

Town of Philipstown
238 Main Street
Cold Spring New York 10516

PLANNING BOARD

AMENDMENT of SITE PLAN

APPLICATION PACKAGE

Project Name: Dain Lumber

Date: October 6, 2022



Town of Philipstown

Planning Board
238 Main Street, PO Box 155
Cold Spring, NY 10516

Office (845) 265- Fax (845) 265-2687

Application for Planning Board Special Use & Site Plan Approval

Date: October 6, 2022

TM# 17.-1-44

Project Name: N. Dains Sons Co., Inc.

Street Address: 3622 Route 9, Cold Spring, NY 10516

Fee Amount: _____

Received: _____

Bond Amount: _____

Received: _____

Applicant:

Name Dain's Lumber, James Dain

Address 2 North Water Street
Peekskill, NY 10566

Telephone 914-737-2000

Design Professional:

Name Insite Engineering, Surveying & Landscape Architecture, P.C.

Address 3 Garrett Place
Carmel, NY 10512

Telephone 845-225-9690

Tenant:

Name N/A

Address _____

Telephone _____

Surveyor:

Name Insite Engineering, Surveying & Landscape Architecture, P.C.

Address 3 Garrett Place
Carmel, NY 10512

Telephone 845-225-9690

Property Owner (if more than two, supply separate page):

Name 3622 Rt 9 LLC

Address 58 Kingwood Drive
Poughkeepsie NY 12601

Telephone 845-452-3200

Name _____

Address _____

Telephone _____

TM# 17.-1-44

Project Name: Dain's Lumber Philipstown

Project Description: The applicant seeks amended site plan approval to construct two buildings, outdoor storage areas, and the associated parking utilities and landscaping over two phases of construction.

ZONING INFORMATION

175-7 Zoning District: HC

175-10 Proposed Use: Warehouse and Retail Business

Proposed Accessory Use(s): Outdoor Storage

175-7 Overlay Districts on the property:

Yes or No

175-13 Floodplain Overlay District – NFIP Map ----- (FPO)	<u>No</u>
175-18.1 Mobile Home Overlay District ----- (MHO)	<u>No</u>
175-14 Cold Spring Reservoir Water Shed Overlay ----- (WSO)	<u>No</u>
175-15 Scenic Protection Overlay ----- (SPO)	<u>No</u>
175-16 Aquifer Overlay District ----- (AQO)	<u>Yes</u>
175-18 Open Space Conservation Overlay District ----- (OSO)	<u>No</u>
175-35 Within 100 foot buffer of Wetlands or Watercourse -----	<u>No</u>
175-36 Steep Terrain -----	<u>No</u>
175-36 Ridge Line Protection -----	<u>No</u>
175-37 Protection Agricultural-----	<u>No</u>

TM# 17.-1-44

Project Name: Dain's Lumber

175-11 Density and Dimensional Regulations

Zoning District <u>HC</u>	Required	Existing	Proposed	Complies	Variance
Minimum front yard setback	35'	90'	96' +/-	Y	
Measured from the travel way Town Road					
Measured from the travel way County/State	300'	106'	113' +/-	N	
Minimum side yard setback	15'	88'	88' +/-	Y	
Minimum side yard setback (2)					
Minimum side yard setback (3)					
Minimum rear yard setback	35'	299'	55' +/-	Y	
Maximum impervious surface coverage	60%	10%	47%	Y	
Maximum height	40'	less than 40'	less than 40'	Y	
Maximum footprint non-residential structures	40,000	324 sf	17,500 sf	Y	

SUBMISSION:

13 copies with one electronic file in .pdf format of the following;

1. Pre-Application meeting decision and comments
2. Application
3. Proof of Ownership
4. Site Plan
5. A long-form Environmental Assessment Form or Draft Environmental Impact Statement.
6. An agricultural data statement as defined in §175-74, if required by §175-37C.
7. The Site Plan application fee, as established by the Town Board and any required escrow deposit for review costs, as required by the Planning Board.
8. FEE: \$2,310 Received: _____
9. Escrow: \$5,000 Received: _____

Town of Philipstown Town Code Chapter 175

D. Site Plan Amendments

An approved Site Plan may be amended by filing an application with the Planning Board for a Site Plan amendment.

1. If the Planning Board finds that such proposed amendment is consistent with the terms of any applicable Special Permit approval (or if no Special Permit is required) and does not represent a substantial change from the approved Site Plan, it shall grant the amendment without a hearing.
2. If the Planning Board determines that the proposed amendment is consistent with the terms of the applicable Special Permit approval (or if no Special Permit is required), but is a substantial change from the approved Site Plan, it shall follow the procedures for Site Plan approval contained in §175-66F and hold a public hearing if the amendment would be considered to be a Major Project.
3. If the Planning Board determines that the proposed amendment is inconsistent with the terms of any Special Permit approval, it shall consider the application to be one for a Special Permit amendment and proceed pursuant to §175-62.
4. Notwithstanding any other provision of this chapter, in considering any site plan amendment or any site plan approval for an existing use or structure, the Planning Board shall be limited to reviewing proposed changes and shall not require changes to any structures or conditions on the property legally in existence prior to such application, even if such structures or conditions are nonconforming.

