



November 3, 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:

- Site Plan Set, last revised November 3, 2022.
- Statement of Use, dated November 3, 2022.
- Full EAF, dated November 3, 2022.
- Architectural Elevations, by Joseph Thompson Architect.

In response to technical comments in a memorandum from town engineer, Ronald J. Gainer, PE, we offer the following responses:

#### General

1. Required outside approvals are understood.
2. A Statement of Use is enclosed, as requested.

#### Plans

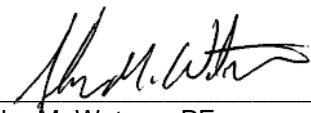
1. The source of the site topography is attributed in General Note 1 of Drawing EX-1. The proposed drainage system for the two phases of work is schematically indicated in the plan set, but will need further refinement. The stormwater design will continue to be developed with our next submission.
2. The total impervious area, and an overall limit of disturbance with the total area is indicated on the plans. A SWPPP and all calculations will be provided once the drainage system has been further advanced.
3. Employee counts and anticipated vehicle trips is addressed in the enclosed Statement of Use and in the Use Tables on Drawings SP-1.1 and SP-2.1. Vehicular movements will be provided with a future submission.
4. Construction details have been provided, including for a refuse enclosure.

5. Dimensions and labels have been added to the plans and will be further detailed as the plans advance.
6. A Use Table has been added to Drawings SP-1.1 and SP-2.1 as requested.
7. Proposed landscaping has been shown schematically and will be detailed further as the plans are advanced. Generally, the landscaping shown has matched that of the previously approved plans.
8. Architectural elevations are enclosed herewith.
9. Pavement details have been added, including those for the NYSDOT entrances.
10. A lighting plan will be developed with a future submission, but all proposed lighting will be full cutoff, dark sky compliant fixtures.
11. Proposed signage is shown on Drawings SP-1.1 and 2.1.
12. The use of the proposed outdoor storage area is described in the Statement of Use enclosed herewith.

Please place the project on the Planning Board's November 17, 2022, meeting agenda for further discussion. 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:   
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John M. Watson, PE  
Senior Principal Engineer

JMW/adt

Enclosures

cc: James Dain  
Larry Downey

Insite File No. 22217.100