

Project No.: C-5147-001

Date: March 10, 2022

Re: The Woods – Proposed Land Exchange Letter
Summit Street, Village of Philmont, Columbia County

To: Robert Macfarlane, Chairperson
Village Hall
Village of Philmont
124 Main Street
Philmont, NY 12565

Copy: --

FOR SIGNATURE FOR FILE AS REQUESTED FOR REVIEW PLEASE REPLY

NO. COPIES	DESCRIPTION
6	Cover Letter
6	Concept Land Exchange Drawing Sheet, full size
1	Electronic Compiled Submission, provided March 9, 2022

Very truly yours,

T&B Engineering and Landscape Architecture, P.C.



Arica McCarthy
Planner I



C.5147.001
March 10, 2022

Robert Macfarlane, Chairperson
Village Hall
Village of Philmont
124 Main Street
Philmont, NY 12565

Re: **The Woods – Proposed Land Exchange Letter
Summit Street, Village of Philmont, Columbia County**

Dear Chairperson Macfarlane:

On behalf of the Applicant, Clover Reach Partners LLC, please find attached a Concept Land Exchange plan to serve as a reference and to provide context for a discussion regarding a proposed land exchange between the Applicant and Village of Philmont to be completed as part of the subdivision process. The attached plan is conceptual only and for discussion purposes and does not represent a revised subdivision plat.

The Woods major subdivision, (herein referred to as “the Site”) located east of Summit Street in the Village of Philmont, abuts undeveloped land that was conveyed to the Village of Philmont during a 2007 subdivision approval. The land is adjacent to the Summit Lake shoreline to the north. Per conversations between the Applicant and Village Board, a land exchange would be beneficial to the Village as it would provide a better opportunity for connecting the trail network in the undeveloped area to the subdivision, and would offer increased protection for Summit Lake by creating a more uniform buffer between the proposed development and the Lake. The exchange would also be beneficial to the Applicant by creating a more regular property boundary.

Please note, the only changes that would occur to the preliminary plat with the land exchange would be proposed subdivision lot acreages, widths, and depths. None of the engineered elements, including the proposed roadway, number of lots, and the proposed utility improvements would be altered from what was provided in the preliminary plat March 1, 2022 submission. Our understanding is the Village Board will need to authorize the land exchange, but Village’s Planning Board will need to include the lot line changes in the preliminary plat.

As shown in the attachment, the exchange of land between the Applicant for the subdivision (see blue highlighted area) and Village (see pink highlighted area) would be equivalent in terms of acreage, 1.20-acres, see the Legend on the concept plan for reference. However, the Village would ultimately receive slightly more more land than the Applicant.

In addition, the original subdivision’s boundary’s closest point to the Summit Lake shoreline is 151.79 feet. The land exchange would provide a more uniform buffer for the subdivision lots and increase the linear feet between the applicant’s property and the Summit Lake shoreline by 88.47 feet to a minimum buffer width of 240 feet. This buffer is also expected to provide improved viewshed protections.

The title for the land owned by the Applicant includes lack of clarity regarding ownership of 0.22 acres shown as Lot 51A. The Village Attorney and the Applicant’s Attorney along with the title company will confirm ownership of Lot 51A. If the title research shows the land was conveyed to the Village, the Applicant will propose additional land exchange to the Village to allow the lands within Lot 51A to remain part of the Applicant’s project.

47 West Market Street, Suite 2 • Rhinebeck, NY 12572 • Tel 845.516.5800

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It is our understanding that the Village land abutting Summit Lake is designated as conservation land but has no other formal designation or deed restrictions. The property is used for passive recreation. Following a discussion with the Planning Board, we propose to present the concept plan for the land exchange to the Village Board.

We look forward to discussing this matter with you and the Planning Board at the upcoming March 16, 2022 meeting. In the meantime, if you have any questions or require additional information, please do not hesitate to contact me at bnelson@tighebond.com or 845-516-5803.

Very truly yours,

T&B Engineering and Landscape Architecture, P.C.



Brandee Nelson, PE, LEEP AP
Vice President

Enclosures

Concept Land Exchange sketch, dated March 9, 2022, prepared by Tighe & Bond

Copy: Clover Reach Partners LLC, Applicant

J:\C\C5147 Clover Reach Partners LLC\001 - Summit Street Development\Permitting\Village of Philmont\Major Subdivision\2022-03-09 Land Exchange Preliminary Plat\Cover Letter.docx

