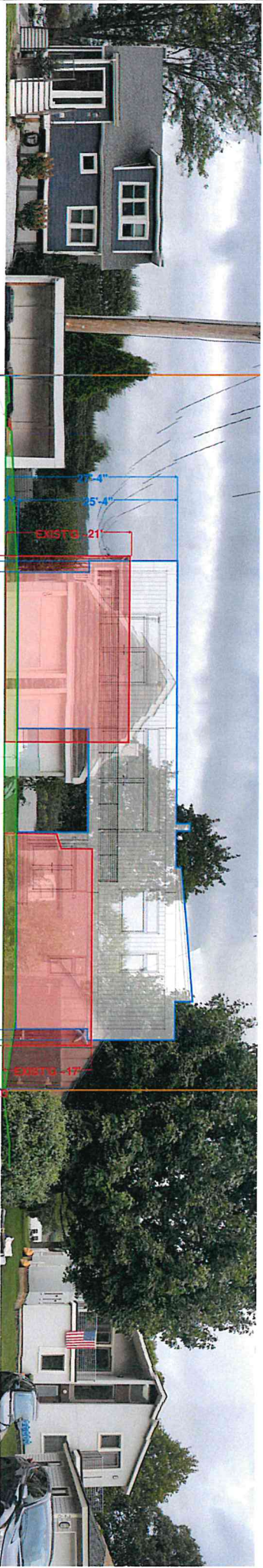
Furthermore, we are in agreement to the scope and purpose of the construction project, and the approach of how things will move forward. We understand that the seawall proposed for 28 HRL will replace the current failing gabion wall and that this work will improve the integrity of our shared shoreline. Every effort will be made to minimize disruption and to better the land and view for both neighbors. We will work together to find compromises in all cases where the need arises that benefit both parties.

SIGNED:



THE WILDRICK FAMILY (30 HRL)

THE WARD / O'NEILL FAMILY (26 HRL)



SWALE @ SOUTH SIDE YARD

19'-0"
20'-2"
21'-6"

70'-2"

8'-4"
5'-10"

BEM @ ADJACENT SIDE YARD
EXISTG RETAINING WALL

RAISE GROUND 2' @
PROPOSED BUILDING
FOOTPRINT, 2% SLOPE

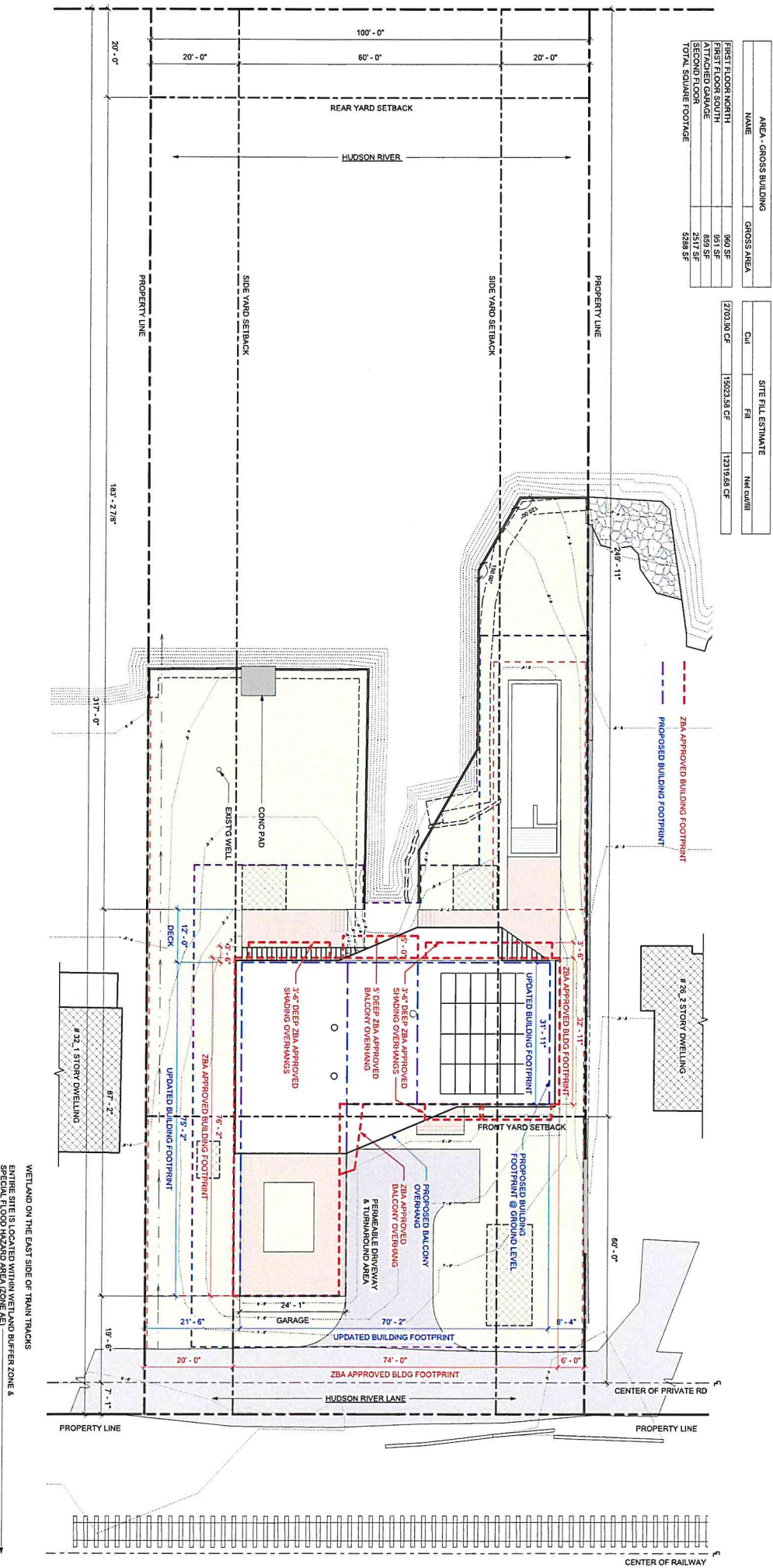
BOAT LAUNCH
OPEN TO RIVER VIEW

EXISTG BUILDING DIMENSIONS
PROPOSED BUILDING DIMENSIONS

Elevations



WILDRICK RESIDENCE
SITE INFORMATION & SITE PLAN DIAGRAM



ZONING CONFORMANCE CHART		BLUE TEXT SHOWS UPDATES SINCE ZBA APPROVAL		ACTUAL (PROJ.) COMBINED LOT		COMFORMANCE REQUESTED	
ZONING DISTRICT: RR (RURAL RESIDENTIAL)	REQUIRED	3 ACU	3 ACU	3 ACU	3 ACU	3 ACU	3 ACU
MAX DENSITY (CONSERVATION)	0.36 AC	0.36 AC	0.36 AC	0.36 AC	0.36 AC	0.36 AC	0.36 AC
MIN LOT SIZE	250'-0"	23'-1"	21'-1"	19'-6"	6'-0"	8'-4"	14'-0"
MIN ROAD FRONTAGE FOR CONVENTIONAL SUBDIVISION	60'-0"	23'-1"	21'-1"	19'-6"	6'-0"	8'-4"	14'-0"
MIN FRONT YARD SETBACK	20'-0"	5'-6"	2'-11"	6'-0"	6'-0"	8'-4"	11'-4"
MIN SIDE YARD SETBACK, N	20'-0"	8'-9"	19'-3"	20'-0"	21'-4"	21'-4"	21'-4"
MIN SIDE YARD SETBACK, S	20'-0"	20'-0"	19'-3"	20'-0"	21'-4"	21'-4"	21'-4"
MIN REAR YARD SETBACK	20'-0"	20'-0"	19'-3"	19'-3"	19'-3"	19'-3"	19'-3"
MIN PERCENT SURFACE COVERAGE	40%	27.6%	37.2%	33.5%	33.5%	33.5%	33.5%
MAX HEIGHT FOR NONRESIDENTIAL STRUCTURES	4,000'	12'-0"	N/A	25'-4"	25'-4"	25'-4"	25'-4"
MAX FOOTPRINT FOR NONRESIDENTIAL STRUCTURES	N/A	N/A	N/A	N/A	N/A	N/A	N/A

