

ZONING BOARD OF APPEALS
PUTNAM VALLEY, NEW YORK

TM# 52-3-70

TO THE CHAIRMAN OF THE ZONING BOARD OF APPEALS:

I hereby file an appeal and make application for a variation from the requirements of the Zoning Ordinance of the Code of the Town of Putnam Valley, New York.

NAME AND MAILING ADDRESS OF APPLICANT:

Peekskill Hollow Preserve, Inc. (Michael Arrigoni)
824 Peekskill Hollow Road
Putnam Valley, New York 10579

DATE: December 29, 2025
TEL:(Home) N/A
(Work) (845) 603-6900
(Cell) (914) 469-2115

STREET & HOUSE NO.: 824 Peekskill Hollow Rd. ZONE: "C N"
Subdivision N/A Nearest Intersection Peekskill Hollow/Wiccopee/New Hill Roads
Size of Lot _____ Front(ft.) _____ Depth(ft.) _____
Type of Building Commercial Height(ft.) 23' 11" Stories Two (2)
Size of Building (Incl. proposal) _____
Location of Well: _____ GPM: _____
Location of Septic: _____ Size of Tank: _____
Size of leaching area: _____

RECEIVED

JAN 07 2026

FORMER OWNER (FROM DEED): TAC Peek Equities, Ltd.

REASON FOR REQUESTED HEARING (State clearly and completely the reason for appeal or application and description for work to use):

Proposed New Construction of Commercial/Auto Mechanic Building.

Can this project be placed anywhere else on the property so a variance is not required?: YES' _____ NO
If YES, please explain why you are not placing it in that location: _____

Name of Contractor or person responsible for work: To Be Determined
Name of Engineer (if any): N/A Name of Architect (if any): Jorge B. Hernandez, R.A., A.I.A.

Has any prior application or appeal been filed with this Board? YES _____ NO
If YES, give date and decision: _____

Name and address of attorney or representative, if any: None Required At This Time

Is the property within 500 feet of the following:
State or County Highway? No County or Town Line? No
Parkway? Public Lands or Parks? No

Is any portion of the property within: Wetland Area? Flood Zone? _____

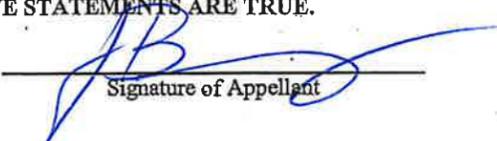
Has a Court Summons been served relative to this matter? No
Has a VIOLATION been served relative to this matter? No
Has a STOP WORK ORDER been served relative to this matter? No

I, the applicant, hereby give permission for an on-site inspection by the Zoning Board of Appeals or Town Planner at any reasonable hour of the day (including Saturdays and Sundays)

I, the applicant, have acknowledged and read the attached brochure "DEFINITIONS OF, AND GROUNDS FOR, AREA AND USE VARIANCES UNDER NEW YORK STATE LAW"

I, THE APPLICANT, AM IN COMPLIANCE WITH SECTION 55A-4 OF THE TOWN LAW, PARAGRAPHS B & C (HOUSE NUMBERING)

APPELLANT DEPOSES AND SAYS THAT ALL THE ABOVE STATEMENTS ARE TRUE.


Signature of Appellant

Michael Arrigoni
824 Peekskill Hollow Road
Putnam Valley, New York 10579
Phone: (914) 469-2115
Email: ArrigoniMike@gmail.com

December 30, 2025

Mr. William Maskiell, Chairman
ZONING BOARD of APPEALS
Town of Putnam Valley
265 Oscawana Lake Road
Putnam Valley, New York 10579

Re: 824 Peekskill Hollow Rd., Putnam Valley
(S/B/L: 52.- 3 - 70, Zoning District: " CN ")

Dear Mr. Maskiell,

As it relates to the aforementioned property location, please be advised that we have retained the services of ARQ Architecture, P.C. to assist with the application for the proposed construction of a new Commercial/Auto Mechanic Facility located on the property.

It is with our full knowledge and approval that they submit any and all related application(s) and related documentation required/requested by the Town Board(s) and are aware of the application being presented to the Zoning Board this evening.

Should you have any further questions, please contact me at your earliest convenience at the number or email address indicated above.

