



Janelle Perry <jperry.olive@gmail.com>

Re: Sheldon Hill Rd

Luca Farinelli <luca@bldny.com>
To: Janelle Perry <jperry.olive@gmail.com>
Cc: Fred Perry <felix92861@yahoo.com>

Thu, Apr 25, 2024 at 12:35 AM

Dear Mrs. Perry,

Attached is the site plan showing the proposed access road, turnaround and one-family dwelling location for the Sheldon Hill Road property, as discussed. Please let me know if additional information would be helpful.

Also attached is a location plan and aerial view of the site, as well as a septic feasibility study by Medenbach & Eggers.

I have spoken with a Civil Engineer (Praetorius & Conrad, based in Saugerties) with regard to access from County Rd 2. From my conversation with the engineer, it seems that the cost of coming in from County Rd 2 would be prohibitive for a one-family dwelling alone. An initial study would require hiring a wetland specialist (we spoke with Mike Nowicki) to delineate the wetland boundary, and the engineers would need to survey the terrain and produce some schematic sketches in order for a contractor to price construction. This first step alone would be around \$10k. A ballpark estimate for construction of the road would be in the range of \$175-250/ft. Given a minimum of about 500 ft would be required to clear the wetland portion of the site and get to higher ground, access from County Rd 2, not including engineering and permitting fees, would be in excess of \$100k.

We will send out letters with our best offers to O'Connor and Boedigheimer before the end of the week. Please let me know if the ZBA will require the offer letters, or receipt of certified mail.

Please let me know if you need anything else from me at this point, and what the next steps will be.

Thank you,
Luca Farinelli

From: Janelle Perry <jperry.olive@gmail.com>
Sent: Friday, April 19, 2024 5:41 PM
To: Luca Farinelli <luca@bldny.com>
Cc: Fred Perry <felix92861@yahoo.com>
Subject: Fwd: Sheldon Hill Rd

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4 attachments

 **SHELDON HILL ROAD_AERIAL VIEW.pdf**
3803K

 **SHELDON HILL ROAD_LOCATION PLAN.pdf**
308K

 **septic pdf.pdf**
3295K

 **SH SITE PLAN_v1.pdf**
373K