

REQUIRED PARKING SPACES		
USE	UPPER-FLOOR APARTMENTS IN MIXED-USE BUILDING	SERVICE BUSINESSES
\$175-38	MULTI-FAMILY DWELLING	SERVICE BUSINESS
QUANTITY	1 1/2 SPACES PER DWELLING UNIT	1 SPACE PER 1,000 SQ. FT. OF ENCLOSED FLOOR SPACE EXCLUDING SPACE USED FOR STORAGE
SUBTOTAL	3 SPACES**	ZERO - USE PROVISIONAL STANDARDS*
MAX. EMPLOYEE COUNT	N/A	6 EMPLOYEES
PROVISIONAL	N/A	6 SPACES***
TOTAL	9 SPACES	
A.D.A ACCESSIBILITY	ALL 9 SPACES ARE A.D.A. ACCESSIBLE. NONE ARE REQUIRED TO BE SIGN POSTED	

\* ALL THE INTERIOR GARAGE SPACE IS VEHICLE AND EQUIPMENT STORAGE. THE MAXIMUM NUMBER OF VEHICLES THAT WOULD BE PARKED AT THE SITE IS EQUAL TO THE NUMBER OF EMPLOYEES.

\*\* RESIDENTIAL FACILITIES WHERE PARKING SPACES ARE ASSIGNED TO SPECIFIC DWELLING UNITS ARE NOT REQUIRED TO POST SIGN AT ACCESSIBLE SPACES.

\*\*\* SMALL PARKING LOTS FOUR OR FEWER SPACES MUST HAVE ACCESSIBLE SPACES. BUT THOSE SPACES DO NOT NEED A SIGN, AND ANYONE, WITH OR WITHOUT A DISABILITY, CAN PARK IN THE ACCESSIBLE SPACE.

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 (NO REDUCTION AVAILABLE)
EMPLOYEE DESIGN FLOW	N/A	15 G.P.D./EMPLOYEE (+20% REDUCTION)
P.C.D.H. PREVIOUSLY APPROVED	5 BEDROOMS	N/A
P.C.D.H. CURRENTLY APPROVED	N/A	4 BEDROOMS 6 EMPLOYEES
WASTEWATER USAGE	750 G.P.D.	512 G.P.D. (DESIGN) 520 G.P.D. (CAPACITY)
WATER USAGE	750 G.P.D.	520 G.P.D.

**WETLANDS LEGEND**

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

**LEGEND**

- ⊙ PROPOSED DRILLED WELL
- W — W — REGULATED WETLAND BOUNDARY
- WB — WB — REGULATED WETLAND BUFFER BOUNDARY
- — — PROPOSED LIMIT OF DISTURBANCE
- 450 — PROPOSED MAJOR CONTOUR ELEVATION
- 445 — PROPOSED MINOR CONTOUR ELEVATION

**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)

	Required	Existing	Proposed
Maximum density (conservation)	2 sq./ac	n/a	n/a
Minimum lot size (conservation/ODA)	2 ac	4.71 ac	4.71 ac
Minimum lot size (conservation)*	varies	n/a	n/a
Minimum road frontage for conventional subdivision			
Town road	200 ft	526.47 ft	526.47 ft
County/state road	200 ft	347.00 ft	347.00 ft
COA ROW	n/a	n/a	n/a
Minimum front yard setback	50 ft	89.5 ft	89.5 ft
Town road	100 ft	110.0 ft	110.0 ft
County/state road	100 ft	110.0 ft	110.0 ft
Minimum side yard setback	20 ft	n/a	n/a
Minimum rear yard setback	35 ft	n/a	n/a
Max. impervious surface coverage	65%	0%	0%
Maximum height	40 ft	33.0 ft	33.0 ft
Max. footprint for non-res streets	200,000 sq ft	n/a	3,200 sq ft