Sincerely,



Michael Arrigoni
Property Owner

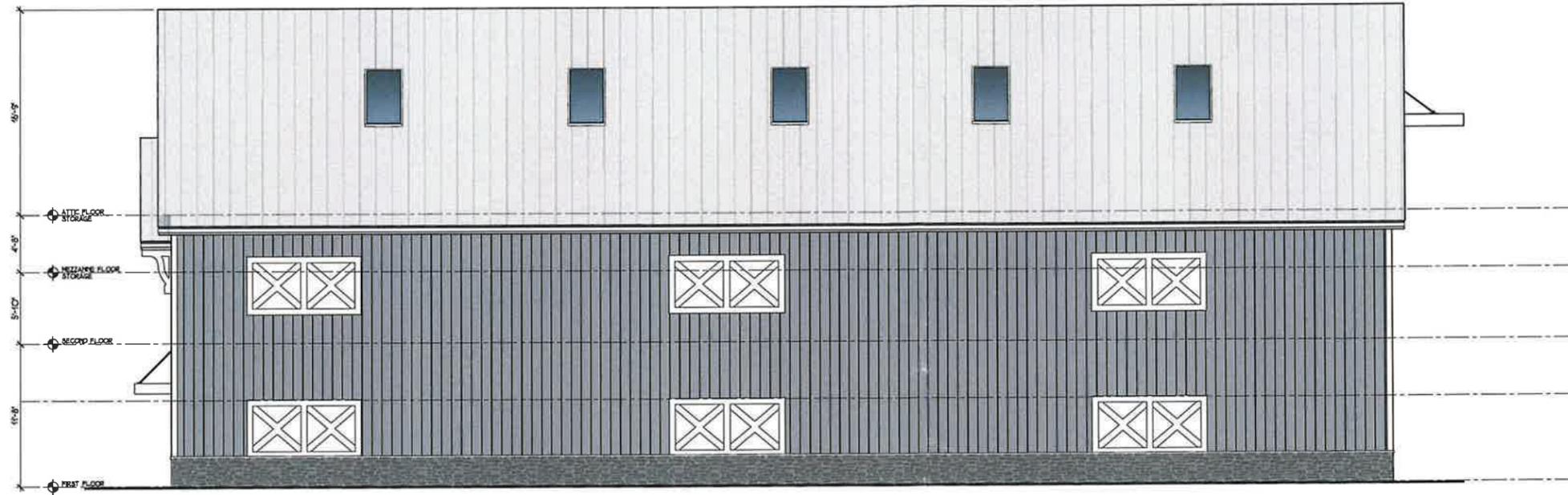
Cc: Jorge B. Hernandez, R.A, A.I.A.
ARQ Architecture, P.C.
100 Executive Boulevard, Suite 204
Ossining, New York 10562



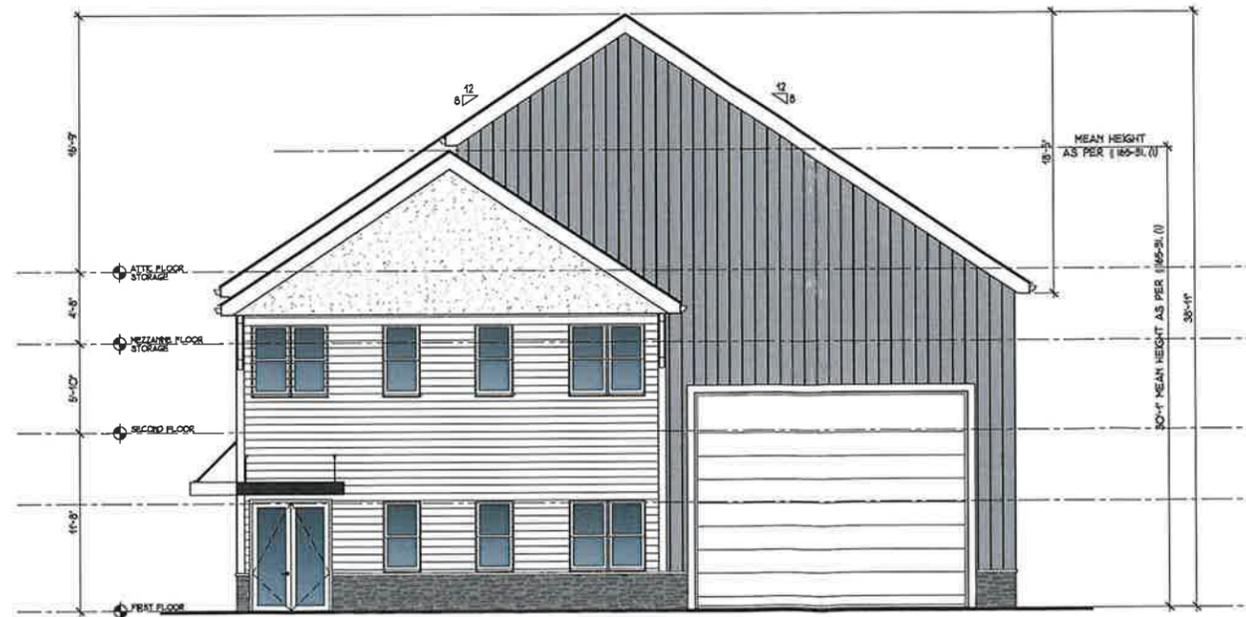
100 EXECUTIVE BLVD, SUITE 204
 OSSINING, NY 10582
 845PC-0011
 PHONE: (914) 844-3377
 FAX: (862) 587-8249

JORGE B. HERNANDEZ R.A., A.I.A.
 LICENSE NUMBER: 030424-1
 CERTIFICATE NUMBER: 2323601

REVISIONS	DATE	BY
23A COMMENTS	1/7/2025	ARQ
23D COMMENTS	1/9/2025	ARQ



PROPOSED FRONT ELEVATION 3/16" = 1'-0"



PROPOSED LEFT ELEVATION 3/16" = 1'-0"

DRAWING TITLE:

