

SEWAGE FLOW COMPARISON		
USE	SINGLE-FAMILY RESIDENCE	MULTI-USE BUILDING
GUIDELINES	RESIDENTIAL	COMMERCIAL
REGULATORY DOCUMENT	P.C.D.H. BULLETIN ST-19	N.Y.S.D.E.C. DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS
BEDROOM DESIGN FLOW	150 G.P.D./BEDROOM	110 G.P.D./BEDROOM
EMPLOYEE DESIGN FLOW	N/A	15 G.P.D./EMPLOYEE
P.C.D.H. APPROVED	5 BEDROOMS	N/A
PROPOSED	N/A	4 BEDROOMS & 4 EMPLOYEES
WASTEWATER USAGE	750 G.P.D.	500 G.P.D.
WATER USAGE	750 G.P.D.	500 G.P.D.

TRUE NORTH AT 74°20' WEST LONGITUDE

**WETLANDS LEGEND**

Wetland boundary flags as set by Michael Paine on April 26, 1999 on July 5, 1999

**LEGEND**

- PROPOSED HOUSE SEWER
- PROPOSED DRILLED WELL
- PROPOSED WATER SERVICE
- PROPOSED BURIED ELECTRIC SERVICE
- SILT FENCE (SEDIMENT CONTROL)
- COMPOST FILTER SOCK (SEDIMENT CONTROL)
- TEMPORARY STABILIZED CONSTRUCTION ACCESS (SEDIMENT CONTROL)
- PROPOSED ROLLED EROSION CONTROL BLANKET INSTALLATION
- PROPOSED LIMIT OF DISTURBANCE
- 100' WETLANDS BUFFER BOUNDARY
- PROPOSED MAJOR CONTOUR ELEVATION
- PROPOSED MINOR CONTOUR ELEVATION
- DEEP HOLE TEST PIT W/ DESIGNATION
- PERCOLATION TEST HOLE W/ DESIGNATION
- RIP-RAP PIPE OUTLET PROTECTION
- SOIL STOCKPILE
- GRASS-LINED SWALE
- STONE-LINED SWALE
- FILTER SOCK INLET PROTECTION

**SLOPE ANALYSIS**

- EXISTING SLOPE RANGE FROM 0-20%
- EXISTING SLOPE RANGE FROM 20-35% (NONE)
- EXISTING SLOPES GREATER THAN 35% (NONE)

**ZONING DATA**

DISTRICT: OFFICE/COMM./INDUSTRY MIXED USE (OC)

