

December 2015

Large Development Projects Report



Prepared by the
Putnam County Department of Planning,
Development & Public Transportation

Overview

The Large Development Projects Report has been prepared by the Putnam County Department of Planning, Development & Public Transportation. It provides a compilation of pending and recently approved large development projects within Putnam County that have not been constructed yet. The report was prepared with the hope of fostering a greater understanding of development activity throughout the region. The intent is also to provide a greater awareness of potential cumulative impacts to land use, environmental resources, economic development and transportation from proposed development activity throughout the county.

In order to focus on projects that may have a significant impact on the area, only projects meeting specific criteria were considered for this report. The criteria for inclusion included:

- all pending or recently approved site plan and subdivision applications that were greater than 10 or more residential dwelling units; and/or
- 10,000 square feet or more of non-residential gross floor area.

Information provided on each project includes: the project name; location of project or access road; parcel identification number; current status before the Board, and a description of the project including the proposed square feet of project or number of residential units.

To gather the data for this report, a letter was sent to each municipal planning board (all 6 towns and 3 villages) requesting a list of active projects meeting the above criteria. Information was also gathered by a review of County files including 239 municipal zoning referrals and SEQR referrals. Other sources included a review of local municipal Planning Board agendas and minutes. This report may not include all projects; it is a compilation of information from various sources and may not be complete or reflect the most recent activity on a project.

Table 1
Summary of Large Development Projects by Municipality
Through December 2015

Municipality	Residential		Non-Residential		Total # of Projects
	# of Projects	# of Units	# of Projects	# of Square Feet	
Villages					
Brewster	0	0	0	0	0
Cold Spring	1	58	1	32,500	1***
Nelsonville	0	0	0	0	0
Towns					
Carmel	9	968	5	1,015,608	13***
Kent	1	10	1	35,200	2***
Patterson	2	101	5	579,260	7
Philipstown	2	82	2	46,876	4
Putnam Valley	0	0	0	0	0
Southeast	2	173	5	451,500	7
Total	17	1,392	21	2,160,944	34***

*The residential uses include single-family residences, townhouses, condominiums or cooperatives, apartments, mobile homes, senior and affordable housing.

**Non-residential uses include retail/restaurant, office, industrial uses, hotel/motel, recreation, infrastructure, hospital/medical, assisted living, nursing homes, and public/institutional uses.

*** Three projects listed contain both residential and non-residential components, but only involved one application to the Planning Board. These projects were only counted as one project in the total, but shown under both the residential and non-residential columns. Additionally, one project, Patterson Crossing, spans two municipalities, but is only listed under the Patterson totals in this table since most building would occur in that municipality, thereby avoids being doubly counted in the tally. However, it is shown on the Kent table, Table 4, below.

Village of Brewster

No activity. However, a building moratorium was established in 2013 while the Village undergoes an update to its Comprehensive Plan and zoning update, with the goal of revitalizing and redeveloping its Main Street corridor. This planning effort may significantly affect development within the Village in the future. For more information on the Brewster Redevelopment efforts, please view the Village of Brewster website at: <http://www.brewstervillage-ny.gov/> .

**Table 2
Village of Cold Spring
Recently Filed Applications and Approved Large Development Projects**

Map #/ Project Name	Location	Tax Parcel Reference #	Parcel Size (In Acres)	Status with Planning Board	Project Description
1. Butterfield Redevelopment	NYS Route 9D and Paulding Avenue	49.5-3-45	7.21	Approved, under construction.	Redevelopment of site to include 15,000 square foot office/retail building, 17,500 square foot office/retail building, 55 market-rate condo units (senior housing) with 1 superintendent unit, and construction of resident community center. Lahey Pavillion, 11,500 square foot building, to continue use as medical office building. Also to include subdivision for 3 single-family homes along northern portion of Paulding Avenue.

Village of Nelsonville

No activity.

