



October 6, 2022

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

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

Dear Chairman Zuckerman and Members of the Board:

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

- Conceptual Site Plan Set, dated October 6, 2022.
- Amendment of Site Plan Application Package, dated October 6, 2022.
- Short EAF, dated October 6, 2022.
- Full EAF, dated October 1, 2020.
- Resolution Adopting a Negative Declaration Under SEQRA, dated October 21, 2021.
- No Violations Letter, dated September 30, 2022.

The applicant, Dain's Lumber, seeks to amend the conditionally approved site plan for 3622 Route 9 for use as a storage and retail facility, expanding its existing business which is currently based in Peekskill. This application for amended site plan includes an initial phase in which a 7,000 square foot storage building would be constructed, along with an outdoor storage area, associated parking, a stormwater management practice and landscaping. In this initial phase the existing building, well and septic system will be retained, and the building will be rented for residential use.

In Phase 2 of the site plan, the existing building will be removed, and a new 10,500 square foot building will be constructed, along with the associated parking, stormwater management practice, and landscaping. Approximately 5,500 square feet of the new building would be dedicated to a retail space, with the remaining 5,000 square feet dedicated to storage.

The NYSDOT approved design for the driveways would be installed as previously shown as part of Phase 1, except with the primary driveway to the rear of the property being the northern driveway, with the southern driveway acting as the secondary entrance.

While there are subtle differences between this proposed amended site plan and the site plan approved in October of 2021, the use and layout are similar and fit with the zoning and character of this portion of Route 9.

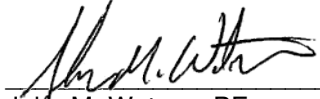
With this submission the applicant seeks initial feedback from the Board and its consultants. The plans will then be further developed and detailed. As such, a Short EAF for the amended site plan has been provided, with the previously adopted negative declaration, and full EAF from the 2021 site plan as

backup. The plans will be further developed and a full EAF will be provided for this amended site plan with our next submission.

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/adf

Enclosures

cc: James Dain

Larry Downey

Insite File No. 22217.100