IMPERVIOUS COVERAGE CALC (EXCL. LAND UNDER WATER)		EXIST		PROPOSED		PROPOSED	
DWELLING UNIT	LOT: 697-1-4	909 SF	909 SF	2314 SF	2039 SF	2039 SF	2039 SF
ROAD DRIVE PAVEMENT	LOT: 697-1-7	1160 SF	1160 SF	288 SF	129 SF	129 SF	129 SF
SEA WALL		2071 SF	2071 SF	6347 SF	4460 SF	4460 SF	4460 SF
TOTAL		4140 SF	4140 SF	9468 SF	6628 SF	6628 SF	6628 SF
IMPERVIOUS COVERAGE		32.2%	32.2%	44.3%	38.7%	38.7%	38.7%
PROPOSED COMBINED LOT IMPERVIOUS COVERAGE INCREASE				-1.8%	+0.3%	+0.3%	+0.3%

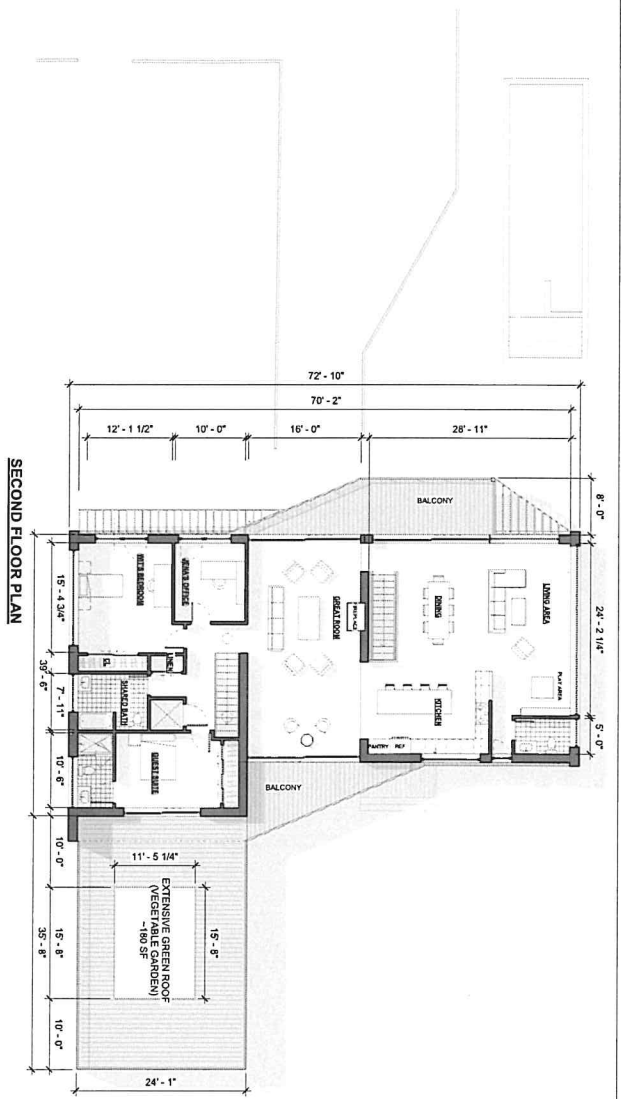
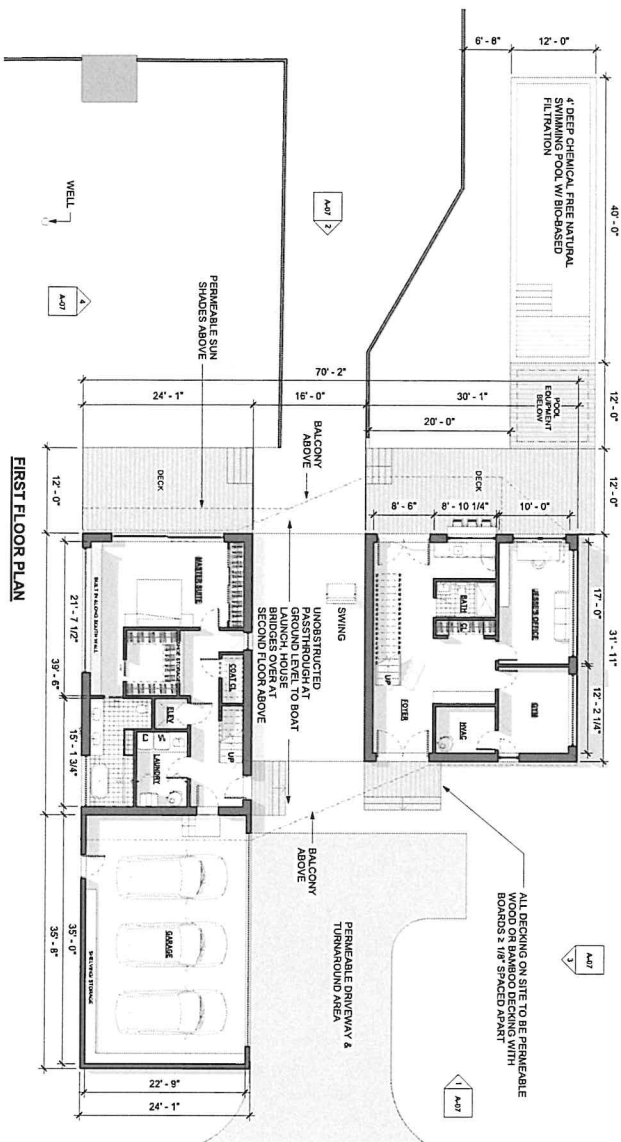
AREAS w/ POROUS SURFACE COVERAGE		TOTAL	
POROUS DRIVEWAY PAVEMENT	1079 SF	1079 SF	1079 SF
EXTENSIVE GREEN ROOF	180 SF	180 SF	180 SF
INTENSIVE GREEN ROOF	850 SF	850 SF	850 SF
TOTAL	2109 SF	2109 SF	2109 SF

NOTE: WE INTEND TO PROVIDE MORE GREEN ROOF IF WE CAN FIND SUITABLE SPACE FOR SUCCINCTLY ADEQUATE

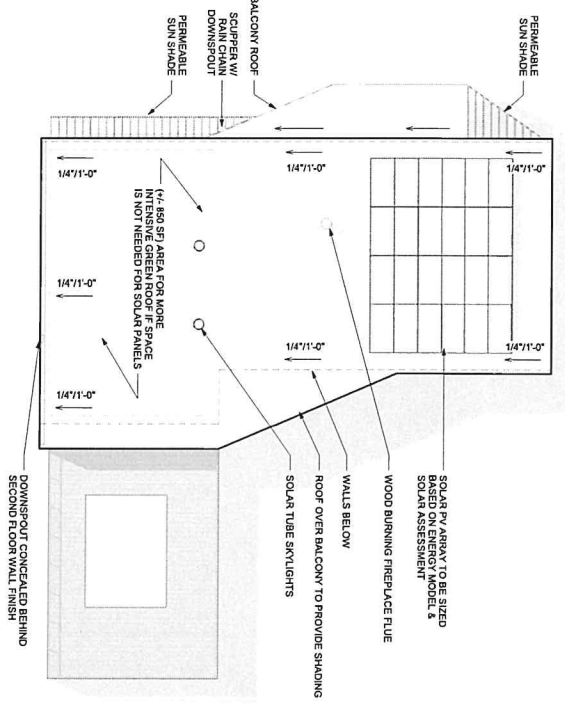
WETLAND ON THE EAST SIDE OF TRAIN TRACKS
ENTIRE SITES IS LOCATED WITHIN WETLAND BUFFER ZONE & SPECIAL FLOOD HAZARD AREA (ZONE AE)