**OVERLAY DISTRICTS**

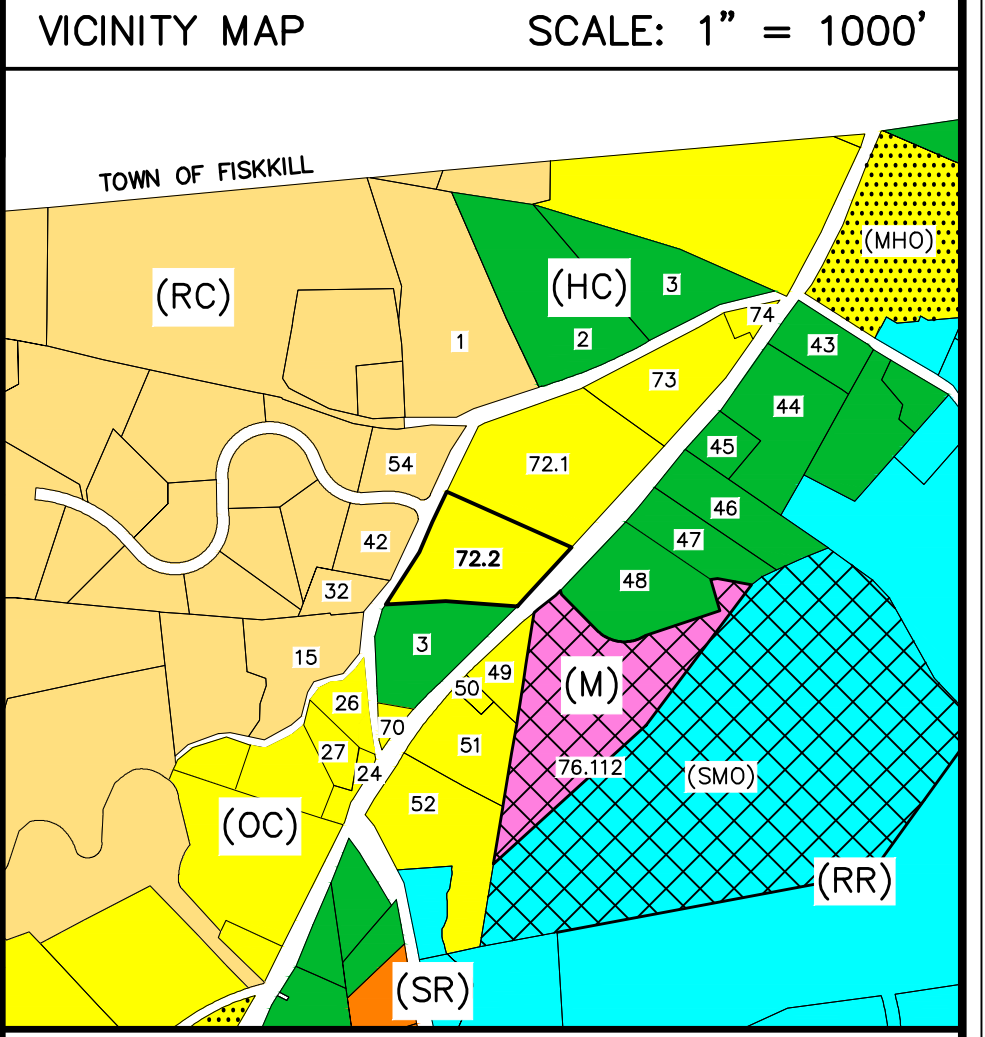
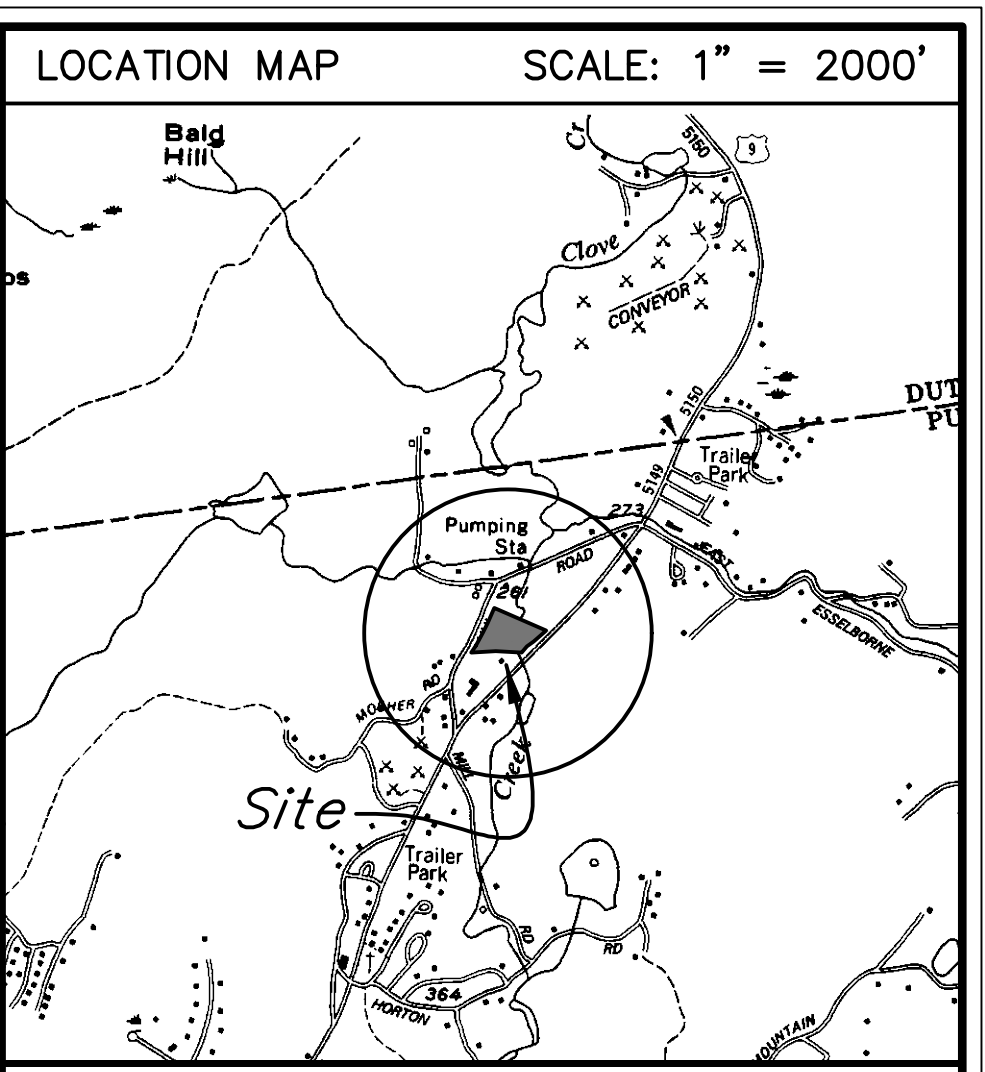
- 175-13 Floodplain Overlay District - NFIP Map (FPD) - WITHIN
- 175-18.1 Mobile Home Overlay District (MHO) - NOT WITHIN
- 175-14 Cold Spring Reservoir Water Shed Overlay (WSO) - NOT WITHIN
- 175-15 Scenic Protection Overlay (SPO) - NOT WITHIN
- 175-16 Aquifer Overlay District (AOD) - NOT WITHIN
- 175-18 Open Space Conservation Overlay District (OSD) - NOT WITHIN
- 175-35 Within 100' Buffer of Wetlands or Watercourse - WITHIN
- 175-36 Sleep Terrain - NOT WITHIN
- 175-38 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, AS APPROPRIATE, IS A VIOLATION OF THE EDUCATION LAW OF THE STATE OF NEW YORK.

**SLOPE ANALYSIS**

- REGULATED WETLAND
- REGULATED WETLAND BUFFER
- WOODED AREA TO REMAIN
- CLEARED AREA TO BE MAINTAINED AS LAWN & LANDSCAPING
- CLEARED AREA DURING CONSTRUCTION TO BE RECLAIMED AS WOODS



**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. THOMSON  
**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. THOMSON," 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
07/15/22	PREPARE TREE PLAN
07/20/22	ADDRESS 07/18/22 MEMO
09/01/22	ADDITIONAL REVISIONS PER MEMO ABOVE
10/06/22	ADDRESS 09/12/22 R.J.G. MEMO

**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. GAINER, 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 pending 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 LANE  
 COLD SPRING, NY 10516

**SITE IMPROVEMENT LAYOUT PLAN**

MAJOR SITE PLAN SET

SCALE: 1" = 20'

**PRINTED**

October 6, 2022

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 Surveying & Engineering, P.C.

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**BADEY & WATSON**  
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**SHEET 1 OF 3**

DRAWING NAME: SP26264\_100B\_V22 LAYOUT: SITE W.O. NO. 26264 CHECKED BY: MSM DRAWN BY: JRS