THE WOODS SUBDIVISION				
LOT #	AREA (AC)	AREA (SF)	LOT WIDTH (FT)	LOT DEPTH (FT)
1	0.50	21573.89	119.89	188.12
2	0.57	24659.15	97.91	228.72
3	0.74	32337.31	95.28	280.30
4	0.73	31749.69	95.29	275.91
5	0.59	25558.12	95.25	229.21
6	0.53	23012.71	95.24	209.47
7	0.53	23222.90	95.26	213.86
8	0.59	25778.97	95.28	243.32
9	0.51	22044.16	100.94	187.44
10	3.21	139753.05	78.48	746.36
11	2.22	96556.34	75.10	563.29
12	1.06	46308.37	105.09	322.70
13	0.86	37634.47	121.87	274.48
14	0.84	36694.54	100.68	355.13
15	0.93	40507.54	99.56	385.16
16	0.74	32093.93	100.35	299.58
TOTAL	15.14	659485.15		

ZONING DATA TABLE		
TAX PARCEL NUMBER:	113.13-3-1	
TOTAL SITE AREA:	20.276 ACRES ¹	
CURRENT ZONING:	HAMLET II (H-II)	
PERMITTED RESIDENCES:	SINGLE-FAMILY TWO-FAMILY	
BULK REGULATIONS/COVERAGE LIMITATIONS		
LOT DIMENSIONS:	MINIMUM REQUIRED	PROVIDED
AREA (AC)	1/2	1/2
WIDTH (FT)	75	75
DEPTH (FT)	150	150
YARD DIMENSIONS:	MINIMUM REQUIRED	PROVIDED
FRONT (FT)	25	25
EACH SIDE (FT)	10	10
REAR (FT)	30	30
BUILDING HEIGHT:	MAXIMUM ALLOWED	PROPOSED
FEET	35	< 35
STORIES	2	1 AND/OR 2
MAXIMUM LOT COVERAGE:	MAXIMUM ALLOWED	PROPOSED
PERCENTAGE PER LOT	30%	< 30%

SIGHT DISTANCE REQUIREMENTS		
ROAD NAME	SUMMIT STREET	
POSTED SPEED	30 MPH	
DESCRIPTION	REQUIRED (FT)	PROVIDED (FT)
S.L.S.D. (LEFT)	234	540
S.L.S.D. (RIGHT)	435	510
S.S.D.	260	510
T.S.D.	245	525

- SIGHT DISTANCE NOTES**
- MINIMUM SIGHT DISTANCE MEASUREMENTS SHALL BE IN ACCORDANCE WITH NYSDOT HIGHWAY DESIGN MANUAL CHAPTER 7.
 - MINIMUM SIGHT DISTANCES ADJUSTED FOR EXISTING GRADE OF SUMMIT STREET.
DOWNHILL SLOPE: 11.0%
UPHILL SLOPE: 10.2%
 - ABBREVIATIONS:
STOP LINE SIGHT DISTANCE: (S.L.S.D.)
STOPPING SIGHT DISTANCE: (S.S.D.)
TURNING SIGHT DISTANCE: (T.S.D.)