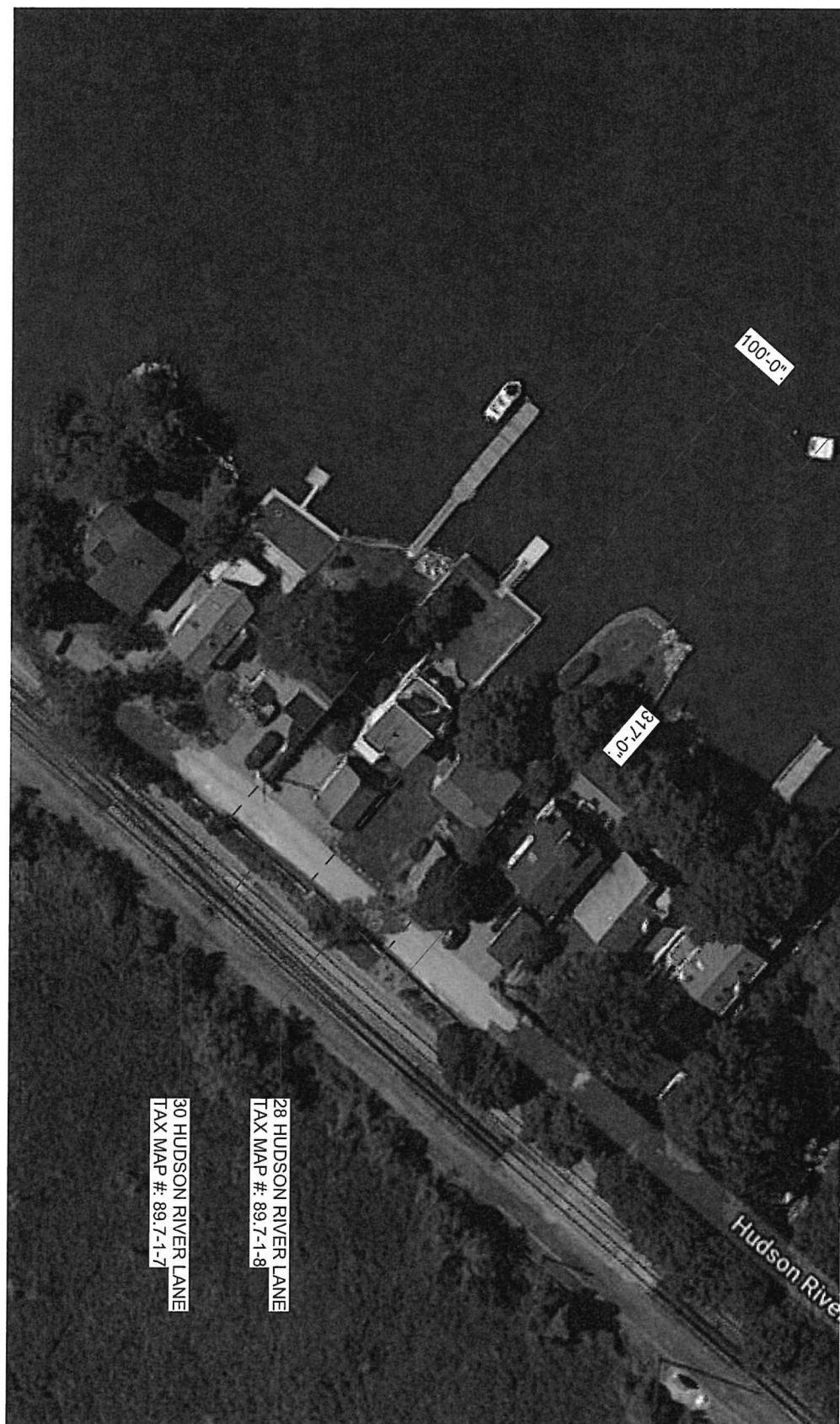
WILDRICK RESIDENCE
FLOOR PLAN



ROOF PLAN



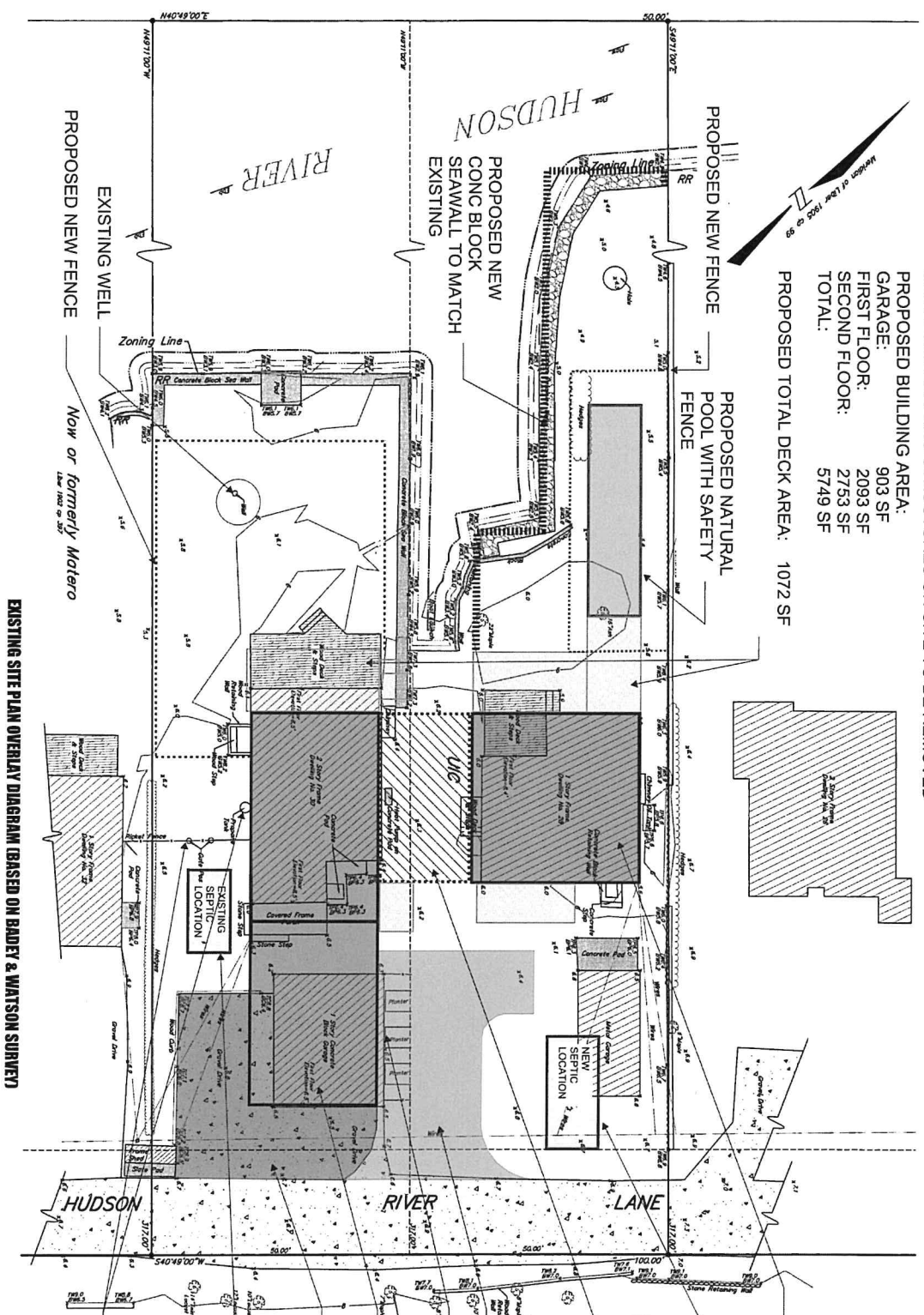
ZBA PLAN SET



SITE LOCATION MAP

WILDRICK RESIDENCE

28 & 30 HUDSON RIVER LANE
TOWN OF PHILIPSTOWN, NY
TAX MAP #89.7-1-8 & 89.7-1-7



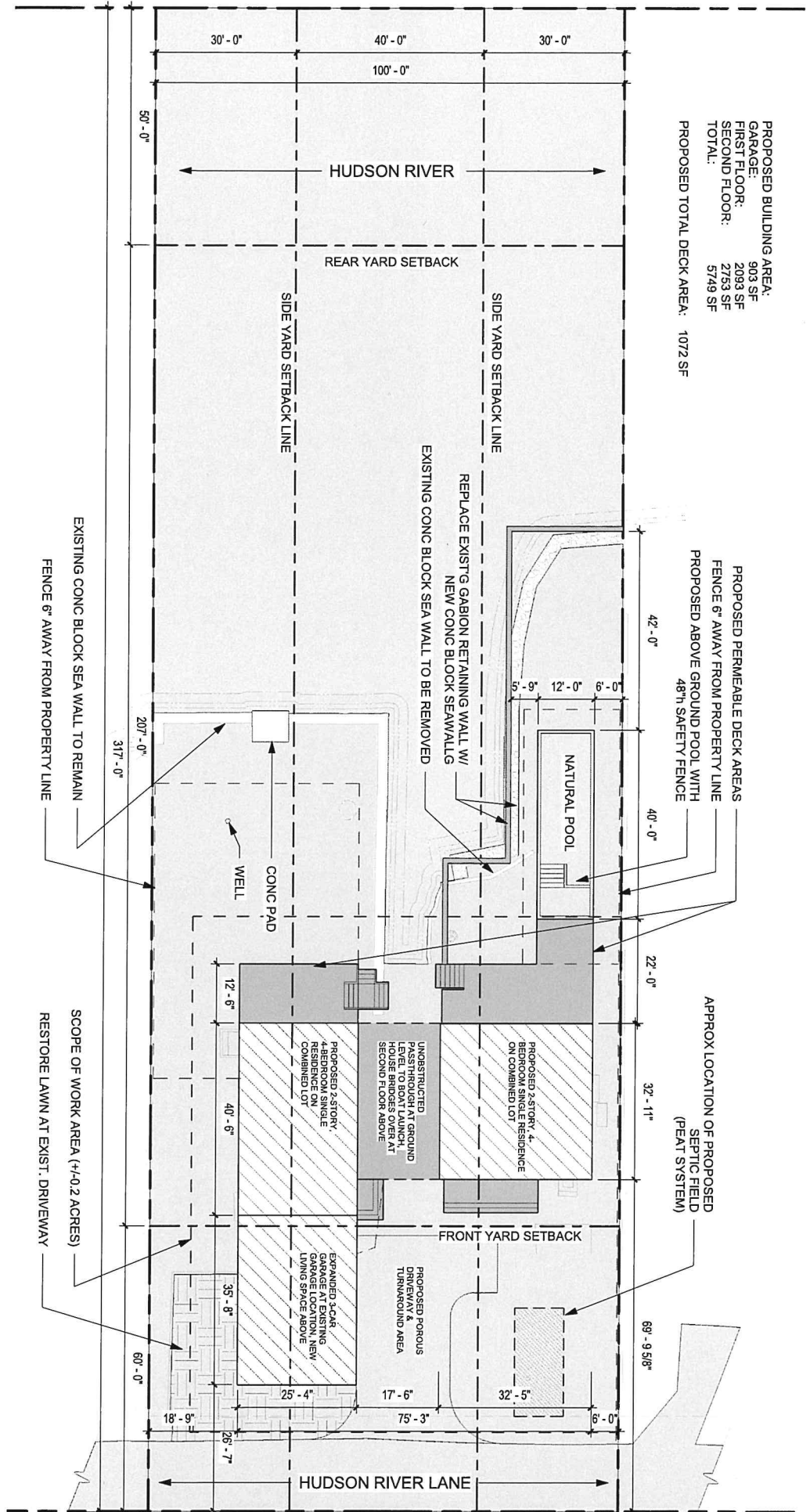
NOTE: ALL EXISTING STRUCTURES ON SITE TO BE REMOVED

PROPOSED BUILDING AREA:
GARAGE: 903 SF
FIRST FLOOR: 2093 SF
SECOND FLOOR: 2753 SF
TOTAL: 5749 SF

