

**Philipstown Planning Board
Meeting Minutes
August 16, 2012**

The Philipstown Planning Board held its regular meeting on August 16, 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
Ron Gainer, Engineer
Susan Jainchill, Planner

Public Hearing

- Mountain Trace (Dom and Debra Santucci)

Mr. Ron Wegner stated that this application was originally presented in February 2001 as a five-lot subdivision. At that time, they submitted and the Planning Board completed Part 2 of the EAF and a Part 3 of the EAF was completed in November 2002. After some discussions with the Board and hearing from the public, they came up with a four lot subdivision, which provided some reduction in overall disturbance. Some time passed and with some further negotiations, they are now down to a three-lot layout, which provides further reductions in overall land studies and great reductions in the export of materials from the site as compared to five lots. Mr. Wegner said that he received a copy of a letter sent to the Board from one of the neighbors and wished to address it. He went over the several points of the letter with the Board. Mr. Wegner said that there was concern about the wetlands being affected by the development, however the wetlands are essentially (inaudible) by the development, so he did not know how that was possible. He said that the neighbor also stated that (inaudible) large disturbances, however in the Part 2 of the long EAF, it's actually potentially large impacts – not large disturbances. Mr. Wegner said that some of the impacts with the five lot plan involved construction of fifteen percent slopes or greater. Mr. Wegner said that the concern with construction on the greater slopes is erosion control, as there is greater potential for sediment runoff. He said that they addressed in Lot One with overall total less disturbance is almost half of what they initially had and also greatly reducing the amount of (inaudible). Mr. Wegner said that another concern is construction on the end where bedrock is exposed. He said that the new layout allows for the access road to essentially miss the large lot outcropping that you're required to go through at fourteen percent. So the impact for construction where bedrock is exposed is almost eliminated. He said that there are rare spots where they're hitting exposed bedrock and those are very small areas. Mr. Wegner said that there was concern with regard to blasting. There is correspondence from the DEP that they were not concerned with any blasting with this development. Mr. Wegner said with regard to the concern that construction may cause siltation, they have a substantial erosion control plan. With the concern of affecting endangered species, and a previous check with the DEC indicated the nearest animal, which is a reptile, is over two miles away, and there was a plant sighting that was considered historic, that was not a concern at this point. Mr. Wegner said that there was a concern that the action may affect non-threatened species and the non-threatened species were going to have their habitat remaining. With the impact on aesthetic resources and the concern about the entrance and there being outcropping along the entrance, that is no longer the case. He said that's an impact that has been mitigated with a new layout. There was concern about noise and odor brought about by rock tipping, which will be greatly reduced if not eliminated with the new layout. Mr. Wegner said that finally with regard to precedence and public controversy, that's being addressed in this review process, which is really about the project, which will greatly reduce the impacts to the site than what was the case in the original application when these concerns were brought up. Mr. Wegner said that the last time he was in front of the Board, they discussed the differences in the layouts. The initial five-lot plan had just over six acres of disturbance, the four-lot layout was just under five and the three-lot layout is a little over three acres of disturbance, so they reduced their overall land area disturbance by about half and the amount of actual earth work being done is being reduced from almost 12,000 cubic yards of material exported to the site to just over 1200 cubic yards. Mr. Wegner

said that for drainage, they are proposing a (inaudible) swale along the length of the driveway. It will be four foot wide and six inches thick and beneath that is another two-foot deep stone trench eighteen inches wide with an underdrain that will allow for all the existing water as well as proposed, to capture and control and release to the water course at various points in a more control fashion that exists now.

Ms. Finger asked for more detail on the drainage comments.

Mr. Wegner said that there are a lot of standards that apply to a site that has over five acres of disturbance. They are down to about three, so there are certain retention quantity treatments that they do not have to follow here. Mr. Wegner said that they are providing quality treatment. He said that they are going to pave the access road. He said that on the uphill side, that is where they are going to capture the water that comes off the hill in the stone lined trench, which will allow for some infiltration as well as slow down the runoff that's coming onto the road. Mr. Wegner said that they could incorporate rain gardens.

Ms. Sexton said that she still had concern and wondered if Mr. Wegner spoke to the applicant with regard to some type of maintenance for the future. She said that there was some discussion about it.

Mr. Santucci said that the Board brought up the fact of the 17% or greater grade and if they get that, they can go further and put that in the Resolution. He said that yes, there is something they can do with the maintenance. Mr. Santucci said that he has done plenty of private roads and never had to put out any money. He asked if the money would be held in escrow, if it were something new and something that had ever been done in the town.

Mr. Gaba said that that he could not speak to Philipstown, but towns around here certainly have. He said that the money is held in escrow by the municipality just like a bond would be.

Mr. Santucci said that he was not opposed to it.

Mr. Wegner said that essentially it's a taxing district for the homes.

Ms. Sexton said that the neighbors are concerned about their well and asked if there was any guarantee if someone loses their water and if there was an insurance policy or something that covers that.

Mr. Wegner said that if there is any blasting done, there would have to be a pre-blaster and it would be done by an insured blaster. He said that it would be their responsibility to go around and check all the neighbors, wells, and conditions of joint properties beforehand.

Mr. Santucci asked Mr. Wegner who would be the closest one.

Mr. Wegner said that Mr. Koch would be.

Mr. Santucci said that the other wells would be a thousand feet away. He said that he did not think there would be blasting. He said that he had a hammer, which has no impact as far as blasting.

Mr. Merante asked Mr. Santucci if he had said in the past that he did not expect to have to do any blasting.

Mr. Santucci said right – he did not think they had to.

Mr. Wegner said that there is much less likelihood of blasting with the three-lot layout, especially with seventeen percent.

Ms. Finger asked if they knew the soil types.

Mr. Santucci said that they did some test holes.