PROPOSED ELEVATIONS

PROJECT:
 PROP. SECURE VEHIC. STORAGE BUILDING @

PROJECT ADDRESS:
 824 PEEKSKILL HOLLOW RD.
 PUTNAM VALLEY

NYS EDUCATION LAW

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF ARQ ARCHITECTURE P.C. WHETHER THE PROJECT FOR WHICH IT IS MADE IS EXECUTED OR NOT. THIS DRAWING SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING WITH ARQ ARCHITECTURE P.C. REPRODUCTION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSIDERED AS PUBLICATION IN DEVIATION OF THE RIGHTS OF ARQ ARCHITECTURE P.C. REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THIS DRAWING BELONGS TO ARQ ARCHITECTURE P.C. WITHOUT PREJUDICE, NO MODIFICATIONS TO THIS DRAWING IN ACCORDANCE WITH THE NYS EDUCATION LAW.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL TO ALTER AN ITEM BY ANY MEANS, IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SEAL & SIGNATURE



DATE: 1/29/2025
 PROJECT NO: 24-195
 DRAWING BY: ARQ
 CHECKED BY: JBH

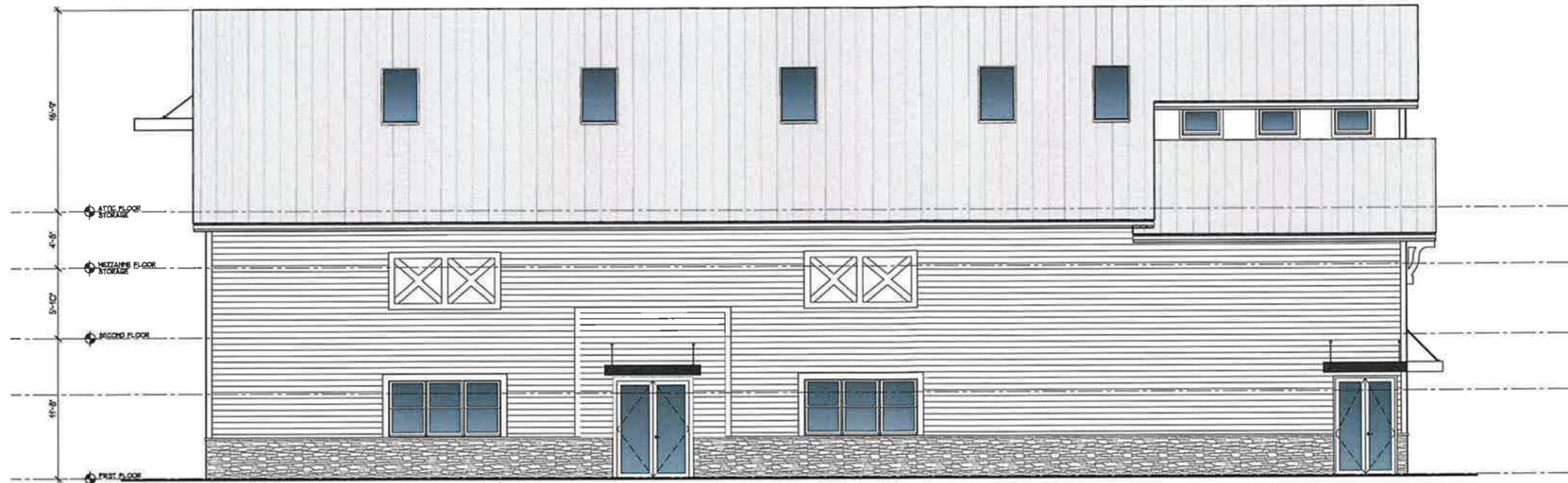
DWG. NO: A-200



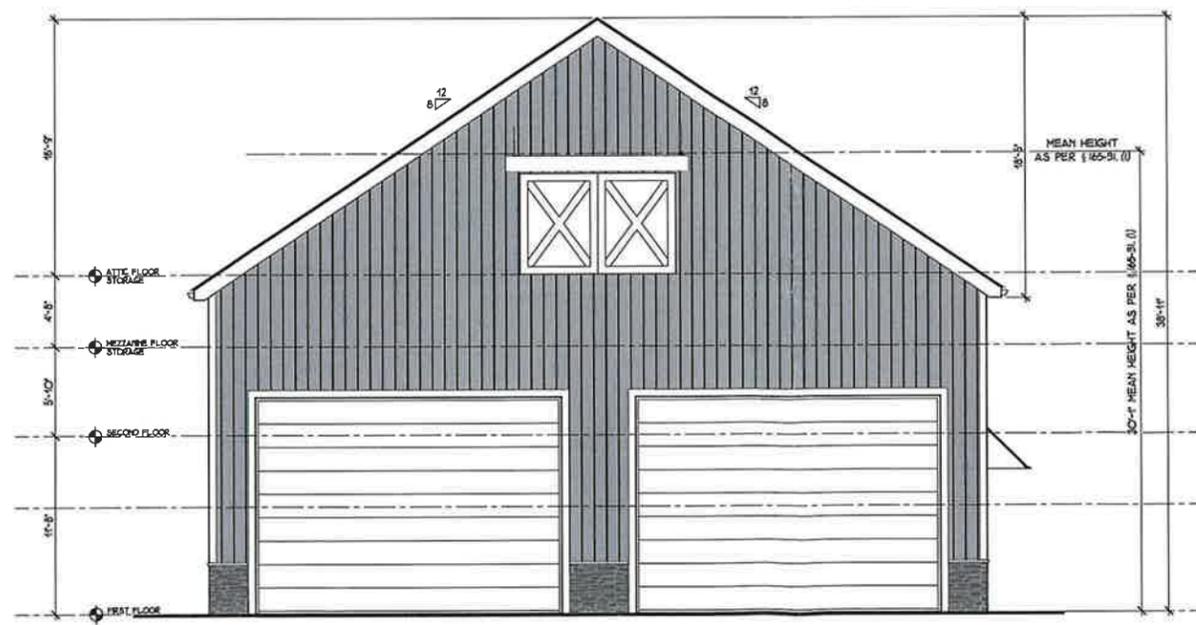
100 EXECUTIVE BLVD, SUITE 204
 OSSINING, NY 10582
 (914) 944-3377
 PHONE (914) 944-3377
 FAX (914) 587-8248