PROPOSED TOTAL DECK AREA: 1072 SF

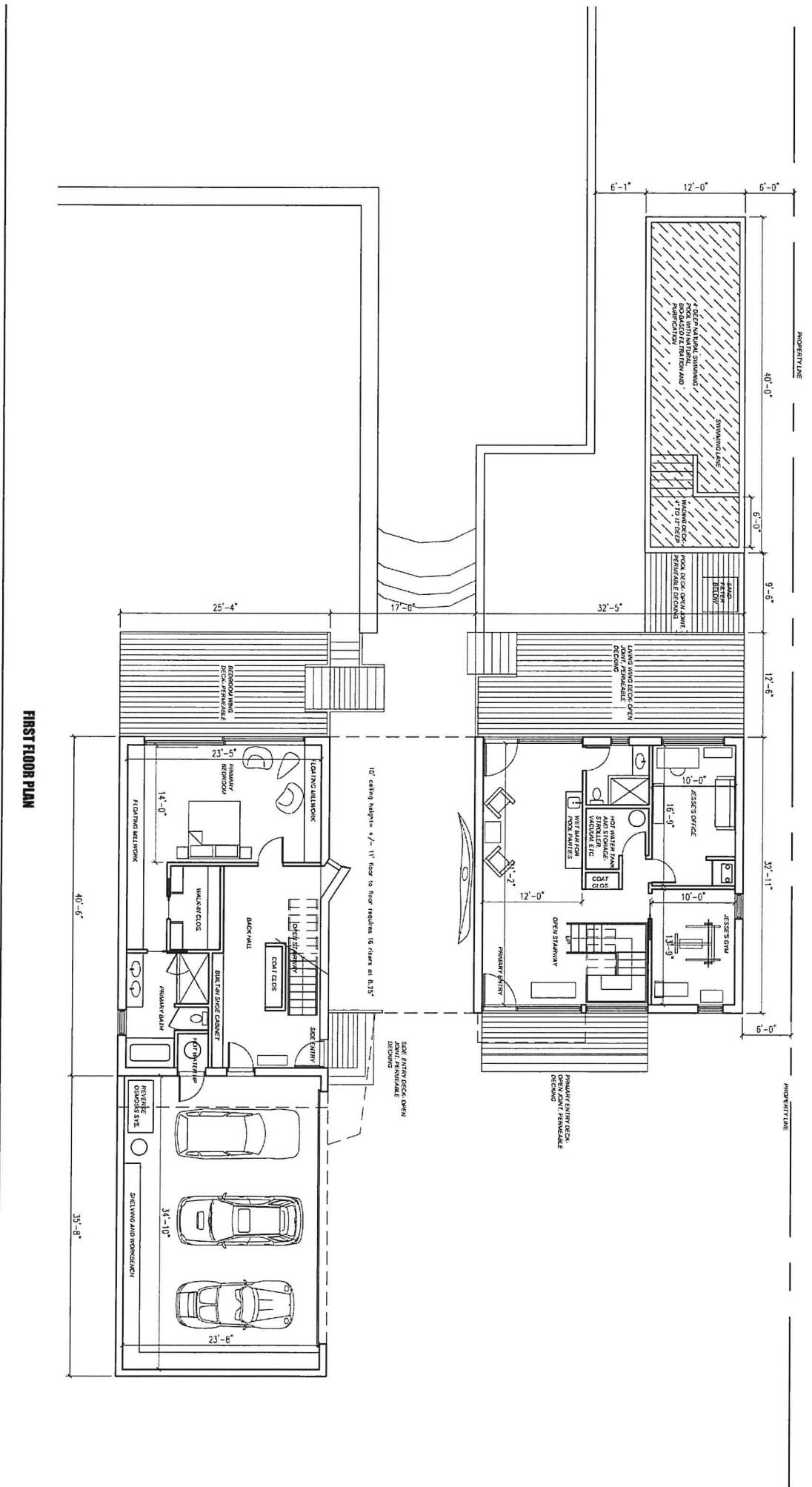
- PROPOSED 2-STORY, 4-BEDROOM SINGLE RESIDENCE ON COMBINED LOT
- APPROX LOCATION OF PROPOSED SEPTIC FIELD (PEAT SYSTEM)
- UNOBSTRUCTED PASSTHROUGH AT GROUND LEVEL TO BOAT LAUNCH, HOUSE BRIDGES OVER AT SECOND FLOOR ABOVE
- POROUS DRIVEWAY & TURNAROUND AREA GARAGE ENTRANCE
- EXPANDED 3-CAR GARAGE AT EXISTING GARAGE LOCATION RESTORE LAWN AT EXIST. DRIVEWAY
- EXISTING SEPTIC TO BE USED FOR REVERSE OSMOSIS ABSORPTION