Table 3
Town of Carmel
Under Review Applications and Approved Large Development Projects

Map #/ Project Name	Location	Tax Parcel Reference #	Parcel Size (In Acres)	Status with Planning Board	Project Description
2. Hickley Holdings LLC/ Paladin Group	39 Seminary Hill Road	55.10-1-1 & 55.10-1-1,3	49.9	Approved	50,000 square foot office building
3. Carmel Centre Senior Housing – Lot 5	Terrace Drive	55.14-1-11.1	27.37	Under construction	81 units of senior housing
4. Carmel Centre Senior Housing – Lot 3	Terrace Drive	55.14-1-11.3	13.91	Under construction	23 units
5. Tompkins Recycling	60 Old Route 6	55.11-1-15	2.58	Approved	20,000 square foot building
9. Swan Cove	628 Route 6	76.5-1-49	6.744	Approved	10 residential units
10. Yankee Land Development	Piggott Road, Bayberry Hill Road & Owen Drive	76.15-1-12	112.7	Preliminary subdivision plat approved	14 lot residential subdivision
11. RPK Precision Homes	Seminary Hill Road & Mechanic Street	55.-14-5.1, 5.2, 5.3, 5.4, 5.5 & 55.10-1-23, 24, 25	5.98	Under construction	50 attached senior units
12. Old Forge Estates	Baldwin Place Road, Opposite Mahopac Schools Campus	75.-15-1-19	39.92	Approved	10 lot residential subdivision
13. Parkash Estates, LLC	870 Route 6	65.-13-1-54	0.74	Approved	10,304 square foot commercial building
14. Gateway Summit – Lot 1/ Staybridge Suites Hotel & Banquet Center	2054 Route 6	55.-2-24.1	11.81	Approved	10,304 square foot 123 room, 4-story hotel
15. Gateway Summit – Lot 6	Route 6	55.-2-24.6	29.35	Approved	150 units of senior housing
16. The Fairways – Lot 7	Route 6	44.-2-1.1 & 1.2	---	Approved	150 units of senior housing
17. Union Place	Route 6	86.6-1-4; 86.11-1-1; & 75.19-1-1.12	300	Under review by Planning Board	575,000 sf of retail, 480 housing units, 350,000 sf office space, and 90 room hotel

Table 4
Town of Kent
Under Review and Recently Approved Large Development Projects

Map #/ Project Name	Location	Tax Parcel Reference #	Parcel Size (In Acres)	Status with Planning Board	Project Description
20. Hilltop Estates Subdivision	Peckslip Road	12.1-1-38 & 42	48.46	Under review by Planning Board	10-lot residential subdivision, with 1 commercial lot, for a one 2 story, 20,000 square foot office/commercial building
22. Patterson Crossing	NYS Route 311 and intersection of I-84	22-2-47, 22-2-48	16.3 (of 90.46 total acres, also located in Patterson)	Approved	382,560 square foot retail center, with management and meeting space, a substation for the Putnam County Sheriff's Dept, and 28,000 square foot garden center
23. Route 311 Plaza	NYS Route 311 & Old Ludingtonville Road	22.-2-17	2.72	Approved	15,200 square foot retail center

Table 5
Town of Patterson
Under Review and Recently Approved Large Development Projects

Map #/ Project Name	Location	Tax Parcel Reference #	Parcel Size (In Acres)	Status with Planning Board	Project Description
24. Patterson Crossing	NYS Route 311 and intersection of I-84	22-3-1, 33-2-23, 24-2-3	74.1 (of 90.46 total acres also located in Kent)	Approved	382,560 square foot retail center, with management and meeting space, a substation for the Putnam County Sheriff's Dept, and 28,000 square foot garden center
25. Fox Run Estates	215 Bullet Hole Road	34.-3-22	44.1	Under review by Planning Board	Proposed 80 unit "Active adult" residential community
26. Ice Pond Estates	272, 372 Ice Pond Road	34.-5-12, 34.-5-9	136.89	Approved	21 lot residential subdivision
27. Flex Building	2160 Route 22	35.-5-31	17.02	Approved	68,900 square feet flex building suitable for professional office, warehouse, light manufacturing, R & D.
48. South Patterson Business Park West	2067 Route 22	35-4-63.2	39.26	Under review by Planning Board	36,800 sf, 2 story warehouse/office building
49. Black Birch LLC	56 Commerce Drive	34-3-58	2.5	Under review by Planning Board	30,000 sf commercial building
50. White Birch LLC	35-37 Commerce Drive	23.-2-10	10	Under review by Planning Board	33,000 sf commercial building

Table 6
Town of Philipstown
Under Review and Recently Approved Large Development Projects