Mr. Wegner said that he did not have the information off the top of his head, but believed that they had it on the site plan.

Ms. Finger said that she still had questions with the road or maintenance and wasn't sure if the escrow account was for the process of developing the road or the maintenance of it after the subdivision is complete.

Mr. Wegner said once it's completed.

Ms. Finger asked if there was not going to be a Homeowners Association.

Mr. Santucci said there is. He said that the Board is asking for more than that – to put out the money.

Mr. Gaba said that there are two separate...there is a drainage district that they've talked about, which deals with the drainage issues. He said that the road, however, there's no district for. Mr. Gaba said that you would need to have some sort of road maintenance agreement.

Mr. Santucci said that he has that.

Ms. Conner said that Mr. Wegner mentioned after the water went through the various drainage ditches, it would be released into the watercourse. She asked what kind of state it would be in at that point and if it would be clear.

Mr. Wegner said that the sediment should be clear.

Mr. Santucci said that's the first thing he does. Once he cuts the road in, starts putting the grass in to stabilize...once it grows, then the erosion is very minimal.

Mr. Leonard said that they actually said in the previous meeting that it's funneling all the down and obviously hugs that side of the road and then goes across and down toward the brook. So that's the travel of the water that actually does not get caught up by absorption.

Mr. Wenger agreed.

Mr. Leonard said that obviously the grade is a question that's clearly come up – the fourteen percent obviously is a discussion for the Board in regard to it being the standard and how forcible that is. He said that as he brought up, there are some single properties down the road that are higher than that. Mr. Leonard said that it appeared to him as though there are clearly more advantages with the seventeen percent versus the sixteen and asked if that was accurate. He asked if the applicant could quickly say what those are.

Mr. Wegner said that the difference between the sixteen is that there's less cut. The existing road actually hits twenty-one percent for a stretch, so they do have to cut to stay there and balance what they're doing, but overall through the site, the seventeen percent will have half the material exported from the site compared to sixteen percent.

Mr. Zuckerman asked who could do the research to find out when the Board has waived this.

Mr. Leonard said that as Ms. Sexton brought up, obviously there were some cases in the past where that was allowed, so there is some precedent for it. He said that he did not see anything that locked the Board to fourteen. Mr. Leonard said that if they get that direction from the Town Board, then they have to stay with that.

Mr. Zuckerman read a section from the code with regard to 14%. He said that it has a waiver chapter.

Mr. Leonard said yes, that's what he said. He said that he saw it as, especially with the waiver section too, that

should be causing the Board to ask and dig into for justifications beyond 14% percent. Mr. Leonard said that he didn't see it as, "well, it's fourteen and you have to cut through everything and create a tremendous disturbance to get fourteen percent", when they in essence, lose the environmental side. He said that they are going to lose, it appears, a lot more holding to the fourteen rigidly than if they had an open mind, listened, and asked for things, etc.

Ms. Montgomery suggested the Board get some of the answers possibly from the Building Department with regard to precedence that has been set.

Mr. Leonard said that just from a discussion standpoint to him, he is trying to keep a total open mind about this. He said that he lives in the neighborhood, so he too, is concerned that it is done right, however when he sees right down the street houses one after the other, building at grades almost of twenty percent, then this is a three lot. Mr. Leonard said that personally, they've gone from maybe two cars to six cars, and he did not see a tremendous difference. He said to turn around and rigidly hold fourteen, but let them, who've done it recently – they're not talking years ago, be held to those high levels.

Mr. Zuckerman said that he wanted to understand it. He said that if they've just planted the road and just did it and it's in violation, he wants to know that. Mr. Zuckerman said that Mr. Leonard said that he knew of a bunch that was twenty, but he didn't.

Mr. Meehan asked if Mr. Leonard was referring to single-family homes.

Mr. Leonard said yes.

Ms. Conner said that one of the things the Board is concerned about is the future of the road and the amount of water that's likely to come off of it in heavy storms.

Mr. Santucci said that he understood that and that is the reason why they build the roads to take up the water. He said that right now there is a private road – three or four lots, and they are over 18/20 percent grade and it's blacktopped and it's been there for twelve or fourteen years and they are not having any problem. Mr. Santucci said that you build these things nowadays to last forever.

Ms. Jainchill said that it's health, safety and welfare. That's probably the reason why it was fourteen percent. Ms. Jainchill said that one is fire truck access. She asked if the Board has had communication with them.

Several Board members said yes.

Ms. Jainchill said that the Board could ask the Fire Chief to come in.

Mr. Zuckerman said that he remembered it was all about a turnaround.

Mr. Leonard said that they did a hammerhead.

Ms. Jainchill said that the Board could ask the Fire Chief to come in and explain the fourteen and seventeen percent and why he would or wouldn't want to go that steep. She said that also, they could ask about snow removal and danger from ice. Ms. Jainchill said that the Board could check with Maintenance staff with regard to how they feel maintaining those roads. She distributed a drawing demonstrating the difference in slopes and said that for the Board to have a sense of what ten percent means, a handicapped accessible ramp is 8.33 percent.

Mr. Leonard said that he thought another important piece of this was how much distance the road is going to be.

Ms. Jainchill said that she saw the seventeen percent is for the 35-foot length. The sixteen percent would be 567 feet in length. She asked the applicant if that was altogether or it was split up.

Mr. Wegner said it was a straight run.

Mr. Meehan asked if the applicant knew what amount was over the fourteen percent.

Mr. Gainer said 430 feet.

Mr. Leonard said that his opinion is that the single homes are going higher and he understood they're under different criteria, but a driveway is a driveway is a driveway to him. It's going to have more activity, but again, as Ms. Conner raised, which was a big concern of his too, was that some development on another area away from there, which apparently wasn't done correctly, is causing flooding in low areas. So, clearly water runoff is critical. Mr. Leonard said that he believed there have been a lot of changes just in the past few months as far as the design of that, which made him a lot more comfortable.