- ELIMINATE USE OF ALL FOSSIL FUELS ON SITE, (INCLUDING PROpane-FIRED GENERATOR AND PROpane TANKS, OIL BURNERS AND OIL TANKS).
- PROPOSED NEW DWELLING WILL UTILIZE SOLAR PV COLLECTION AND BATTERY STORAGE

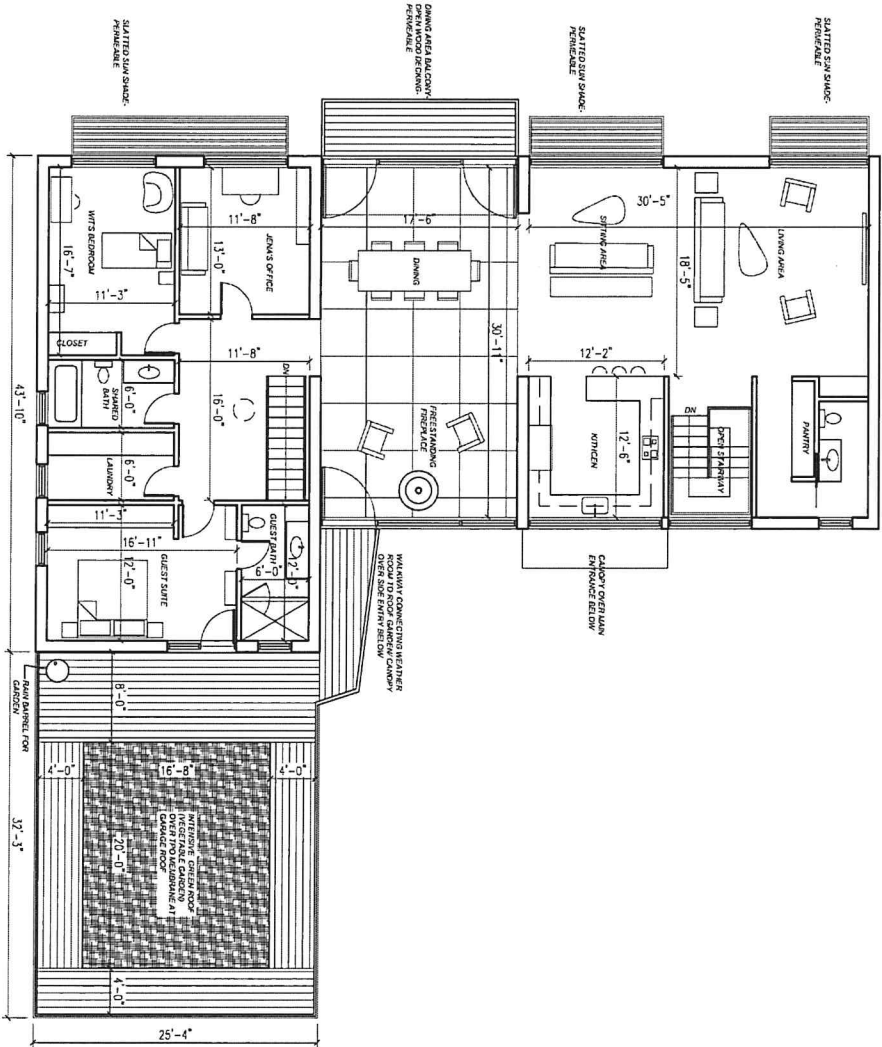
PROPOSED BUILDING AREA:
 GARAGE: 903 SF
 FIRST FLOOR: 2093 SF
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 TOTAL: 5749 SF
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SITE PLAN PROPOSED