JORGE B. HERNANDEZ R.A. A.I.A.
 LICENSE NUMBER: 030424-1
 CERTIFICATE NUMBER: 2323801

REVISIONS	DATE	BY
ZSA COMMENTS	1/7/2025	ARQ
SD COMMENTS	1/9/2025	ARQ



PROPOSED REAR ELEVATION 3/16" = 1'-0"



PROPOSED RIGHT ELEVATION 3/16" = 1'-0"

DRAWING TITLE:
 PROPOSED ELEVATIONS

PROJECT:
 PROP. SECURE VEHIC. STORAGE BUILDING @

PROJECT ADDRESS:
 824 PEEKSKILL HOLLOW RD.
 PUTNAM VALLEY

NYS EDUCATION LAW
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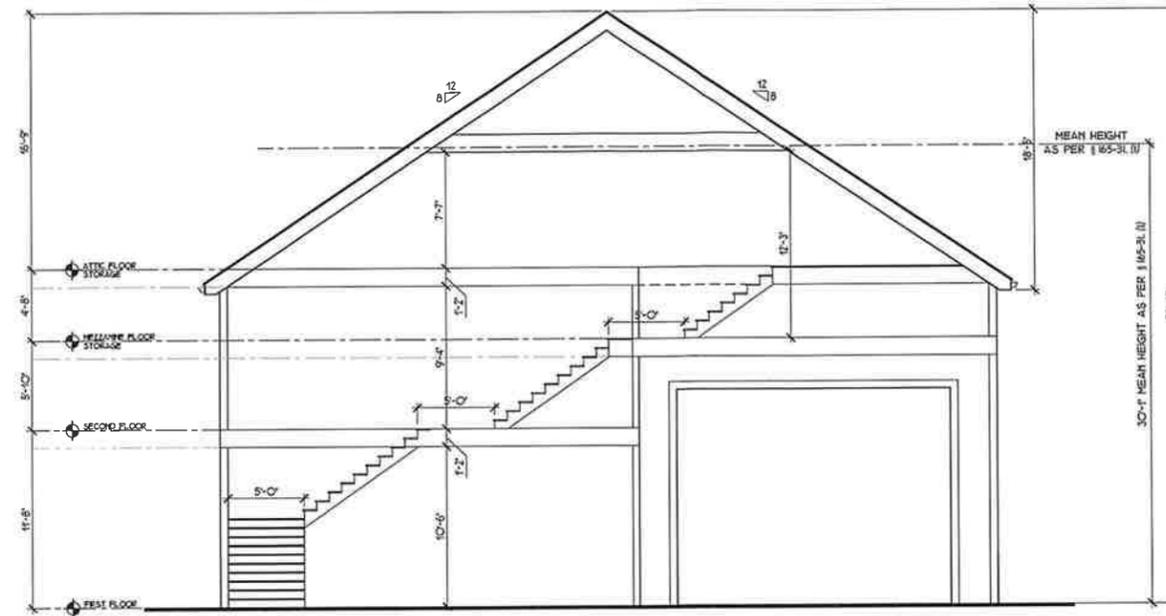
SEAL & SIGNATURE



