



August 19, 2022

Town of Philipstown Planning Board  
34 Kemble Avenue  
Cold Spring, NY 10516

RE: 3622 Route 9  
Cold Spring, NY  
Tax Map No. 17.-1-44

Dear Chairman Zuckerman and Members of the Board:

Please find the following enclosure in support of the above referenced project:

- Letter from the NYSDOT, dated August 9, 2022.

The Board may recall the project at 3622 Route 9, which was given conditional site plan and special use approval on October 21, 2021.

Per item 7 of the resolution, the outstanding conditions were the following:

- A. Payment of all outstanding fees.
- B. Receipt of a NYS DOT Highway Work Permit for the entrance work proposed.


Per the Town Supervisor's office, all fees are up to date, which addresses A above. Regarding B, the NYSDOT has a new 3-phase approval system: Conceptual Approval, Design Approval, and issuance of the permit. The project has received the enclosed letter, indicating the NYSDOT's Design Approval for the entrance design, which means that the NYSDOT does not have any more technical comments on the design and is ready to issue the permit. The only remaining step prior to issuance of the actual permit is to provide clerical information to the NYSDOT regarding the contractor and their insurance coverage. At this time the applicant is not prepared to move forward with construction as a potential buyer of the property is preparing an application for amended site plan that will be before the Board within the next month or two.

The original applicant and current owner wishes to have the site plans signed to preserve their approval in the event the potential purchase does not go through. The applicant is requesting that the Design Approval letter provided by the NYSDOT be sufficient to satisfy this condition and that the site plans be signed prior to the October 21 expiration.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:   
John M. Watson, PE  
Senior Principal Engineer

JMW/adt  
Enclosures

cc: Larry Downey; Insite File No. 18156.100

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