Ms. Finger referred to the Giachinta subdivision and said that she thought he had to get a variance, and asked if the Planning Board decided to approve the over fourteen percent they would have to send it back to the ZBA.

Several Board members said no.

Ms. Sexton said that was the same thing - a grade of more than fourteen percent. She said that she did not know how many feet it was. Ms. Sexton said that was the basis for allowing the grade - so there would be less disturbance. She said that she believed that is where they are with this application. Ms. Sexton said that some of the members on the Board now were on the Board then and the Board would give due consideration to working with the grade and the applicant would give due consideration to reducing the lots. Otherwise, they would not have brought him back at all. Ms. Sexton said that as far as she was concerned, he had really come a long way to get to this.

Mr. Gaba asked the applicant if the Board were to approve a road with the grades he was asking for, he would accept a condition on subdivision approval that there would be no further subdivision.

Mr. Santucci said that the Board is asking him if he subdivided this now, and sell the house to "Joe Schmoe" and he's got fifteen acres in the back and his kid wants to move next door and he wants to come up with a subdivision...what he is going to do with that.

Mr. Gaba said that if there is a condition on the plat that says no further subdivision, so he can't subdivide it unless he comes back to the Board to get that condition waived.

Mr. Merante asked Mr. Gaba if he would have to come back anyway, as anyone who wanted to subdivide would have to come to the Board.

Mr. Gaba said he would, but the difference is you can come back and get a subdivision as of right if there's no condition. If there's a condition on it that says no further subdivision, he not only has to come back, he has to come back and get that condition removed.

Mr. Santucci said that he didn't want to sell the home with some condition on it. He said that as it is, they're asking these people to lay out money for maintenance and everything else, and now he's asking for other conditions. Mr. Santucci said that he could tell the Board that he will not subdivide it.

Mr. Merante said that the Board is always asking for constraints on an application that comes before it.

Mr. Santucci said that's fine. He said that he does not have a problem with it. Mr. Santucci said that he does not plan to subdivide it.

Mr. Gaba said that it didn't answer the question. He asked if Mr. Santucci was willing to accept the condition.

Mr. Santucci said yes.

Mr. Gaba asked if he said yes, he was.

Mr. Santucci said yes.

Ms. Conner asked if it would be impossible to access the driveway in the winter unless you have four wheel drive.

Mr. Santucci said that it would be plowed.

Ms. Conner said even if it's plowed. She said that she's lived on some pretty steep driveways and in the winter, even plowed with salt and sand, sometimes a front-wheel drive car can't make it up. So she was wondering if the applicant had any ideas about that.

Mr. Wegner said that any steep driveway may be challenging for a given car and it also depends on the condition of the car, the tires and so forth. So there may be times when with very icy conditions may not make it.

Ms. Conner asked what would happen when they start sliding back down and if it was less steep at the bottom if they could slide themselves down and not slide out into (did not finish sentence).

Mr. Wegner said absolutely – it is a requirement by the County.

Mr. Meehan said that he guessed that would suggest a guardrail along the outer side of the road then.

Mr. Wegner said yes.

Mr. Meehan asked if that would be a possibility.

Mr. Wegner said absolutely.

Mr. Meehan said all along the steep section.

Mr. Wegner said along the watercourse (pointed out on plan).

Mr. Leonard asked if there were any comments from the public.

There were no comments.

Mr. Gainer suggested the Board keep the hearing open. He said that there is still a fair bit of engineering that remains to be done and he didn't want the Board to get locked into a timeframe. Mr. Gainer said that the engineering on the drainage, they are going to seek a much clearer understanding and site-specific issues (rain gardens and sub-surface infiltration of all the impervious roofs that are being proposed). He said that the specific goal of the applicant was to try to get some understanding of whether he was going to be able to refine his drawings to a specific grade. Mr. Gainer said that if the Board is prepared to make the decision tonight, that's fine, but he wanted to make sure they didn't get locked into a timeframe because he still had to have detail discussions with the design engineer.

Mr. Wegner said perhaps the Board could waive the 62-days on it.

Mr. Santucci said that was not a problem.

Mr. Gaba said that the Board would like a letter from the applicant stating he would waive the 62-day period.

Mr. Santucci said o.k., not a problem.

Mr. Gainer said that he thought the Board had to identify tonight a percentage it would accept as a maximum grade on the roadway and then the plans can get refined.

Mr. Santucci said fine and if the Board accepts seventeen percent, then they could go further.

Mr. Gainer said right.

Mr. Leonard asked Mr. Gainer if based on what he said, the Board would be able to close the public hearing.

Mr. Gainer said yes, on the condition the Board receives the letter.

Mr. Merante made a motion to close the public hearing. Ms. Finger seconded the motion. The public hearing was closed. 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

Mr. Leonard said that he did not have a problem discussing the grade issue. He asked if any of the Board members had a problem with discussing it.

The Board agreed to discuss the matter.

Mr. Leonard asked how many members would be open under the current set-up for allowance up to seventeen percent.

Ms. Conner said that her concern was precedent and if the Board could legally say, "it's supposed to be fourteen and this other guy made concessions".

Mr. Gaba said that he thought they should talk about waivers. He said that in looking at the ODA requirements, he thought it gave some guidance. Mr. Gaba said that there are two components to granting a waiver for road grade. The first is safety – if it's not safe, the Board shouldn't grant the waiver. Mr. Gaba said that the second test is balancing – look at the good to be achieved by the action, the benefit to the applicant and weigh it against what's considered to be the detriment to the community (not per se'), but are there other options available to them which would result in less of a grade. Mr. Gaba said that precedent is the other issue that Ms. Conner raises and certainly that's a concern any time you're going to grant a waiver, but the Board has to understand that the number alone isn't something that's going to come back and haunt the Board. It doesn't mean that the next applicant who asks for seventeen percent has to be given it. He said that the Board goes through the same analysis. Mr. Gaba said that and it's only the fact that the next guy who comes along that those factors are so similar to the one granted previously that the Board can't come up with any rational reason for distinguishing them, then yes, precedent applies and the Board pretty much has to grant it.

