

**Philipstown Planning Board  
Meeting Minutes  
June 28, 2012**

The Philipstown Planning Board held its regular meeting on June 28, 2012 at the VFW Hall on Kemble Avenue in Cold Spring, New York. The meeting was opened at 7:30 p.m. by the Chairman, Mike Leonard.

**Present:** Mike Leonard  
Kim Conner  
Mary Ellen Finger  
Kerry Meehan  
Anthony Merante  
Neal Zuckerman  
Pat Sexton  
Stephen Gaba, Counsel

**Absent:** Ron Gainer, Engineer  
Susan Jainchill, Planner

**Minutes**

- April 19, 2012

Ms. Finger made a motion to adopt the minutes. Ms. Conner seconded the motion. The vote was as follows:

Michael Leonard	-	In favor
Kim Conner	-	In favor
Mary Ellen Finger	-	In favor
Kerry Meehan	-	In favor
Anthony Merante	-	In favor
Neal Zuckerman	-	In favor
Pat Sexton	-	In favor

**Requests for Extension**

**Wang & Ming H. Wang – Approval of 3-lot subdivision - Jaycox Road, Cold Spring, NY 10516: Third request for 90-day extension final approval**

Ms. Conner recused herself and left the table.

Mr. Watson said that they requested an extension because there was a title issue, and that was about to be cleared up.

Mr. Meehan made a motion to grant the extension. Mr. Zuckerman seconded the motion. The vote was as follows:

Michael Leonard	-	In favor
Kim Conner	-	Recused
Mary Ellen Finger	-	In favor
Kerry Meehan	-	In favor
Anthony Merante	-	In favor
Pat Sexton	-	In favor
Neal Zuckerman	-	In favor

Ms. Conner returned to the table.

**Gex – Re-alignment of property line - 24 Hummingbird Lane, Garrison, NY 10524: Third request for 90-day extension final approval**

Mr. Merante made a motion to grant the extension. Ms. Sexton seconded the motion. The vote was as follows:

Michael Leonard	-	In favor
Kim Conner	-	In favor
Mary Ellen Finger	-	In favor
Kerry Meehan	-	In favor
Anthony Merante	-	In favor
Pat Sexton	-	In favor
Neal Zuckerman	-	In favor

**Entergy – 3 Horsemen’s Trail, Cold Spring, NY 10516: Revised plans - landscape plan, lighting plan**

Ms. Finger recused herself and left the table.

Mr. Watson said that he wanted to remind the Board they are actually there for hopefully a pre-Resolution tonight. The one they talked about the least since the application was made is the re-subdivision of the Finger subdivision from the approved five lots in which three lots are already filed to a permanent three-lot subdivision. Mr. Watson said that he wanted everyone to know they were talking about the Finger subdivision as well as the Entergy site plan. He said that they submitted revised plans in response to comments received from the Board’s consultants and from the Board last month. He went over the lighting plan with the Board. Mr. Watson said that all the poles had been removed except for those in the parking lot.

Respectfully submitted,

Ann M. Gallagher

Note: These minutes were prepared for the Philipstown Planning Board and are subject to review, comment, emendation and approval thereupon.

Date approved: \_\_\_\_\_