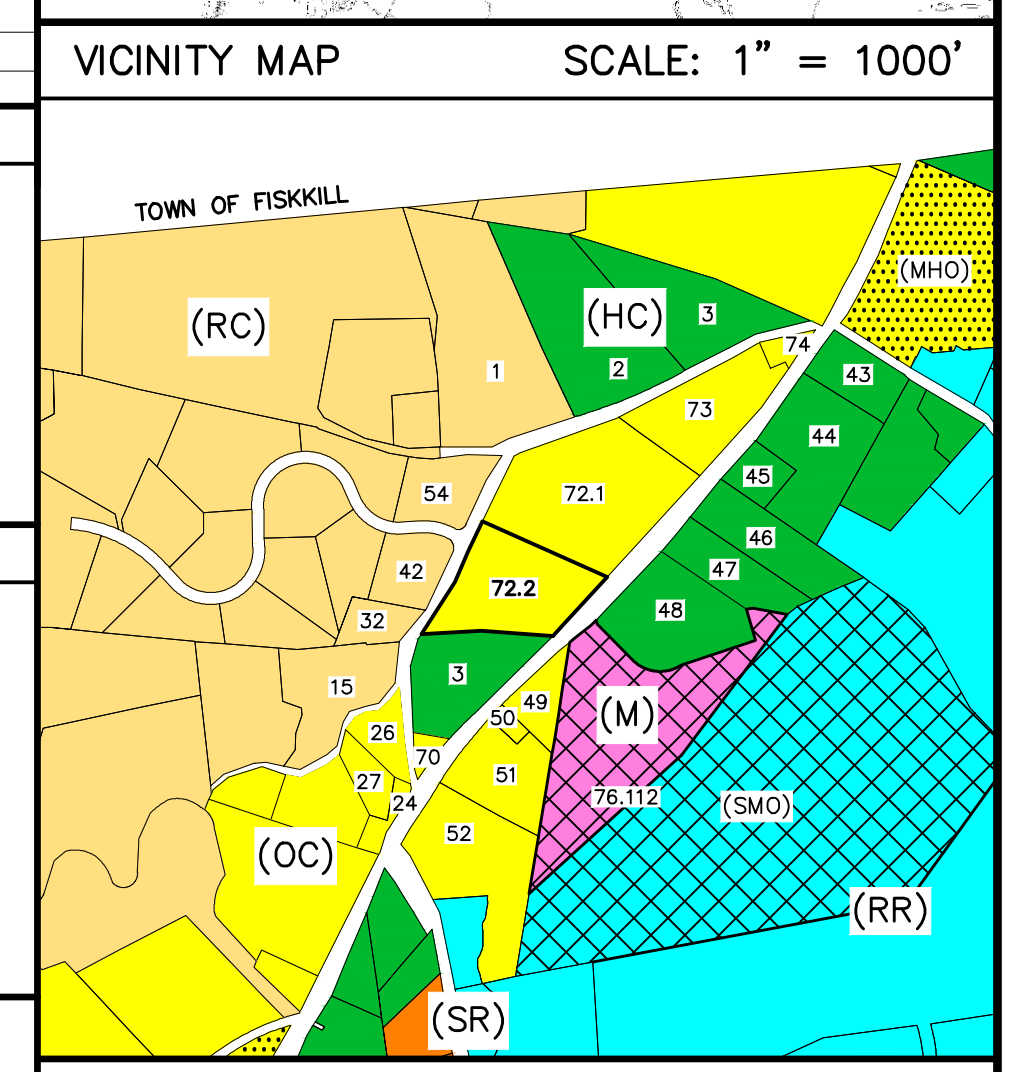
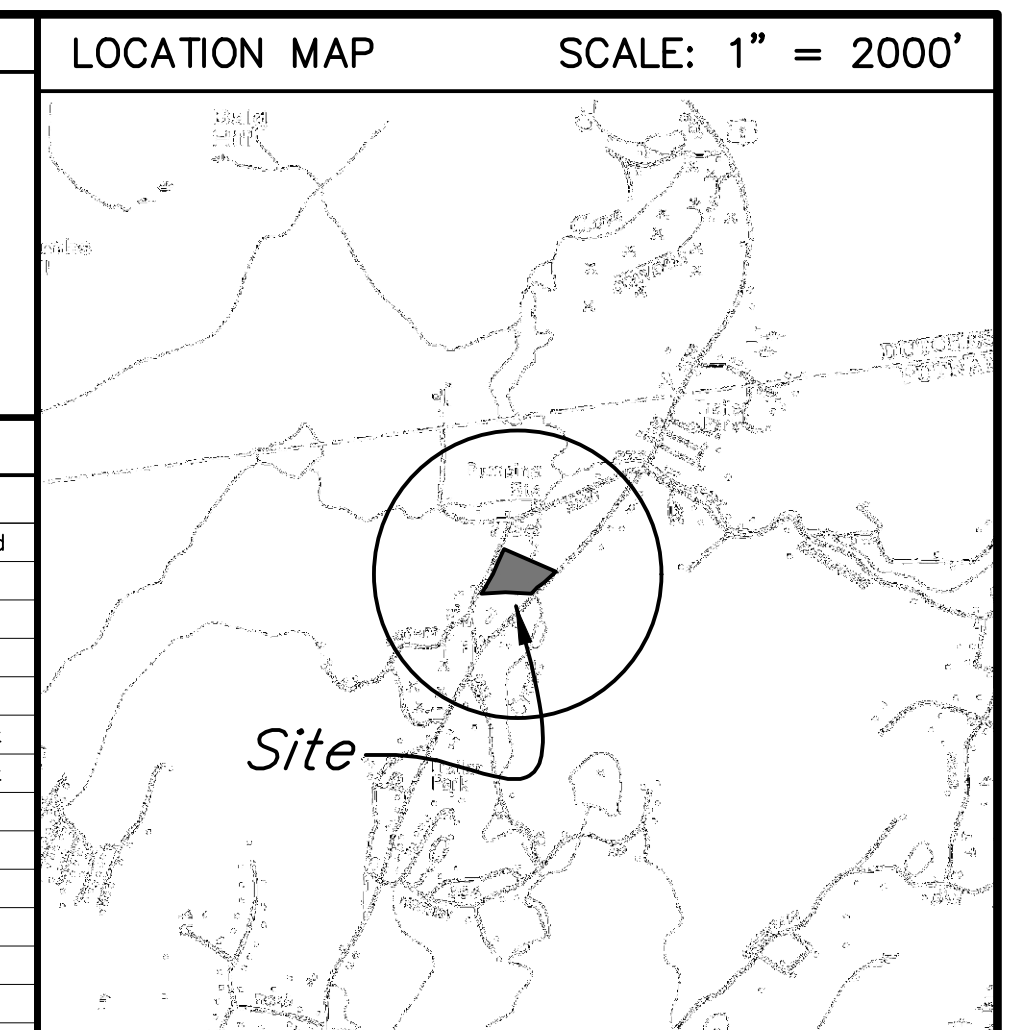
Minimum density (conservation)	Required	Existing	Proposed
2 ac/sq. ft.	2 ac	4.71 ac	n/a
Minimum lot size (conservation/ODA)	2 ac	4.71 ac	n/a
Minimum lot size (conservation)*	varies	n/a	n/a
Minimum frontage for conventional subdivision			
Town road	200 ft	525.47 ft	525.47 ft
County/state road	200 ft	347.00 ft	347.00 ft
ODA ROW	-	n/a	n/a
Minimum front yard setback			
Town road	50 ft	-	89.3 ft
County/state road	100 ft	-	n/a
Minimum side yard setback	20 ft	-	110.0 ft
Minimum rear yard setback	35 ft	-	n/a
Max. impervious surface coverage	60%	0%	5%
Maximum height	40 ft	-	35.4 ft
Max. footprint for non-res. structure	300,000 sq. ft.	n/a	3,200 sq. ft.