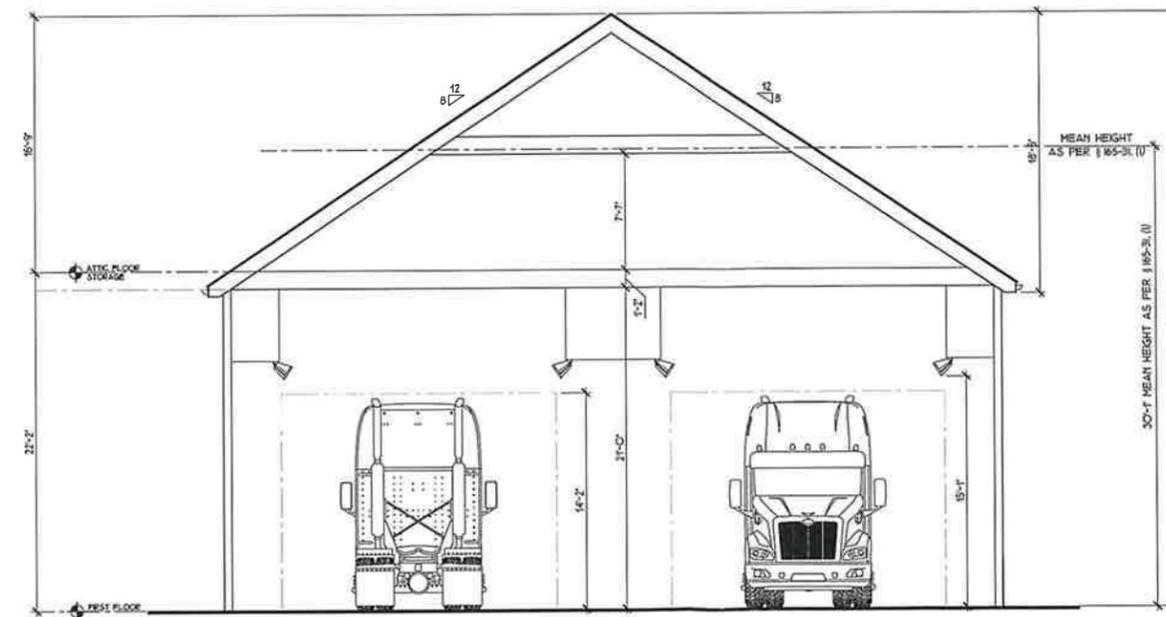
DATE: 1/29/2025
 PROJECT NO: 24-195
 DRAWING BY: ARQ
 CHECKED BY: JBH

DWG. NO: A-201

REVISIONS	DATE	BY
ISA COMMENTS	1/7/2026	ARG
SD COMMENTS	1/9/2026	ARG



PROPOSED SECTION A-A 3/16" = 1'-0"



PROPOSED SECTION B-B 3/16" = 1'-0"

DRAWING TITLE:
 PROPOSED SECTIONS

PROJECT:
 PROP. SECURE VEHIC.
 STORAGE BUILDING @

PROJECT ADDRESS:
 624 PEEKSKILL
 HOLLOW RD.
 PUTNAM VALLEY

NYS EDUCATION LAW
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DATE: 1/29/2025
 PROJECT NO: 24-195
 DRAWING BY: ARG
 CHECKED BY: JBH

DWG. NO: A-202



SECTION 239 CASE REFERRAL

Case Received: 5-27-2025 Report Required: 6-27-2025 Completed: 5/29/2025

Application Name: Arrigoni/City Wide Auto Referral #: 25-PC-53

TOWN: Carmel: [] Philipstown: [] VILLAGE: Brewster: []
Kent: [] Putnam Valley: [X] Cold Spring: []
Patterson: [] Southeast: [] Nelsonville: []

Referred by: PB: [X] ZBA: [] Town Board: [] Historic District Review Board: []

Location of Project: 824 Peekskill Hollow Rd

Present Zone: CN Tax Map #: 52.-3-70

Type of action: Variance: [] Zoning Ordinance: [] Master Plan: []
Subdivision: [] Special Use Permit: [X] Subdivision Regulations: []
Site Plan: [X] Rezoning: [] Certificate of Appropriateness: []
Zoning Amendment/Interpretation: []

DECISION BY COUNTY:

Approved as Submitted: [X] Modification: [] Disapproved: []

Basis for Decision Other than Approval:

Reviewed by: Barbara Barosa Barbara Barosa, AICP, Commissioner
(Signature) (Name & Title)



January 7, 2026

Mr. William Maskiell, Chairman
ZONING BOARD of APPEALS
Town of Putnam Valley
265 Oscawana Lake Road
Putnam Valley, New York 10579

RECEIVED

JAN 07 2026

ZONING BOARD OF APPEALS

RE: 824 Peekskill Hollow Rd., Putnam Valley
(S/B/L: 52. - 3 - 70, Zoning District: " C N ")

Dear Mr. Maskiell & Honorable Members of the Zoning Board of Appeals,

As it relates to the aforementioned property location, we appear before the Board this evening on behalf of our Client, *Mr. Michael Arrigoni*, Owner of a +/- 1.3 Acre property located at 824 Peekskill Hollow Road, within the "C N" Neighborhood Commercial District.

The new Building will include a Mezzanine Level for Customer Service, and the Main Garage. The Proposed 1st floor will accommodate office space for Owner/Management, as well as a small computer room for CCTV monitoring equipment, and a bathroom.

The Property is bounded by the Peekskill Hollow Creek to the South, and Peekskill Hollow Road on the Northern side of the Property. Our Proposal, to add a 100' x 51' secure vehicle storage building on the Site is constrained by the proximity of Peekskill Hollow Creek, and the lot geometry. The best location for the proposed structure adjacent to Peekskill Hollow Road, and would require relief from the front yard requirement of 25 feet, where a 5 foot Setback is proposed.

Please take into consideration that compliance with Front Yard Setback would create an unnecessary hardship for our Client. Also, the proposed location will minimize the environmental impact and would NOT cause any adverse impact on the neighborhood character.

Please accept our thanks and appreciation in advance for your time and consideration, as we look forward to the eventual approval of the proposed project. As always, should you or any of the Board Members have any additional comments, questions, and/or concerns, please feel free to contact our office at your earliest convenience.