Mr. Meehan said that also, you're going to have to have an oil truck, a propane truck, etc. going up there and he didn't know how they'd negotiate seventeen percent grades.

Mr. Merante asked how they negotiate several they have now up on East Mountain Road and Ridge Road.

Mr. Gainer said that the Board did make the referral to the Fire Department and they accepted it.

Mr. Leonard asked who agreed to the seventeen percent.

Five Board members were in favor.

Mr. Leonard asked who agreed to sixteen percent.

No Board member was in favor.

Mr. Leonard asked who agreed to fourteen percent.

One Board member was in favor.

On Board member abstained from voting.

Philipstown Square – 3176 Route 9, Cold Spring, New York 10516: Site Plan Amendment, curbing, landscape

Ms. Jamie McNiff introduced herself and stated that she thought after the last meeting, the Board needed to circulate for approval.

Mr. Gainer said that at the direction of the Chairman, he prepared a Resolution. He said that the applicant never completed all the landscaping that was proposed as part of the 2010 or 2009 approval, so it is still referenced in the Resolution. Mr. Gainer said that was the reason he left the wetlands permit text in there.

Mr. Leonard said that is really a key point – the landscaping, because they have a number of residents living behind there and there are seven months of the year they would be without the landscaping.

Ms. McNiff said that she knew he intends to install it.

Ms. Finger made a motion to adopt the SEQRA Resolution (attached). Ms. Sexton seconded the motion.

Mr. Merante made a motion to adopt the Resolution for the Negative Declaration. Mr. Zuckerman seconded the motion. The votes for both were 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

SNK Farms, Inc. – 3188 Route 9, Cold Spring, New York 10516: Minor Site Plan and Special Permit application for a change in use from self-serve carwash to oil changing service

Ms. Jennifer Reap introduced herself. She stated that in June they applied for approval of a revision to a previously approved site plan with the intention of converting the carwash into an automobile repair shop, reopening the easterly most lane of the pump island and reconfiguring the parking. Ms. Reap said that they amended the application and the site plan and there are two changes to the plan. She said that the well protection has been eliminated and they have added decorative landscaping along the westerly edge of the pavement. They have received comments from Mr. Gainer and Ms. Jainchill and have discussed them with their client. Ms. Reap said that they have been working on them and have hired a traffic engineer.

Mr. Merante said that if they can't get DOT to do something about the light, they're going to have to do something about the ingress and egress on the site. He said that they're coming off the northbound exit and are not under control of the light. Mr. Merante said that somehow they are going to have to restrict that. He said that the traffic

study on that is essential.

Mr. Meehan said that when he was up there a while back, in order for an 18-wheeler to get back in, he had to run over into Lyons' property and was there for about five minutes negotiating the 18-wheeler.

Ms. Reap said that she thought they had come up with a plan for that. She said that the plan is to go around the back and then come forward.

Ms. Jainchill said that this should be forwarded to the CAB and that's an additional fee.

Mr. Gainer said that the referral's been made.

Ms. Jainchill said another thing brought to her attention by the Building Department is that there have been ongoing changes being made to the site during this process and there hasn't been a permit for the changes. She said that the Board should make it clear that during the process of an application, the Board expects no changes to be made and if they need to make changes, they should tell the Planning Board of the change.

Mr. Leonard said that he believed the changes were occurring to the existing gas station and deli versus the carwash, so it doesn't really matter and it's still applicable.

Ms. Jainchill said that she believed so because it is changing the circulation on the site and are also changing their parking spaces, which is a part of the application.

Mr. Gainer said that during the site visit, the Board identified those changes from what actually was on the site plan proposal. He said that the Board had directed that the applicant has to resolve the issue, so it's been identified and understood that they've got issues to deal with in order to advance their application with the Board.

Mr. Leonard said that at the site visit, the owner was not very clear at all on what was happening with the actual operation, the employees, the actual flow, etc.

Ms. Reap asked to be put on the Planning Board agenda for September.

Mr. Gainer asked when Ms. Reap thought they'd have the traffic study suitable for filing.

Ms. Reap said that they are pretty much done with it. They just haven't formalized all the items. She said that Mr. Watson has been on vacation.

Mr. Gainer asked if that submittal would be in by deadline for the September meeting.

Ms. Reap said that she believed so.

Ms. Jainchill pointed out a guideline from the New York Planning Federation. She also stated that the other comment was that there is a guideline for the Route 9 Corridor also. Ms. Jainchill said that she wanted to bring up the strange issue of the barrier between the two properties and the coordination between the two properties and if there is any way to coordinate between the two property owners to make it work better for both.

Ms. Reap said that she wished to point out that the curbing is not on this property at all.

Ms. Jainchill said that she knew that, but even though it's not on their site, if no coordination can be done between the two property owners, it's still a safety hazard for their site.

Ms. Reap said that the new site plan would have where the curb cut is.

Ms. Jainchill said that now that they're going to have more cars coming through the back, they might miss that curb and run into it if there's snow there. She said that it would probably be a smart idea to put something there, whether it be a fence, etc., to point it out to the cars that are driving there.

Ms. Reap said that the Board just approved the plan next door and didn't ask them to do it.

Ms. Jainchill said that the problem was that it was approved a year ago and it wasn't something that could have been addressed in this application.

Ms. Reap asked if it was an amendment they were doing.

Ms. Jainchill said that they were amending something that was in response to a violation, so it was specific to that area.