**OVERLAY DISTRICTS**

- 175-13 Floodplain Overlay District - NFP Map (FPO) - WITHIN
- 175-18.1 Mobile Home Overlay District (MHO) - NOT WITHIN
- 175-14 Cold Spring Reservoir Water Shed Overlay (WSO) - NOT WITHIN
- 175-15 Scenic Protection Overlay (SPO) - NOT WITHIN
- 175-16 Aquifer Overlay District (AOD) - NOT WITHIN
- 175-18 Open Space Conservation Overlay District (OSOD) - NOT WITHIN
- 175-35 Within 100' Buffer of Wetlands or Watercourse - WITHIN
- 175-36 Sleep Terrain - NOT WITHIN
- 175-37 Ridge Line Protection - NOT WITHIN
- 175-37 Protection of Agriculture - NOT ABUTTING

**WARNING STAMP**

ALTERATION OF THIS DOCUMENT IN ANY WAY, BY ANY PERSON NOT UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, IS A VIOLATION OF THE EDUCATION LAW OF THE STATE OF NEW YORK



**TAX MAP NO:** 17.-1-72.2  
**LOT AREA:** 4.71 ACES  
**ZONING DISTRICT:** MIXED USE (OC)  
**PROPOSED USE:** BUSINESS/UPPER FLOOR APTS.  
**SCHOOL DISTRICT:** HALDANE C.S.D.  
**FIRE:** NORTH HIGHLANDS ENGINE CO. NO. 1  
**AMBULANCE:** PHILIPSTOWN VOL. AMB. CORPS  
**SUBDIVISION:** LOT 2 CARL L. & DONA L. THOMPSON  
**FILED MAP NO.** 2845 ON SEPT 29, 2000.