Sincerely

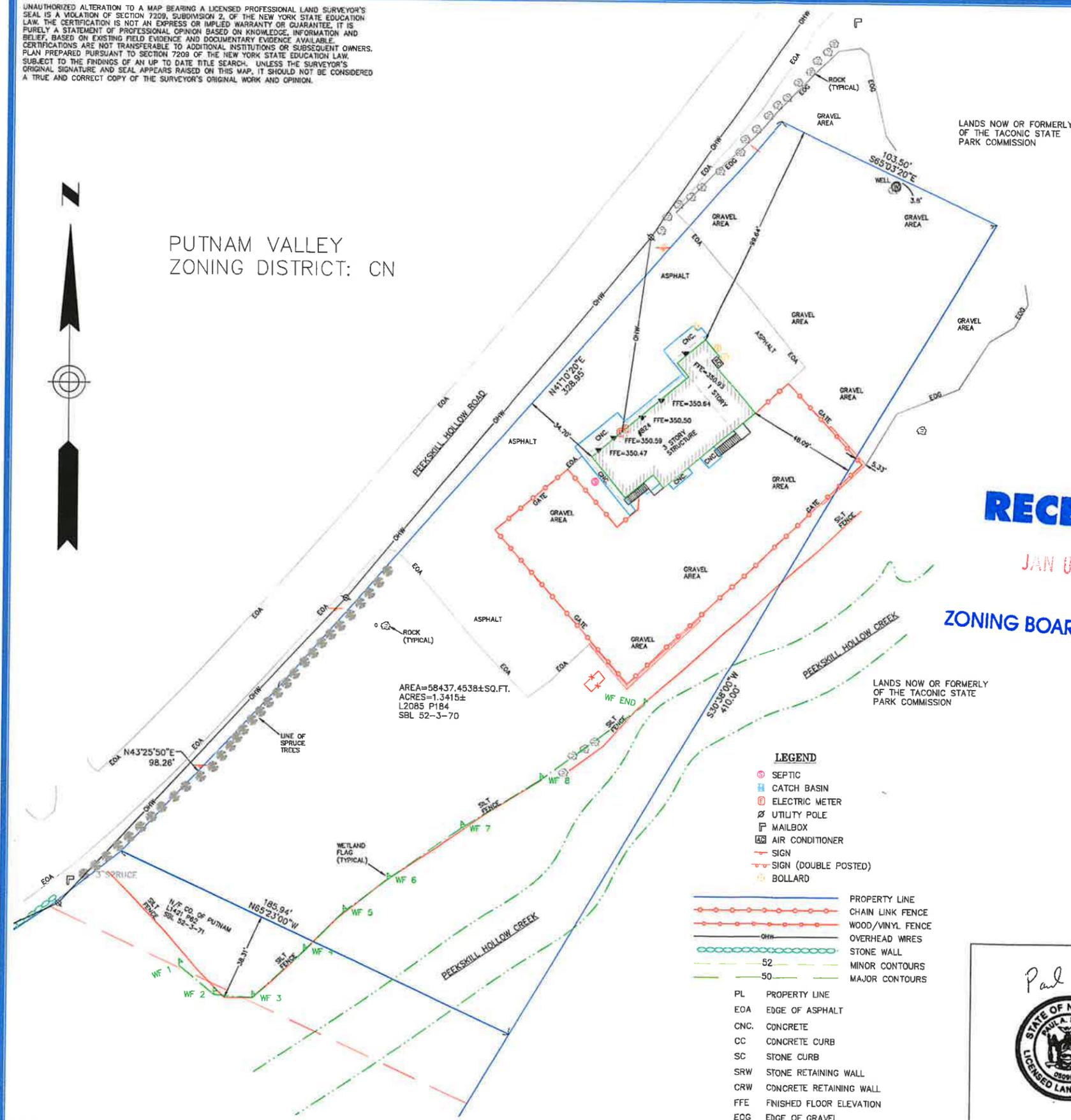
Jorge B. Hernandez, RA
President

cc: Job No.: 24-195

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THE CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE. IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. PLAN PREPARED PURSUANT TO SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, SUBJECT TO THE FINDINGS OF AN UP TO DATE TITLE SEARCH, UNLESS THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL APPEARS RAISED ON THIS MAP, IT SHOULD NOT BE CONSIDERED A TRUE AND CORRECT COPY OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.