Mr. Leonard said that the speed bump does impact both properties because it's approved for a fire, so the Board wouldn't approve on either property something structural – even parking spaces, so from that standpoint, the Board would not be able to approve something that was permanent there.

Ms. Jainchill said that even though the cause of the safety hazard is a curb that's on the other property, nonetheless, it's still a safety hazard for the business owner who's using it.

Cold Spring Fuel Corp. (Pidala Oil) – 3524 Route 9, Cold Spring, New York 10516: Minor site plan amendment to allow the installation of an 18,800 gallon propane tank

Ms. Reap said that they plan to remove the existing cylinder fill station and relocate the fence to surround the new tank. The fence will be chain link with slats for some privacy similar to the existing fencing. Concrete bollards will be put in behind the new fence. To put in the tank, they'll be removing four parking spaces. The placement of the tank takes advantage of the existing tractor-trailer movement approved on the 2003 plan. Ms. Reap said that they were hoping the Board would consider this a minor site plan amendment. The tank is about 293 square feet of building footprint and the fenced in area takes up about 875 square feet of building footprint. She said that it is well under the 3000 square feet that would trip it to a major site plan. Ms. Reap said that they received Mr. Gainer's comments and will revise the zoning chart and will remove the fill station. She said that there will be no increased occupancy or staffing because of this project.

Ms. Jainchill asked if they were showing a fence in front of it.

Ms. Reap said yes, it is a chain link fence with slats.

Ms. Jainchill asked how tall it was.

Ms. Reap said that she believed on the plan they had four feet, but the one they have up now is an eight foot fence. She said that they'd have to revise the plans to show it was eight feet.

Ms. Jainchill asked how high the fuel tank was.

Mr. Pidala said about twelve feet – on piers.

Mr. Leonard asked if the bollards were removable or permanent.

Mr. Pidala said permanent.

Mr. Leonard asked how high they would be.

Mr. Pidala said three or four feet.

Mr. Merante asked what the diameter was.

Mr. Pidala said about six inches.

Mr. Leonard asked what the distance was between each bollard.

Ms. Reap said that it only looks like a few feet. She said about six feet.

Mr. Leonard said that it has to be three feet or less to provide the protection level for a vehicle.

Mr. Meehan asked what other agencies have (inaudible).

Mr. Gaba said that he didn't think anybody else. He said that they don't need DEC or anything along those lines. Mr. Gaba said that it needs to be sent to County Planning.

Mr. Gainer said that there is a wetlands boundary that enters into the property, but he didn't know if there was any disturbances within that line.

Ms. Reap said nothing new. She pointed out to the Board where the wetlands buffer was located.

Mr. Gaba said to the applicant to check to see if they need County DOH approval.

Mr. Merante asked Mr. Pidala why he doesn't put what they're asking for there first and then future expansion up front.

Mr. Pidala said that they want to do propane before the oil.

Ms. Sexton asked if the little tank was going to have something around it.

Ms. Reap said that it was being removed.

Ms. Jainchill asked if they knew the distance between the fence and the property line when you're driving in.

Ms. Reap said it is 59.5 to the tank itself, so maybe 56 or 57. She said that it was not going to look much different than it does now. Ms. Reap said that you will see the tank above, but there is fencing (pointed out).

Ms. Sexton asked if the current tank as tall as the old one.

Mr. Pidala said the current tank is just as tall.

Mr. Gainer asked what the finished paint color would be.

Mr. Pidala said the same as tank that's there now. He said that the fence slots are gray so they'd blend it in with that.

Ms. Sexton said that it's a twelve-foot tank and an eight foot fence, so you'd still see the top.

Ms. Reap said you will see the top.

Ms. Conner asked if there was any plan for landscaping in front of the fence.

Mr. Pidala said not at this point because it's just parking and it's set back from the road pretty far.

Ms. Conner said that she saw it was not conforming to the setback (under 300 feet) and asked if it would make it any more non-conforming.

Mr. Pidala said no.

Ms. Conner said that there is no footprint under existing or proposed on the chart.

Ms. Reap said that she could get that filled out.

Mr. Gaba said that he sent the Board a memo on this and that it's pretty straight forward. He said that the only question is if there's a substantial change and putting in a big tank like that certainly constitutes a substantial change, but still thought it would be a minor as opposed to a major. Mr. Gaba said that means that they are allowed a discretionary public hearing as opposed as a mandatory public hearing.

Mr. Leonard asked the Board if there was any comment with regard to it being declared as a minor versus major. He said that obviously they are asking for a minor.

Mr. Merante said that the fact of the tank itself, he would consider minor, but the size of the tank is not so minor.

Mr. Gaba said that the way the code breaks it down is that there are minor projects, major projects and then a separate category for site plan amendments. He explained all three to the Board.

Ms. Jainchill asked how tall the building was and if it was one or two stories.

Mr. Pidala said that he would say it's about twenty feet tall.

Mr. Gaba said that it says one story on the plans.

Mr. Pidala said that it is only one story but the trucks go in the bays.

Ms. Jainchill said that down the road is Synergy Gas and she asked if the applicant's tank was smaller than that gas tank.

Mr. Pidala said that is a 30,000-gallon tank and sits up six feet on its pier. He said that his is going to sit up about three feet on the piers.

A woman (unidentified) asked what safety issues were involved in a propane tank.

Mr. Gainer said that he would want to contact DEC just to understand if there are any regulatory issues that the Board should be aware of.

Mr. Gaba said that DEC will definitely inspect the tank. They have to get it certified. He said that he did not think there was an approval beforehand to actually put it in.

Ms. Conner asked if Mr. Gainer's concern was the reaction between oil and gas.

Mr. Gainer said that he wanted to understand if that reaches a threshold that may impact layout of the site plan.

