

TOWN OF PHILIPSTOWN CONSERVATION BOARD  
238 MAIN STREET, COLD SPRING, NY

DECEMBER 16, 2014

**MINUTES**

The CB held its regular meeting at the Town Hall on Tuesday December 16, 2014. Mr. Lind opened the meeting at 7:30 p.m.

**PRESENT:** Eric Lind (Chairman)  
David Klotzle (Wetlands Inspector)  
Andy Galler  
Lew Kingsley  
Mark Galezo  
Max Garfinkle  
Bob Repetto  
MJ Martin  
Michael Leonard (Town Liaison)

**ABSENT:** Tina Andress- Landolfi (secretary)

RECEIVED

**HUDSON HIGHLAND RESERVE PROJECTS  
HORTON RD LLC  
PBR**

Mr. Watson was present with the applicant that is before the Planning Board seeking a Conservation Subdivision. He stated that it was a 155 acre parcel with a proposed 27 or 28 lots with a equestrian center. Mr. Watson and (UNKNOWN PERSON) explained the site constraint maps and the proposed usage. Mr. Watson also said they were in the process of dealing with Hudson Highland Land trust as well. Mr. Watson discussed the conservation easement. The developer went over his experience with development. Mr. Watson stated that Steve Coleman flagged the wetlands. Mr. Watson said that they have been to the DEC and they consented to the Planning Board being lead agency. He said they were concerned about endangered rattle snakes, and long eared bats. He said that more information would come for that. Mr. Galler said he would like to see the report. The board and applicant talked about habitat mapping. Mr. Lind said that he felt the board needed a more intimate knowledge of the parcel itself pertaining to the wildlife. Mr. Kingsley asked if these were going to primary or secondary homes. Mr. \_\_\_\_\_ stated that the idea was for them to be a second home. The board addressed steep slopes. The board was concerned with Fragmentation. The board and applicant spoke more on the property regarding concerns and ideas. Mr. Klotzle said that he would need much more information pertaining to the pond and its habitat. The applicants will attend another meeting in the future when more information is gathered addressing the boards concerns.

**BANKER, DOUGLAS                      TM# 81.-1-27                      WL-14-247  
MODIFICATION OF TWO EXISTING STRUCTURES.**

Mr. Repetto had to leave the meeting at this point, because he had a family function to attend. This application was not expected to be addressed at this meeting, but the board agreed to move forward. Mr. Hartford said that Envirostar had visited the site to inspect the oil tank. Mr. Hartford stated that he was wrong about the fiberglass tank being an oil tank. He said that it was indeed a water tank. Mr. Hartford submitted a new drawing showing the floor plan of the house, because it had been adjusted since the last meeting. Mr. Hartford said that Mr. Polhemus told him that he could break some of the rock from ledge and shift the house further towards the ledge to get it further away from the downhill slope and wetlands. (**recording Inaudible for large amount of meeting**) Environmental report about oil spill, Trench information, construction narrative, and timeline information needed for next meeting so that the board can vote. Application tabled till next meeting. More information needed.

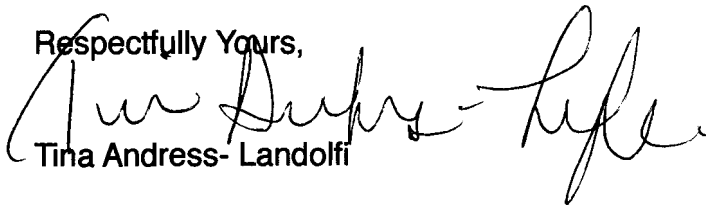
**STORM WATER DISCUSSION**

There were no items discussed.

**ADJOURNMENT**

Mr. Lind entertained a motion to adjourn the meeting. \_\_\_\_\_ made a motion to adjourn. \_\_\_\_\_ seconded the motion. All were in favor . Meeting was closed at at 9:30 pm.

Respectfully Yours,



Tina Andress- Landolfi

Note: These minutes were prepared for the Conservation