Map #/ Project Name	Location	Tax Parcel Reference #	Parcel Size (In Acres)	Status with Planning Board	Project Description
29. 20 Hudson Highlands Reserve/ Horton Road LLC	NYS Route 9, Horton Road & East Mountain Road North	1.-17-76.11 & 39; 1.-17-77.2	185.21	Under review	28-lot residential conservation subdivision with equestrian center
28. Glassbury Court (a.k.a. Quarry Pond)	NYS Route 9	16.-1-38	38.91	Approved, under construction	54 single-family homes in Adult Active community
32. Olspan, LLC	2700 NYS Route 9	38.3-24.2	5.0	Approved 3/14; Amended Site Plan under review	Approved 30,490 sf warehouse 3/14; 2015 review of request to increase to 31,876 sf
51. Scanga Realty Lot 4	Lady Blue Devils Lane	16.16-1-20.4	2	Approved	15,000 sf addition to existing 25,000 sf structure

Town of Putnam Valley

No activity.

Table 8
Town of Southeast
Under Review and Recently Approved Large Development Projects

Map #/ Project Name	Location	Tax Parcel Reference #	Parcel Size (In Acres)	Status with Planning Board	Project Description
35. Lyons Development	Route 6 and Starr Ridge intersection	68.-2-2	3.199	Under review by Planning Board	Construction of 14,000 2-story office/retail building
36. Southeast Plaza, LLC	3601 Route 6	68.-2-58	3.8	Under review by Planning Board	Construction of 2 story 10,000 square foot business/retail building
38. Crossroads 312	NYS Route 312 and I-84 intersection	45.2-52, 45.2-53, 45.2-54, 45.2-55, 45.2-56	51.9	Approved	Construction of 186,000 square feet mixed-use commercial, bank, restaurants, personal & professional services
39. Stateline Retail Center	US Route 6/ 202 to the east of Old Nichols Road to the west of Dingle Road and immediately north of I-84	68.0-2-48	44	Approved	184,800 sf retail center and 14,800 sf, 2-story office building
40. Fortune Ridge (a.k.a. Meadows at Dean's Corners)	150 Deans Corner Road	67.-3-79, 78.-4-78, 78.-3-28, 78.-4-77, 78.-3-29	198.39	Under construction.	162 single family homes, with horse barn facility
52. Farm to Market Road Subdivision	Farm to Market Road	45.-2-21, 45.-2-22	114.99	Approved	11 lot subdivision, including 10 building lots and 1 common lot
53. Glickenhau Private Academy	291 Deans Corner Road	78-2-25	31.5	Under review	Proposed private soccer academy with 40,500 sf building with half court field & facilities, and approx. 1,400 sf detached restaurant