PUTNAM VALLEY
ZONING DISTRICT: CN

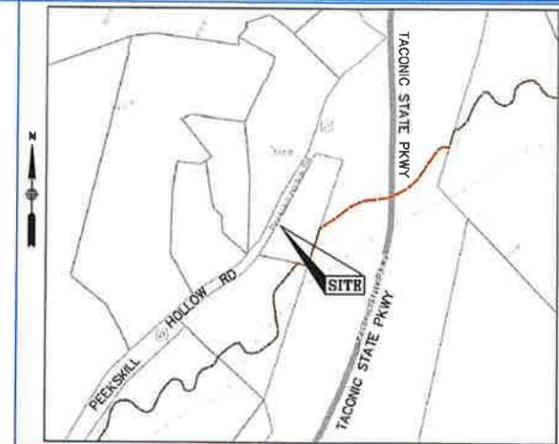


AREA=58437.4538±SQ.FT.
ACRES=1.3415±
L2085 P184
SBL 52-3-70

RECEIVED
JAN 07 2026
ZONING BOARD OF APPEALS

LEGEND

- ⊙ SEPTIC
 - ⊠ CATCH BASIN
 - ⊕ ELECTRIC METER
 - ⊙ UTILITY POLE
 - ⊠ MAILBOX
 - ⊠ AIR CONDITIONER
 - ⊙ SIGN
 - ⊠ SIGN (DOUBLE POSTED)
 - ⊙ BOLLARD
-
- PROPERTY LINE
 - CHAIN LINK FENCE
 - WOOD/VINYL FENCE
 - OVERHEAD WIRES
 - STONE WALL
 - S2 MINOR CONTOURS
 - S0 MAJOR CONTOURS
-
- PL PROPERTY LINE
 - EOA EDGE OF ASPHALT
 - CNC. CONCRETE
 - CC CONCRETE CURB
 - SC STONE CURB
 - SRW STONE RETAINING WALL
 - CRW CONCRETE RETAINING WALL
 - FFE FINISHED FLOOR ELEVATION
 - EOG EDGE OF GRAVEL



LOCUS MAP
(N.T.S.)

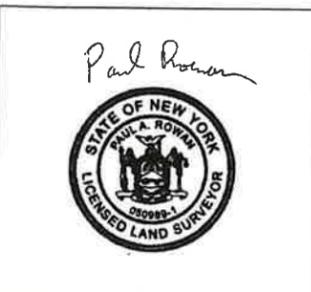
SURVEY NOTES

1. THIS PLAN WAS PREPARED FROM AN ON THE GROUND FIELD SURVEY CONDUCTED BY RLS ON SEPTEMBER 20, 2024 AND ON THE FOLLOWING DATUM—
MERIDIAN: L2085 P184
HORIZONTAL: ASSUMED
VERTICAL: SCALED AS PER NGS QUADRANGLE MAPPING
 2. REFERENCES
STREET NAMES, R.O.W. WIDTHS, PROPERTY IDENTIFICATION NUMBERS, OWNER NAMES, EASEMENTS, AND ANY ADDITIONAL INFORMATION SHOWN HEREON ARE REFERENCED FROM THE FOLLOWING MAPS AND DOCUMENTS—
A. LAND CONVEYED TO PEEKSKILL HOLLOW PRESERVE, INC BY DEED BOOK 2085 PAGE 184, FILED IN THE PUTNAM CO. CLERK'S OFFICE ON JULY 26, 2016.
 3. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE INFORMATION SHOWN HEREON. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AND ACCURATE AND CURRENT TITLE REPORT.
 4. THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION.
 5. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT. [OR] WERE LOCATED AS MARKED AT THE TIME OF THE SURVEY.
 6. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
- CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. THIS PLAN NOT VALID UNLESS ORIGINAL STAMP AND SIGNATURE OF A LICENSED SURVEYOR ARE LOCATED HEREON.
8. OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES ARE SURVEY REFERENCES ONLY, AND NOT INTENDED TO MONUMENT THE PROPERTY LINES, NOR ARE THEY TO BE USED IN OR GUIDE CONSTRUCTION OF ANY TYPE.

TOPOGRAPHY SURVEY
824 PEEKSKILL HOLLOW ROAD
PUTNAM VALLEY & CARMEL, NEW YORK
PREPARED FOR
CITYWIDE AUTOMOTIVE & TOWING

ROWAN LAND SURVEYING, PLLC

330 OLD ALBANY POST ROAD
GARRISON, NY 10524
914 815 3986
rowanlandsurveying@outlook.com



Drawn By PR	Date SEPTEMBER 25, 2024	Job No. 024-096
Surveyed By PR	Scale 1" = 30'	Sheet No. 1 OF 1