Ms. Sexton asked if something like that would be in the public's interest.

Mr. Gainer said that was another consideration the Board would want to factor into its decision – whether or not to hold a public hearing.

Mr. Gaba said that the Board would want to hold a public hearing on this. He said that they may have nobody show up, but it's the type of thing that if they don't hold a hearing, they would hear about it.

Ms. Conner asked how many houses were along the road there.

Mr. Gainer said that it's residential across the street on Mill.

Mr. Leonard said that Mr. Gainer's inquiry to the DEC would not change consideration for minor to major and asked if that was correct.

Mr. Gainer said no, he was just seeking guidance.

Mr. Gaba said that with deciding between minor and major, there is a list of about five criteria and anything over that is necessarily a major. He said that he looked at the criteria for minor projects and did not believe that it exceeded any of the criteria. Mr. Gaba read the criteria to the Board. He said that it is a minor project and doesn't affect the Board's review criteria except with regard to the public hearing.

Mr. Merante made a motion that the Board refer the application to the County (239M). Ms. Conner seconded the motion.

Ms. Sexton made a motion that the Board declare itself Lead Agency. Mr. Zuckerman seconded the motion.

Ms. Conner made a motion that the Board declare the review as a minor application. Mr. Zuckerman seconded the motion.

Mr. Merante made a motion that the Board refer the application to the CAB for comment. Ms. Finger seconded the motion.

Ms. Conner made a motion to schedule a public hearing for the next meeting. Mr. Zuckerman seconded the motion.

The votes were 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

The Board decided to schedule a site visit for Sunday, September 16, 2012 at 9:30 a.m.

County Line Equities – 1980 Route 9, Garrison, New York 10524: Site Plan Amendment

Ms. Jainchill said that she thought the Board should discuss the application. She asked if she had forwarded to all the letter she received.

Mr. Leonard said yes and asked Ms. Jainchill if she found the letter to be o.k.

Ms. Jainchill said that it was confusing. She said that she understood that Ms. Smith's point of view is the point of view of the tenant's. Ms. Jainchill said that they want to get the violation off of their shoulders and the violation was that there were too many cars on the site. She said that when they met at the site, they saw that there was a lot more wrong with the site than just the cars being in the wrong place. She said that right now, the approved site plan is totally violated all over the place. Ms. Jainchill said that she's trying to do a workaround to make this go away. She said that it might be a legal issue. Ms. Jainchill said that the next step is that the owner is going to get a violation. She said that she can't figure out a way for her to actually succeed in what she's trying to do. Ms.

Jainchill said that she thought that she could amend the site plan. She said that Ms. Smith hasn't given the Board the drawing to satisfaction. Ms. Jainchill said that she did give something last year, which was a copy of the original site plan with the proposed area to put the cars. She said that it was not at the level of detail that she would want for the Planning Board. Ms. Jainchill asked the Board members if they had an opinion on where they would go from here.

Mr. Gainer said that Ms. Smith's purpose in coming to the Board was specifically because it was directed by the Court to come back to the Planning Board to solve the violation, which was the excess cars. It's got other site plan issued, which weren't identified in the notice of violation, but they exist.

Ms. Jainchill said that she keeps coming back with sub-standard maps and it's costing her a lot of money. She said that every month, she doesn't want to bill anymore to Ms. Smith because she's not getting anywhere with what she's submitting. Ms. Jainchill said that she did not know where to go from here. She said that they did try to communicate it to her verbally and in letters.

Mr. Leonard said that it sounds like the Planning Board can't move and the Building Department has to go forward.

Ms. Jainchill said that she thought so. She asked Mr. Gaba if he had any opinion on the process.

Mr. Gaba said that he did not want to throw stones, but the plans have not been what they would expect would be approvable plans and that was not the Board's problem.

Mr. Zuckerman asked if there was an obligation to communicate directly to the owner of the property.

Mr. Gaba said that he got the impression Ms. Smith was helping or had been retained by the tenant and the tenant is the interface with the owner. He said that the owner doesn't want to know anything about it. Mr. Gaba said that in the meantime, there are all the other site plan issues, which really are on the owner.

Ms. Jainchill said that the owner is threatening to kick out the tenant because he's not on a lease – he's paying month to month, so essentially the tenant is going to lose his business.

Mr. Zuckerman asked if the violations were the tenant's or the owner's.

Ms. Jainchill said they're both.

Mr. Zuckerman explained that his point was if the owner cared enough about his/her property, maybe communication of some sort would be appropriate.

Ms. Jainchill said that she thought they were getting communicated to with fines. She said that she didn't think the Board could do anything about it.

Mr. Merante asked if the tenant got kicked out with all the cars there, they still have this problem. He asked if it accrued to the owner.

Ms. Jainchill said yes. She said that the owner is the one who is getting the violations and is making it the tenant's problem right now. Ms. Jainchill said that she did not think the tenant was responsible for the violations.

Mr. Gaba said that his broad understanding was that the tenant has all the cars on the property. The building inspector tells him he can't have them out front and will cite him. The tenant tells him they have site plan approval. The building inspector said that the site plan approval doesn't provide for this. Mr. Gaba said, so the court says to go to the Planning Board, get it straightened out and then they'll drop the charges against him and he wouldn't have to pay the fines. Then, they come before the Board and the Board finds all these other problems and if the Board is going to grant amended site plan approval, it has to address everything. Mr. Gaba said that if the tenant gets kicked

out, he thought the vehicles on the property problem is going to be solved because he thought he'd have to take them with him. If the building department doesn't do anything more, the application is withdrawn. Mr. Gaba said that it is on them to go forward.

Mr. Leonard said so the burden is on Ms. Smith and the bottom line is until they come back with a package, they're not going to get on the agenda, period.