WILDRICK RESIDENCE
 28 & 30 HUDSON RIVER LANE
 TOWN OF PHILIPSTOWN, NY
 TAX MAP #: 89.7-1-8 & 89.7-1-7





SECOND FLOOR PLAN

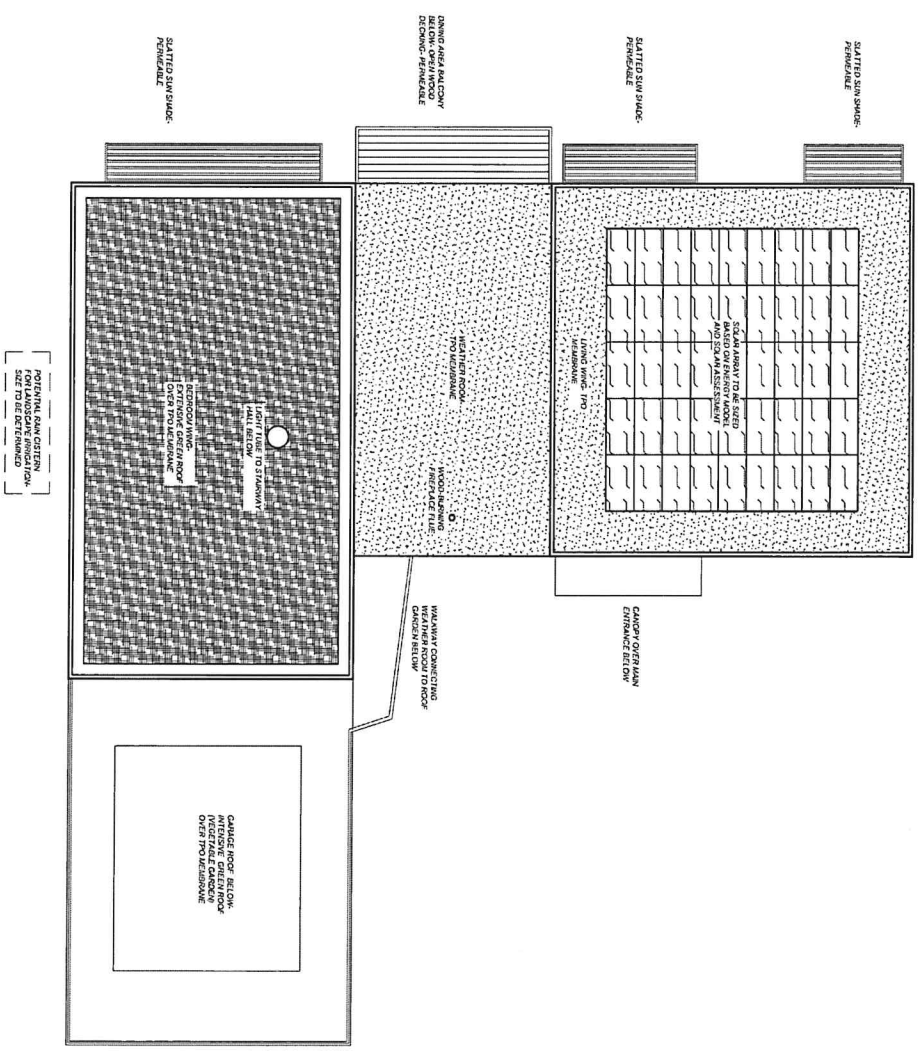
WILDRICK RESIDENCE

28 & 30 HUDSON RIVER LANE
 TOWN OF PHILIPSTOWN, NY
 TAX MAP #89.7-1-8 & 89.7-1-7

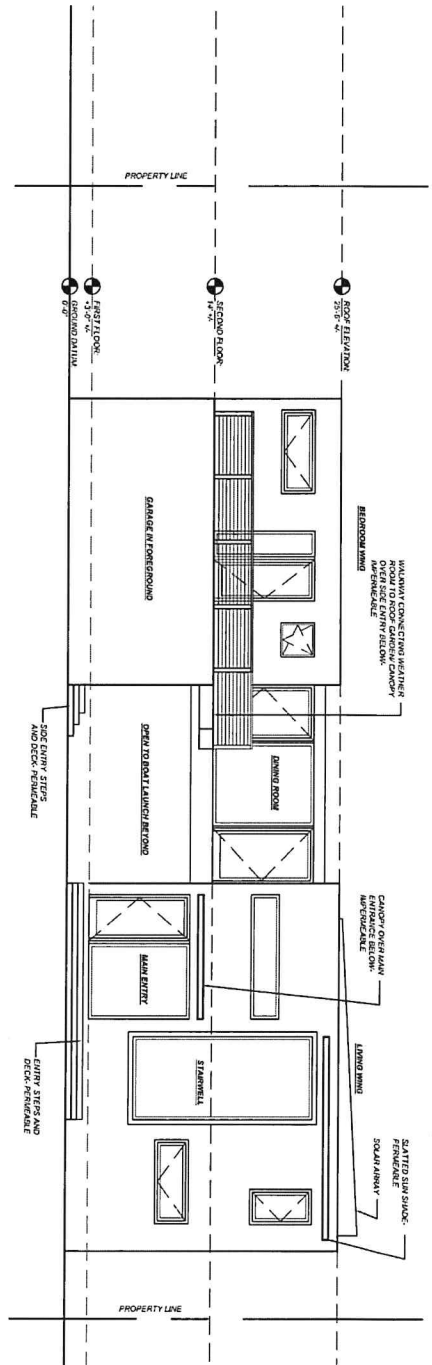


WILDRICK RESIDENCE
 28 & 30 HUDSON RIVER LANE
 TOWN OF PHILIPSTOWN, NY
 TAX MAP #89-7-1-8 & 89-7-1-7

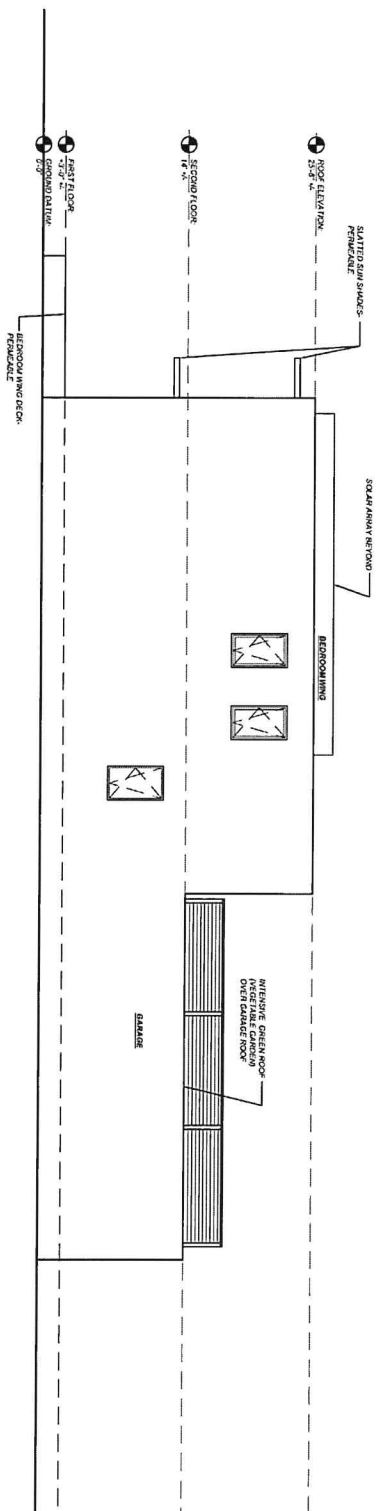
ROOF PLAN



EAST ELEVATION



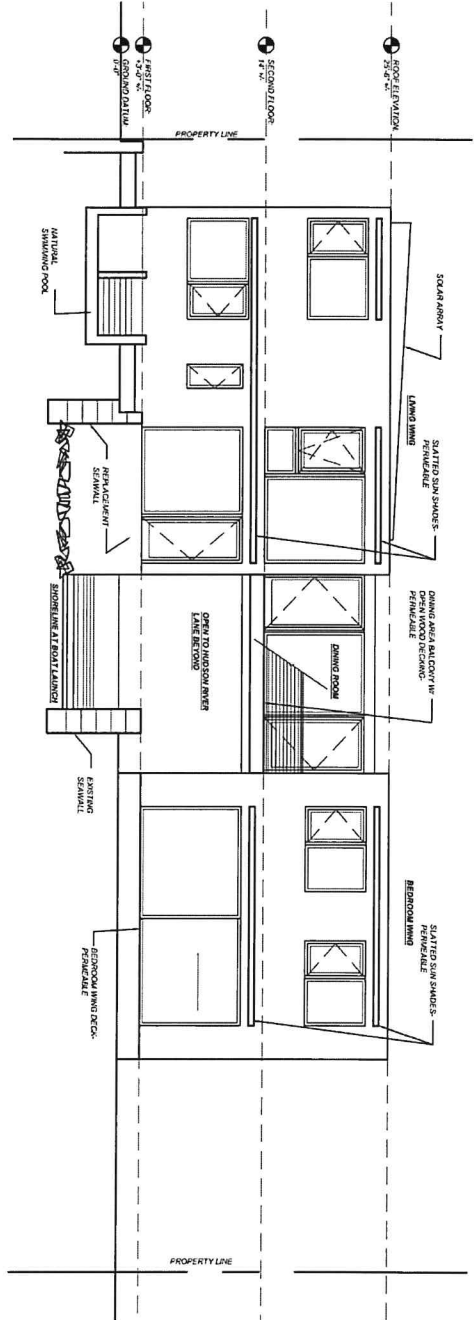
SOUTH ELEVATION



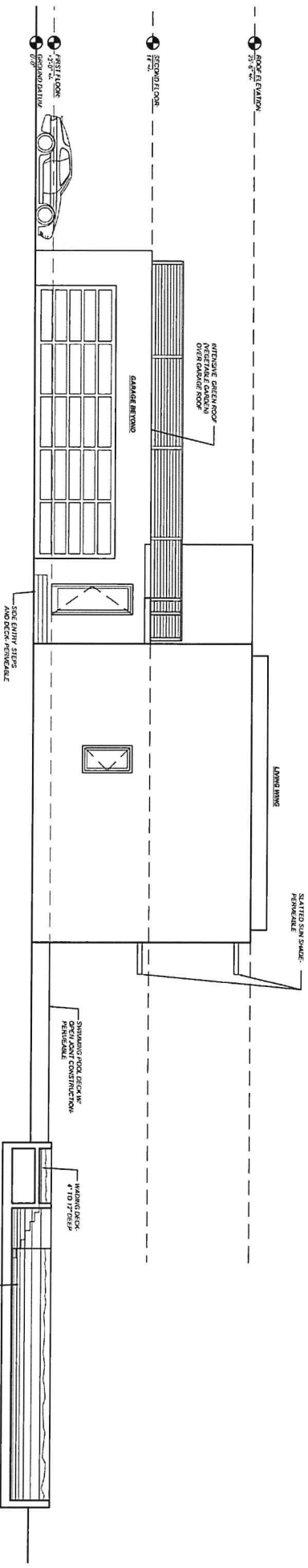
BUILDING ELEVATIONS

WILDRICK RESIDENCE

28 & 30 HUDSON RIVER LANE
TOWN OF PHILIPSTOWN, NY
TAX MAP #: 89.7-1-8 & 89.7-1-7



WEST ELEVATION



NORTH ELEVATION

BUILDING ELEVATIONS

WILDRICK RESIDENCE

28 & 30 HUDSON RIVER LANE
TOWN OF PHILIPSTOWN, NY
TAX MAP #: 89.7-1-8 & 89.7-1-7

A-08

3/32" = 1'-0"

04/29/2021

ZONING CONFORMANCE CHART

ZONING DISTRICT: RR (RURAL RESIDENTIAL)

28 HUDSON RIVER LANE (89.7-1-8)
30 HUDSON RIVER LANE (89.7-1-7)

	REQUIRED	ACTUAL (EXIST)		ACTUAL (PROP.) COMBINED LOT	CONFORMANCE
		LOT: 89.7-1-8	LOT: 89.7-1-7		
MAX DENSITY (CONSERVATION)	3 AC/DU				
DWELLING UNIT COVERAGE		7.7%	8.8%	9.45%	
MIN LOT SIZE (CONVENTIONAL/OPEN DEVELOPMENT AREA)	5AC	0.36 AC	0.36 AC	0.72 AC	EXISTING NON-CONFORMING
MIN LOT SIZE (CONSERVATION)					
MIN ROAD FRONTAGE FOR CONVENTIONAL SUBDIVISION					
TOWN ROAD	250	50'-0"	50'-0"	100'-0"	EXISTING NON-CONFORMING
COUNTY/STATE ROAD	400	N/A	N/A	N/A	N/A
OPEN DEVELOPMENT AREA ROW	100	N/A	N/A	N/A	N/A
MIN FRONT YARD SETBACK					
TOWN ROAD	60	70'-11 5/8"	67'-2 1/8"	26'-7"	EXISTING NON-CONFORMING
COUNTY/STATE ROAD	60	N/A	N/A	N/A	N/A
MIN SIDE YARD SETBACK	30	5'-10 5/8" & 13'-8"	5'-6" & 19'-1 3/8"	6'-0" & 18'-9"	DOES NOT CONFORM
MIN REAR YARD SETBACK	50	213'-7"	212'-0"	214'-3"	CONFORMS
MAX IMPERVIOUS SURFACE COVERAGE	10%	14.7%	23%	18.6%	DOES NOT CONFORM
MAX HEIGHT	40'-0"	1 STORY	2 STORY	2 STORY	CONFORMS
MAX FOOTPRINT FOR NONRESIDENTIAL STRUCTURES	4,000	N/A	N/A	N/A	N/A

OVERLAY DISTRICT ON THE PROPERTY

FLOODPLAIN OVERLAY DISTRICT - NFIP MAP (FPO)	YES, ZONE AE, EL 7'-0"
MOBILE HOME OVERLAY DISTRICT (MHO)	NO