CONCLUSION

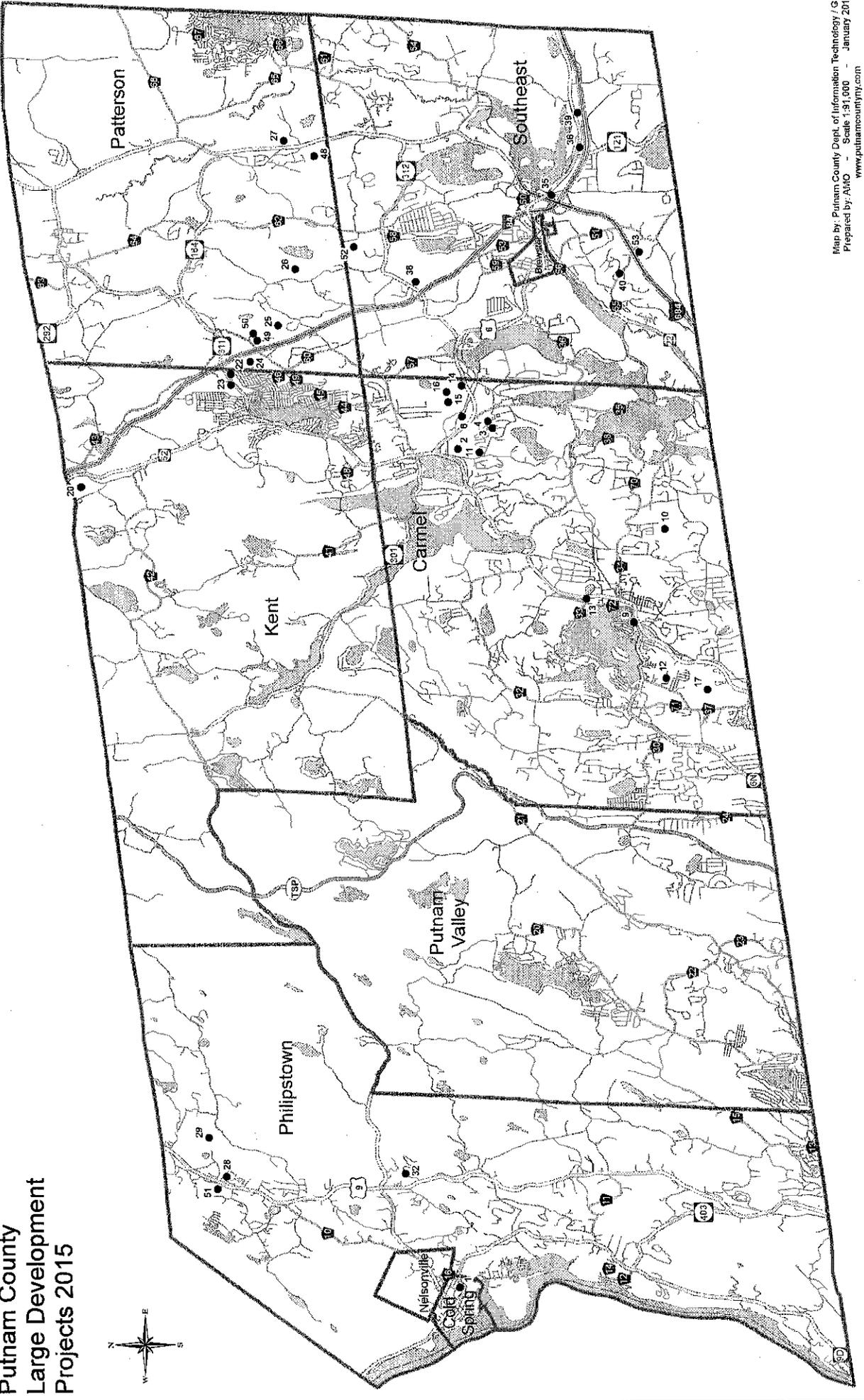
This report is a planning tool only. It is a list of large projects that are under review or have been approved by the local municipalities. Not all projects listed in this report will be constructed, or there may be additional changes to the projects before construction that is not described herein. In addition, some of the projects listed were approved several years ago but no further activity has occurred, so it is uncertain if they will ever be constructed. For the actual project status at a particular time, the local municipality that has the review and approval authority should be contacted. This report is merely intended to give government officials, the public and developers a greater understanding of development that may occur in Putnam County in the near future. It does not imply approval of these projects by the Putnam County Department of Planning.

The Putnam County IT/GIS Department prepared the maps for this report. Further information can be viewed on the specific tax parcels described in this report online at the County's website, www.putnamcountyny.com/itgis/eparcel.

It is the intent of the Putnam County Department of Planning to update this report periodically to keep it up-to-date. For more information or questions, please contact:

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Putnam County Large Development Projects 2015



2015 Large Development Map Key	
1	Butterfield Redevelopment
2	Hickley Holdings LLC/ Paladin Group
3	Carmel Center Senior Housing - Lot 5
4	Carmel Center Senior Housing - Lot 3
6	Tompkins Recycling
9	Swan Cove
10	Yankee Land Development
11	RPK Precision Homes
12	Old Forge Estates
13	Parkash Estates, LLC
14	Gateway Summit - Lot 1 / Staybridge Suites Hotel
15	Gateway Summit - Lot 6
16	The Fairways - Lot 7
17	Union Place
20	Hilltop Estates Subdivision
22	Patterson Crossing
23	Route 311 Plaza
24	Patterson Crossing
25	Fox Run Estates
26	Ice Pond Estates
27	Flex Building
28	Glassbury Court (aka Quarry Pond)
29	20 Hudson Highlands Reserve
32	Olspan, LLC
35	Lyons Development
36	Southeast Plaza, LLC
38	Crossroads 312
39	Stateline Retail Center
40	Fortune Ridge (aka Meadows at Dean's Corners)
48	South Patterson Business Park West
49	Black Birch LLC
50	White Birch LLC
51	Scanga Reality Lot 4
52	Farm to Market Road Subdivision
53	Glickenhau Private Academy