- TOTAL PROPERTY AREA EXCLUDES LOT 51A PUMP STATION LOT 0.22 AC / 9619.56 SF

LEGEND

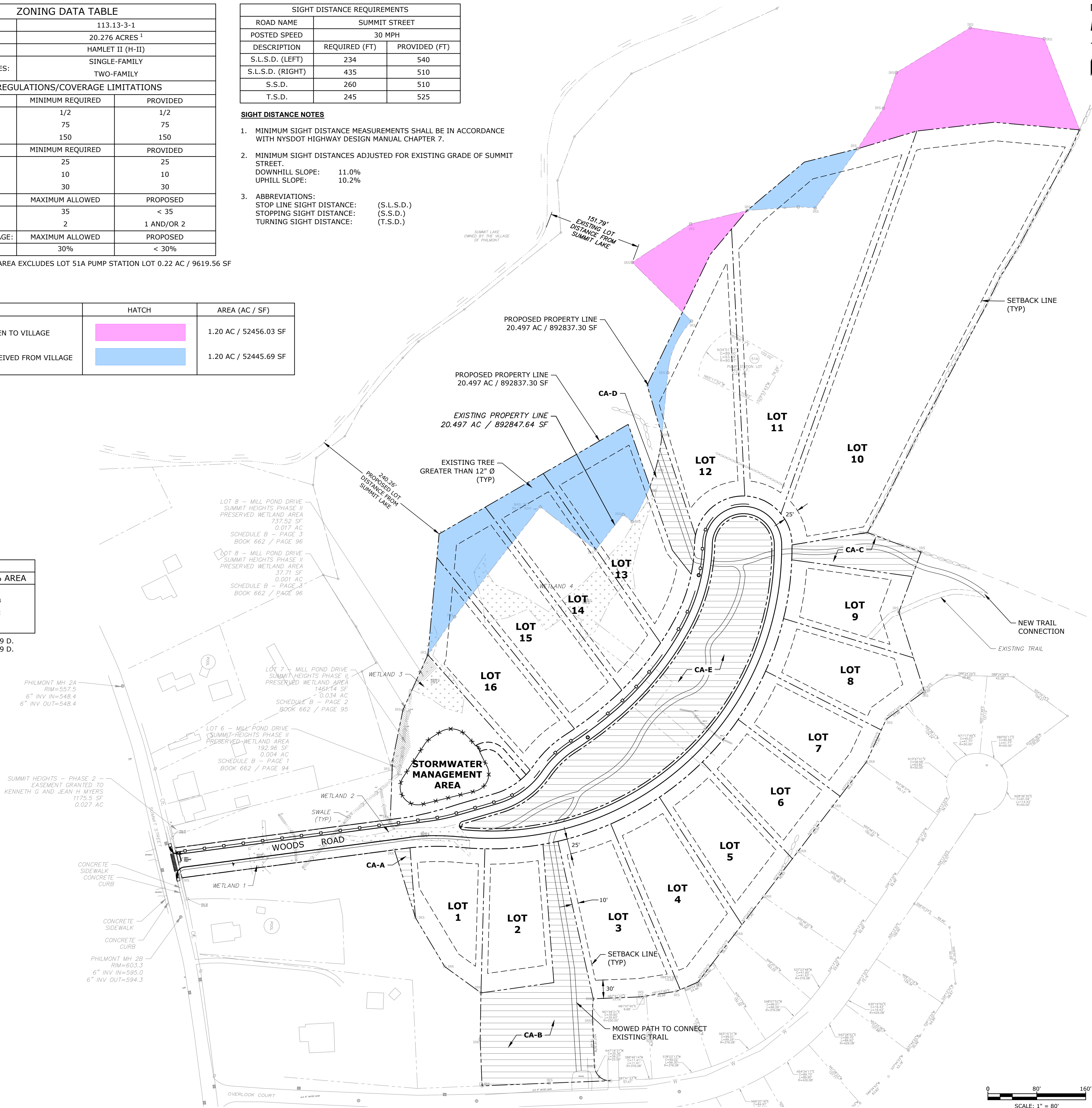
DESCRIPTION	HATCH	AREA (AC / SF)
PROPOSED LAND GIVEN TO VILLAGE		1.20 AC / 52456.03 SF
PROPOSED LAND RECEIVED FROM VILLAGE		1.20 AC / 52445.69 SF

LANDS TO BE CONVEYED TO VILLAGE OF PHILMONT		
PARCEL LABEL	AREA (AC)	AREA (SF)
CONSERVATION AREA - A	0.03	1465.69
CONSERVATION AREA - B	0.90	39075.34
CONSERVATION AREA - C	0.22	9545.97
CONSERVATION AREA - D	0.16	6834.04
CONSERVATION AREA - E	1.48	64264.88
STORMWATER MANAGEMENT AREA	0.79	34468.92
WOODS ROAD (ROW)	1.78	77697.32
TOTAL	5.36	233352.16

WETLAND SUMMARY TABLE				
#	AREA (AC)	AREA (SF)	DESCRIPTION	PROPOSED IMPACTS
1	0.037	1593.94	ASSUMED ACOE JURISDICTIONAL	0.037 AC / 1593.94 SF
2	0.085	3694.45	ASSUMED ACOE JURISDICTIONAL	0.085 AC / 3694.45 SF
3	0.119	5195.72	ASSUMED ACOE JURISDICTIONAL	0.000 AC / 0.00 SF
4	0.359	15639.28	ASSUMED ACOE JURISDICTIONAL	0.083 AC / 3615.48 SF
TOTAL PROPOSED IMPACTS				0.205 AC / 8929.80 SF

WETLANDS IMPACTS PER LOT SUMMARY TABLE				
LOT #	LOT AREA (AC)	WETLAND AREA (AC)	EXISTING % AREA	PROPOSED % AREA
13	0.86	0.08	9.3 %	9.3 %
14	0.84	0.13	15.0 %	10.0 % ¹
15	0.93	0.13	13.9 %	10.0 % ²
16	0.74	0.02	2.7 %	2.7 %

- 0.046 AC OF WETLAND 4 IS PROPOSED TO BE FILLED IN TO MEET MINIMUM AREA REQUIREMENTS § 160-9 D.
- 0.037 AC OF WETLAND 4 IS PROPOSED TO BE FILLED IN TO MEET MINIMUM AREA REQUIREMENTS § 160-9 D.



CONCEPT PLAN FOR REVIEW

The Woods Subdivision

Clover Reach Partners, LLC

Philmont, NY

SERVICES PROVIDED IN NEW YORK BY T&B ENGINEERING AND LANDSCAPE ARCHITECTURE, P.C.

UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

MARK	DATE	DESCRIPTION
A	3/9/2022	LAND EXCHANGE CONCEPT

CONCEPT LAND EXCHANGE

SCALE: AS SHOWN

C-101.1
SHEET 1 OF 1