COLD SPRING RESERVOIR WATER SHED OVERLAY (WSO)	NO
SCENIC PROTECTION OVERLAY (SPO)	YES
AQUIFER OVERLAY DISTRICT (AQO)	YES, REGIONAL AQUIFER
OPEN SPACE CONSERVATION OVERLAY DISTRICT (OSO)	NO
WITHIN 100' BUFFER OF WETLANDS OR WATERCOURSE	YES
STEEP TERRAIN	NO
RIDGE LINE PROTECTION	NO
PROTECTION AGRICULTURAL	NO

ZONING CONFORMANCE CHART

WILDRICK RESIDENCE

28 & 30 HUDSON RIVER LANE
TOWN OF PHILIPSTOWN, NY
TAX MAP #89.7-1-8 & 89.7-1-7

A-09

1/8" = 1'-0"

04/29/2021



ARCHITECTS
173 Main Street, Cold Spring, NY
www.riverarchitects.com / 845.265.2254

IMPERVIOUS COVERAGE CALC (INCL. LAND UNDER WATER)			
	EXIST		PROPOSED (COMBINED LOT)
	LOT: 89.7-1-8	LOT: 89.7-1-7	
DWELLING UNIT	908 SF	1087 SF	2093 SF
GARAGE	363 SF	543 SF	903 SF
ROAD + DRIVEWAY	719 SF	1686 SF	2499 SF
SEA WALL	316 SF	289 SF	395 SF
TOTAL	2306 SF	3605 SF	5890 SF
LOT AREA	0.36 AC (15850 SF)	0.36 AC (15850 SF)	0.72 AC (31700 SF)
IMPERVIOUS COVERAGE	14.7%	23%	18.6%
2 LOT COMBINED IMPERVIOUS COVERAGE	18.8%		18.6%

PROPOSED COMBINED LOT IMPERVIOUS COVERAGE DECREASE: 0.2%

IMPERVIOUS COVERAGE CALC (EXCL. LAND UNDER WATER)			
	EXIST		PROPOSED (COMBINED LOT)
	LOT: 89.7-1-8	LOT: 89.7-1-7	
DWELLING UNIT	908 SF	1087 SF	2093 SF
GARAGE	363 SF	543 SF	903 SF
ROAD + DRIVEWAY	719 SF	1686 SF	2499 SF
SEA WALL	316 SF	289 SF	395 SF
TOTAL	2306 SF	3605 SF	5890 SF
LOT AREA	0.19 AC (8284 SF)	0.19 AC (8418 SF)	0.38 AC (16768 SF)
IMPERVIOUS COVERAGE	27.8%	42.8%	35.1%
2 LOT COMBINED IMPERVIOUS COVERAGE	35.4%		35.1%

PROPOSED COMBINED LOT IMPERVIOUS COVERAGE DECREASE: 0.3%

IMPERVIOUS COVERAGE CHART

WILDRICK RESIDENCE

28 & 30 HUDSON RIVER LANE
TOWN OF PHILLIPSTOWN, NY
TAX MAP #89.7-1-8 & 89.7-1-7

s p a c e s
commercial residential interior
architecture

February 8, 2022

Christina O'Neill
26 Hudson River Lane
Garrison, New York

Re: Proposed Residence, 28-30 Hudson River Lane
27.8 Spaces Project No. 22013

Attn: Ms. O'Neill

As you requested, I have reviewed the site and building plans that you provided to me, indicating the proposed residence directly adjacent to your house on the SouthWest side of your property (28-30 Hudson River Lane) in order to review and clarify the zoning impervious lot coverage calculations.