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

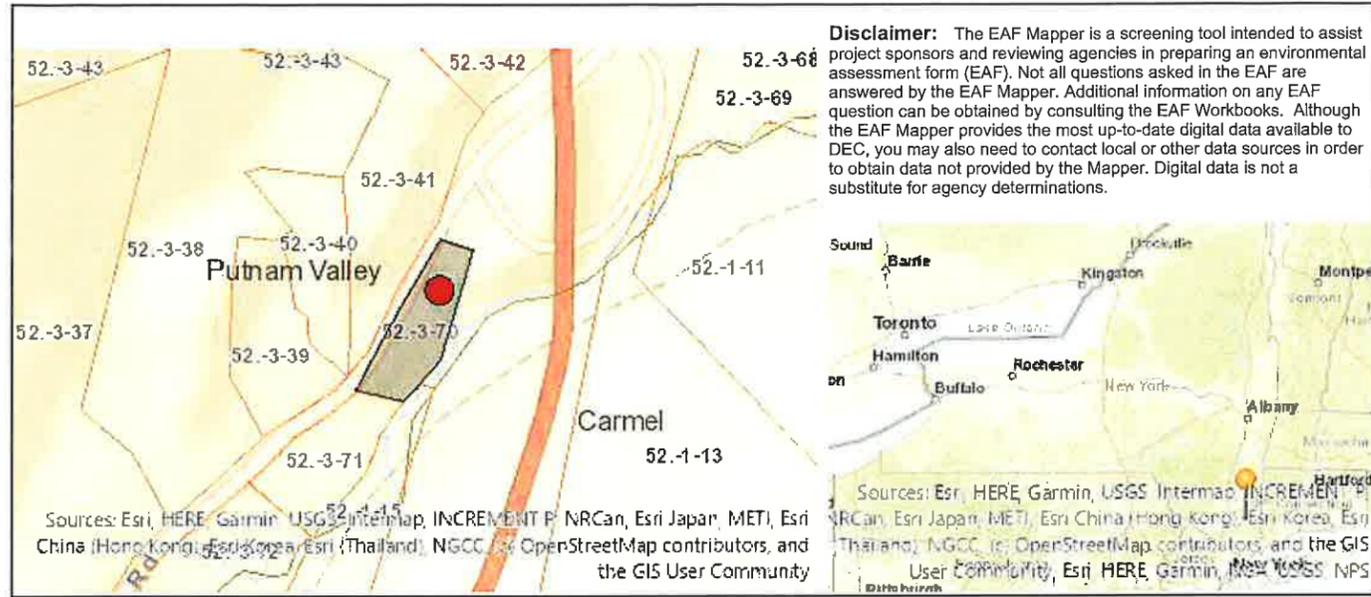
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Arrigoni Development			
Name of Action or Project:			
824 Peekskill Hollow Road, Putnam Valley			
Project Location (describe, and attach a location map):			
824 Peekskill Hollow Road, Putnam Valley (Nearest Intersection/Cross Street = Peekskill Hollow Rd/Wiccopee Rd/New Hill Road)			
Brief Description of Proposed Action:			
 Proposed New Construction of Commercial/Auto Mechanic Building  			
Name of Applicant or Sponsor:		Telephone: (914) 944-3377	
Jorge B. Hernandez, R.A., A.I.A.		E-Mail: rjm@arqpc.com / jb@arqpc.com	
Address:			
ARQ Architecture, P.C., 100 Executive Boulevard, Suite 204,			
City/PO:	State:	Zip Code:	
Ossining	New York	10562	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval: Town of Putnam Valley Planning Board - Approval Town of Putnam Valley Building Dept. - Permit		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.34 acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.34 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ (*NOTE: Peekskill Hollow Creek is located behind the property. However, the proposed work will not interfere, encroach, disturb, or effect the Creek _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Timber Rattlesnake, Norther...	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
Storm Water run-off and/or discharge will be directed to existing Town of Putnam Valley Storm Drainage System.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Jorge B. hernandez, R.A., A.I.A. (SPONSOR)</u> Date: <u>April 1, 2025</u> Signature: <u><i>Jorge B. Hernandez, R.A.</i></u> Title: <u>President</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Timber Rattlesnake, Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

Town of Putnam Valley Planning Board

265 Oscawana Lake Road

Putnam Valley, New York 10579

To Whom it may concern,

If you're Putnam Valley resident, then you know what a special melting pot of family and community orientated people live in this jewel of Putnam County. Putnam Valley, a town so special even celebrities come to seek peace and serenity.

I am a third generation, 44-year resident of this beautiful town. I can spot a staple of our community from a mile away. For example, staple businesses such as the post office, the pharmacy and the Putnam Valley Market. Citywide automotive is no exception and should be added to the list.

My beautiful family and I currently live on Peekskill Hollow Road, and we have had the pleasure of Citywide automotive providing service to all our immediate family 's vehicles. Not only are Citywide and its employees easy to do business but the shop itself is in a prime location next to the TSP.

Citywide has really done well cleaning up that location, added trees and provided a nice esthetic to the immediate area. They have cleaned and maintained and improved the property visually.

As I had mentioned, Citywide Automotive is a staple in the Putnam County community. They serve the community in many ways. Not only does Citywide service personal vehicles. Citywide also troubleshoots and repairs a wide variety of our first responder and essential vehicles. It's comforting knowing that these vehicles are repaired in town, bringing commerce and keeping in line with shop Putnam, supporting our small business economy.

The emergency vehicle list is quite extensive for local first responders. That list ranges from but not limited to: Putnam County Sheriff, Carmel PD, Kent PD, Putnam Valley Volunteer Fire Department and Putnam Valley Ambulance, Corps., Mohegan Lake Fire Department and Mohegan Lake Ambulance Corps., Yorktown Fire Department, the USPS post office and the UPS.

Not only do they provide to the emergency service agencies, but Citywide themselves are first responders. Twenty-four hours a day, seven days a week, Citywide is out in all weaher

conditions removing damaged vehicles from the Taconic state parkway. They cover the territory from route 301 to route 100. Let's be clear, route 301 to Bryant pond rd is one of the most hazardous sections of road in New York State. Clearing stopped vehicles in these locations is no easy task. It takes a skill set and steadfast determination that most of us could never master.

Citywide is proposing to build a storage facility. This facility will allow them to grow properly and continue to provide service to their customers while keeping the property aesthetically clean.

The storage space that city wide is planning on building would be an asset not only to them but the community. This would allow them to continue providing service and store their equipment. Equipment that plays vital roles in servicing the residents and first responders alike.

Please allow citywide to create storage facilities they are requesting so they can continue to help our community.

Thank you,



Anthony Proetta Jr.

811 Peekskill Hollow Road

Putnam Valley, NY 10579