**MAP NOTES**

- SURVEY DATA AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS AS SHOWN ON THAT CERTAIN MAP ENTITLED "SUBDIVISION PLAT PREPARED FOR CARL L. & DONA L. THOMPSON" - PREPARED BY BADEY & WATSON, SURVEYING & ENGINEERING, P.C., DATED MAY 6, 1999. LAST REVISED ON JULY 6, 2000.
- UNDERGROUND IMPROVEMENTS IF ANY ARE NOT SHOWN HEREON.
- WETLANDS BUFFER LINE ON LOT 2 IS TO BE STAKED AND CERTIFIED BY A LICENSED LAND SURVEYOR IMMEDIATELY PRIOR TO ANY CONSTRUCTION ON LOT 2.

**REVISIONS**

DATE	DESCRIPTION
03/16/22	ORIGINAL DRAWING (PRE-APP SKETCH)
04/07/22	INITIAL PLANNING BOARD SUBMISSION
05/05/22	COORDINATE WITH SEPTIC PLAN
07/07/22	RELOCATE BUILDING AND SEPTIC

**PLANNING BOARD APPROVAL**

Final site plan approval granted by Resolution # \_\_\_\_\_ on \_\_\_\_\_. No certificate of occupancy may be applied for until this site plan is signed below by an authorized representative of the planning board.

BY: RONALD J. GARNER, P.E., TOWN ENGINEER DATE: \_\_\_\_\_, 2022.

The signature below indicates that the site plan has been revised in accordance with Resolution # \_\_\_\_\_ and that all other pertinent outstanding requirements of Resolution # \_\_\_\_\_ have been satisfied.

PHILIPSTOWN PLANNING BOARD

BY: NEAL ZUCKERMAN, CHAIRMAN DATE: \_\_\_\_\_, 2022.

**PROJECT LOCATION**

OLD ALBANY POST ROAD NORTH, COLD SPRING TOWN OF PHILIPSTOWN COUNTY OF PUTNAM STATE OF NEW YORK

**PROJECT DESCRIPTION**

NEW CONSTRUCTION OF A 4-BAY EQUIPMENT GARAGE FOR A SERVICE BUSINESS, WITH TWO (2) 2-BEDROOM UPPER FLOOR APARTMENTS IN A MIXED-USE BUILDING. THE GARAGE IS PERMITTED BY RIGHT. SUBJECT TO SITE PLAN REVIEW BY THE PLANNING BOARD. THE APARTMENTS ARE PERMITTED BY SPECIAL PERMIT ISSUED BY THE PLANNING BOARD. THE MIXED-USE BUILDING WILL BE SERVED BY A SEPARATE SUBSURFACE SEWAGE TREATMENT SYSTEM AND A PRIVATE DRILLED POTABLE WATER WELL.

**PROPERTY OWNER**

FORREST KINGSLEY & IAN KINGSLEY  
 16 RESERVOIR ROAD  
 COLD SPRING, NY 10516

**SITE IMPROVEMENT LAYOUT PLAN**

MAJOR SITE PLAN SET

SCALE: 1" = 20'

**PRINTED**

July 7, 2022

**BADEY & WATSON**  
 Surveying & Engineering, D.P.C.

3003 Route 9  
 Cold Spring, NY 10516  
 www.Badey-Watson.com 845.265.9317 877.3.141.993 (Toll Free)

PRELIMINARY

3003 Route 9  
 Cold Spring, NY 10516  
 www.Badey-Watson.com 845.265.9317 877.3.141.993 (Toll Free)

**BADEY & WATSON**  
 Surveying & Engineering, D.P.C.

SHEET 1 OF 3