I imported the pdf documents you provided, as prepared by your future neighbor's architect, River Architects, into Autocad software so I could accurately scale the proposed drawings and run the calculations. Based on the information provided, this is what I determined:

The total property area based on the property lines and survey is 31,700 square feet. Using the new layout on the proposed site plan, with the new sea wall being constructed on the north side of the property, I calculate the water area as 14,995 square feet, and the proposed upland area as 16,705 square feet. This is within 10 square feet of their calculations, and not knowing what edge location they used along the non-bulkheaded "beach" area, I believe that my estimate is within an acceptable range of accuracy.

The components of the site plan calculate as follows:

Overall Building Footprint including all non-screened roof overhangs/balconies: 3,784 sf

Pool: 481 sf

Concrete Pad at River's edge: 51 sf

Sea Walls (as drawn): 72 sf

Driveway: 1,077 sf

Road: 1,476 sf

Decks with 1/8" board gaps - not included: 879 sf

Screened Overhangs - not included: 118 sf

410 West Montauk Highway, Suite 2
Lindenhurst, NY 11757
<http://www.spacesarchitects.com>

phone: 631.225-8705
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s p a c e s

The total proposed Impervious Area therefore equates to 6,941 sf.

Proposed Lot Coverage Total: $6,941 / 31,700 = 21.9\%$

Proposed Lot Coverage at Upland Area: $6,941 / 16,705 = 41.6\%$

The site plan as presented by River Architects, however, indicates 38.7%. Compared to my calculations, their calculations are low by 2.9%. If I had to offer an educated guess as to the origin of the discrepancy, their calculations are consistent with the result if you mistakenly omit the square footage covered by the second story area that bridges the two first floor components.

In addition to the proposed calculations, You also asked me to compare the existing impervious lot coverage conditions to the existing conditions indicated on the drawings prepared by River Architects. Based on a CAD land survey of the existing conditions of 28 and 30 Hudson River Lane, that I was given by the previous owners of said property while working for them on a past project, I performed area calculations, and arrived at the following values:

30 Hudson River Lane - Lot 7

Building Footprint: 1,054 sf

Garage: 543 sf

Concrete / Pavers: 121 sf

Driveway / Road: 1,690 sf

Sea Wall: 239 sf

Total impervious surface area: 3,647 sf

Total percentage of impervious surface at upland area: $3,647 \text{ sf} / 8,414 \text{ sf} = 43.3\%$

River Architect's calculations are 1% higher at 44.3%

28 Hudson River Lane - Lot 8

Building Footprint: 881 sf

Garage: 298 sf

Concrete / Pavers: 93 sf

Driveway / Road: 719 sf

Sea Wall: 316 sf

Total impervious surface area: 2,307 sf

Total percentage of impervious surface at upland area: $2,307 \text{ sf} / 8,285 \text{ sf} = 27.8\%$

River Architect's calculations are 4.4% higher at 32.2%

spaces

Based on my calculations, the combined existing impervious lot area, based on the existing conditions survey, is 5,954 sf / 16,699 sf, which equates to 35.7%, whereas River Architects state that the existing is 38.4%.

Based on these calculations for both the existing and proposed impervious lot coverage, I calculate the proposed increase in lot coverage to be 5.9%, and not the .3% as indicated by River Architects on their latest proposed site plan.

If you have any questions, or require any additional information, please feel free to contact me at your earliest convenience.

Respectfully submitted,

Spaces

A handwritten signature in black ink, appearing to be 'CL' with a large loop, positioned to the right of the typed name 'Charles Lembo, RA'.

per: Charles Lembo, RA

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JANUARY 31, 2022

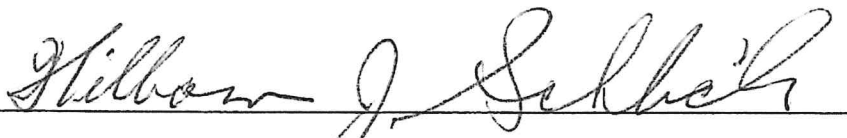
Members of the Philipstown Planning Board
c/o Cheryl Rocket

Dear Mr. Zuckerman and members of the Philipstown Planning Board,

As a property owner and resident of Hudson River Lane in Garrison, I am writing to you to express concern about a proposed building application and plan for 28-30 Hudson River Lane. Because of the uniqueness, small lots, and close proximity of all of the residents, I feel that a single home with proposed square footage in excess of 6000 + feet would have a negative impact on the surrounding properties. Simply given its sheer enormity, the structure will detract from the character of the lane, environment and wetlands, as well as the right of each neighbor to quality of life and space.

We ask for your support to direct this project to go back to the drawing board to revisit the size and scope of the plans to a more appropriate scale fitting of the neighborhood structures and lot sizes.

Thank You,

X 

Bill Schlich - 16 Hudson River Lane

January 31, 2022

TO: The Town of Philipstown Planning Board C/O Cheryl Rocket

FROM: Aetna K. Dowst

As a homeowner at 18 Hudson River Lane in Manitou I'm asking the Board to revisit the scope of the project proposed for #s 28 & 30.

First I'm concerned that the enormous increase in square footage of this construction is potentially damaging to the character of the Lane, river front and adjacent wetlands.

Even more concerning to me is the proposed placement of new construction which is extremely close to the north property line.

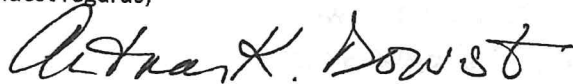
I'm aware the footprint of existing structures is already very close to the line. But it's one thing to have a single-story cottage sitting on a neighbors' property line, and another to have a multi-level 5,500 square foot structure there.

This sets a really bad precedent.

I'm afraid some future owner of #16, my north neighbor, may choose to increase that structure by over 50%. What would stop them once this plan sets such a precedent?

I believe all people have a right to their dream. But surely some accommodation should be made for neighbors who share the paradise that is Hudson River Lane.

Kindest regards,

A handwritten signature in cursive script that reads "Aetna K. Dowst". The signature is written in black ink and is positioned above the printed name.

Aetna K. Dowst

JANUARY 31, 2022

Members of the Philipstown Planning Board

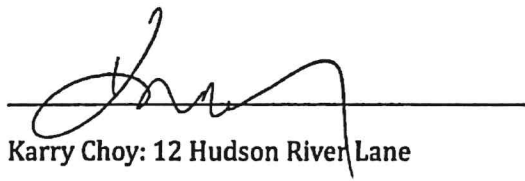
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We ask for your support to direct this project back to the drawing board to revisit the size and scope to provide a more befitting house for neighborhood as it exists.

Thank You,

A handwritten signature in black ink, appearing to read 'Karry Choy', is written over a horizontal line. The signature is fluid and cursive.

Karry Choy: 12 Hudson River Lane

House size 1800 sf

JANUARY 31, 2022

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c/o Cheryl Rocket

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Thank You,

A handwritten signature in cursive script, appearing to read "Laura King". The signature is written in dark ink and is positioned below the "Thank You," text.

JANUARY 31, 2022

Members of the Philipstown Planning Board

c/o Cheryl Rocket

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