Ms. Jainchill said that is the key – to not put Ms. Smith on the agenda until the Board has the complete site plan that is good enough for the Planning Board to look at.

Mr. Meehan asked Ms. Jainchill if she had a pre-application meeting.

Ms. Jainchill said that they did have a pre-application meeting. So it should have never gotten onto the agenda in the first place, because after the pre-application meeting it doesn't have to get onto the agenda until it's a complete application.

Mr. Meehan said that Ms. Jainchill is going to have to tell Ms. Smith that she needs to come up with a good drawing.

Ms. Jainchill agreed.

Mr. Leonard said that he would say Ms. Smith, if she was going to continue being heard, needs to show up front that she has substantial change that looks like they could go forward and then they could do the pre-application meeting. He said that other than that, he wouldn't just keep meeting without knowing what they're going to be seeing.

Mr. Gaba said that the Board can't refuse to put her on the agenda if she says, "I'm not going to make any other changes...put me on the agenda", there comes a point where the Board says, "O.k., this is your plan, we deny it, it's not acceptable".

Mr. Leonard said ok.

Ms. Jainchill said that she would communicate to Ms. Smith that if she's going to submit something, she is not going to get on the agenda until she has passed the "gatekeepers" first.

Mr. Leonard said, and as Mr. Gaba said, if she says she wants to, then she should know that she'd probably come in and get denied.

Mr. Meehan asked how many cars were there.

Mr. Gainer said there's about forty-five.

Other Business

- Pre-application meeting

Ms. Jainchill said that they did have one – Horse Farm Riding Academy at the Rockwell property.

Mr. Gainer said that it's along Route 9, south of Route 301 and just about across from Lane Gate Road. It's about an eighty-five acre piece. He said that he had been contacted by the Supervisor and Mr. Polhemus. Mr. Gainer said that Mr. Polhemus would like to have an informal meeting with the Town Planner, his office and the Building Department just to review his current application for the Horsemen's Trail property just to know how they advance with that. Mr. Gainer said that their consultant, Glenn Watson, has been away on vacation, so they are awaiting his return so that they can schedule that.

Mr. Gainer said that likely they'll do that and the second one at the same time. The second one involves contact he had with the Supervisor concerning the Lyons property where the mine was originally proposed and has now withdrawn that. Mr. Gainer said that he wishes to advance and cut off one lot on the project up on the hill.

- Proposed Local Law amending Chapter 175-59 G.4

Mr. Gaba said that it looked like it was just sent to the Board on a carbon copy to County Planning. He said that his understanding is that all the change does is change the requirement that notices of public hearing get mailed by certified mail and now you have to send them first class.

- Clarification of policy towards site work occurring during the site plan application process

Ms. Jainchill said that this was referring to what the Board was talking about regarding SNK Farms.

Mr. Gaba said that he did not know what they were talking about, so if they wanted to have a written policy...He said that he had a real problem telling people they can't do any work on their property while there's an application before the Planning Board. Mr. Gaba said that if Ms. Jainchill wanted to circulate something the Board could look at it, but not to jump the gun.

- Discussion of public hearing policy

Susan said that this was discussed at the last meeting. She said that she would send it around for the Board's review.

- Process of referring to Conservation Advisory Board

Ms. Jainchill said she guessed it was referring to making sure the applicants recognize there is an additional fee.

Mr. Gainer asked if Ms. Jainchill would speak to the issue of how fees are collected when the application first comes in. He said that there is a pre-application meeting that starts the process, which involves the Building Department, Ms. Jainchill's office, and his office. Mr. Gainer said that the meeting reviews every fee that will be charged.

Mr. Merante asked if that meeting was free of charge.

Ms. Jainchill said right.

Mr. Gainer said that there's no charge to the applicant for that, but the fees are identified to the applicant. He asked who makes the decision as to when they get paid.

Ms. Jainchill said that they have to get paid before the CAB will review it.

Mr. Gainer said that if there's an application coming to the Planning Board, very typically the Planning Board will immediately or shortly thereafter proceed to make the referrals, and he asked if that then could collectively be done.

Ms. Jainchill said that she thought the problem was that the applicant could rescind their application right away and then they're out of the \$300.00, so the philosophy was that as the application goes along, they give every chance to not pay up front because they didn't get to that point yet. Ms. Jainchill said that they could put that down in a policy of when it has to be.

Ms. Gallagher said that with regard to the escrow funds, before any applicant is put on the agenda, she checks with Dottie Turner to make sure their escrow funds are sufficient. If a referral is made and the applicant is going to go back on the agenda, if the money is not in the account, the application would not be addressed.

Ms. Jainchill asked if Ms. Turner kept track of the fees as well.

Ms. Gallagher said not the fees. She said that's where she thought there was a loophole, because the Building Department collects the fees and Ms. Turner handles the escrow accounts.

Mr. Gainer said that he thought the CAB referrals should just come in at the beginning. He said that he realized it was an expense, but the Planning Board moves the application as soon as it comes in.

Ms. Conner said that the Board doesn't always refer to the CAB though and asked if that was correct.

Mr. Gainer said no, but they identify that at the pre-application meeting.

Ms. Conner asked if it would be possible to send around the schedule of fees, as she would like to know what it is.

Mr. Meehan asked why Ms. Conner was concerned about fees. He said that as a Board he didn't really think they had to worry about fees.

Mr. Gaba agreed. He said that the Board doesn't set the fees, it doesn't collect the fees, and the Board has nothing to do with payment of fees. Mr. Gaba said that the Planning Board has no say in the matter.

- Policy for submission of digital files to replace some hard copies

Mr. Leonard said that they had a discussion earlier and it was felt that doing a workshop to discuss the administrative issues should be held with at least the three Chairmen – Planning, ZBA and CAB, as well as several others. He asked if they wanted to set a date and announced that any Board member can attend, but it's not a requirement.

The Board members tentatively set the date for Monday, 9/24/12 at 6:30 p.m. at the Town Hall.

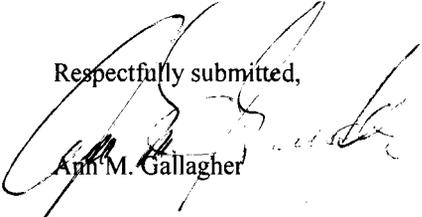
- Distribution of letters acknowledging attendance at the training workshop held June 5, 2012 to Mary Ellen Finger, Michael Leonard, Anthony Merante and Kim Conner.

Adjourn

Ms. Sexton made a motion to adjourn the meeting. Mr. Meehan seconded the motion. The meeting was adjourned at 9:50 p.m. 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

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: _____

PHILIPSTOWN PLANNING BOARD

TOWN OF PHILIPSTOWN, NEW YORK

RESOLUTION PPB # 6 Philipstown Square Site Plan. 2.92 Acres of Land located on U. S. Route 9. Tax Map # 27.12-1-10.

WHEREAS, Lausca, LLC is the owner of the parcel located on U.S. Route 9 in the “B-2” Zoning District; and

WHEREAS, an application was made to the Planning Board of the Town of Philipstown by Lausca, LLC for approval of an amended site plan for a change in use of the most southerly retail space in the existing shopping center to “restaurant” use, construction of a 510 square foot addition to the rear of the premises, and modifications to the access connection to the adjacent commercial property to the north of the site; and

WHEREAS, the Planning Board has completed SEQRA review for this project; and

WHEREAS, a duly advertised public hearing on the application has been held; and

WHEREAS, referral of the application pursuant to GML §239-m has been duly made to the County Planning Department, which has responded with approval of the project; and

WHEREAS, the Planning Board has carefully considered all of the comments raised by the public, the Board’s consultants, and other interested agencies, organizations and officials; and

WHEREAS, the applicant has submitted the following materials for consideration:

Author	Title	Last Revision Date
W.E. James Associates Engineering, Surveying and Planning	Philipstown Square site plan and details: dated August 1, 2008	September 1, 2009
W.E. James Associates Engineering, Surveying and Planning	Philipstown Square area map/turning radius (WB-40 truck): dated August 1, 2008	
W.E. James Associates Engineering, Surveying and Planning	Philipstown Square turning radius (Fire Truck): dated August 1, 2008	
W.E. James Associates Engineering, Surveying and Planning	Survey Prepared for Lausca LLC: dated August 23, 2007	August 6, 2008
Lawrence J. Paggi, PE, PC	Amendment to Map of Site Plan Prepared for Philipstown Square - Site Plan & Details	April 2, 2012

WHEREAS, the Town Planning Board has been duly authorized to grant site plan approval for property located within the Town; and

WHEREAS, appropriate application fees have been received by the Town;

NOW, THEREFORE, BE IT RESOLVED, that:

I. Site Plan Approval:

- 1) The Planning Board finds that the applicant has met the requirements of Town of Philipstown Article 175 for granting of site plan approval; and

2) The Planning Board grants Site Plan approval of the improvements depicted on the plans listed above subject to the following conditions:

A. The Site Plan shall incorporate all conditions of the Board's prior Site Plan approval, including the following:

- All deliveries to premises within the plaza shall be made in the rear of the shopping center; no off-loading may occur in the front parking lot; and
- Landscaping shall be provided in the rear of the plaza to provide screening of adjacent properties, and to prevent un-authorized access to or disturbance of the wetlands and buffer area of Clove Creek, and which shall encompass two staggered rows of (6) 6-8 foot high white spruce, spaced no more than 25 feet apart, in front of a thick row of forsythia bushes extending from mid-property to the southerly property line, which shall be in place prior to issuance of any Certificate of Occupancy for the new restaurant use. All such landscaping installed shall be of healthy nursery stock, with any vegetation subsequently observed to be dead or dying immediately replaced by the property owner; and
- To mitigate against adverse water quality impacts to Clove Creek, catch basin inserts installed in the catch basins on site shall be maintained by the owner in accordance with the manufacturer's recommendations, with such detail modified to specify the manufacturer and type of insert, as well as the following notation - *In accordance with upon the recommendations of the manufacturer (Contech), the Owner shall perform the following maintenance on each catch basin insert annually: three cleanouts of the cartridge basin and one change out or replacement of the media-pak;* and
- Exterior lighting in the rear of the plaza shall be downward directed, and employ shielding, if necessary, prevent off-site glare to minimize impacts to adjacent properties. All exterior project lighting showing on the approved site plan drawings shall be installed prior to the Chairman's endorsement of the plans.
- Hours and days of operation of the shopping center shall be noted; and
- Access and Landscaping Enhancements at the interconnection between this site and the SNK, Inc (gas station) property to the north, as specified by the Planning Board.

B. Payment of all outstanding fees for review and approval of this application.

- 3) The Chairman is authorized as officer of the Planning Board to endorse the site plans when Conditions A through B have been met.
- 4) This conditional Site Plan approval shall expire in one year from the date of this resolution, unless such improvements shall have been certified as completed.

II. Wetlands/Watercourse Permit Approval:

As this latest approval does not impact or effect the Wetlands/Watercourse Permit approval granted pursuant to the prior Site Plan approval granted by the Planning Board, the following conditions established under the prior approval, is hereby incorporated herein:

- 5) The Planning Board is satisfied that the criteria set forth in Town Code §93-8 has been met and that, inter alia, the proposed activity will not have a substantial adverse effect upon any wetlands or watercourse if the protections required by the Town are properly adhered to by the applicant during construction;
- 6) A formal wetlands/watercourse permit evidencing this approval shall be issued by the Wetlands Inspector, based upon the criteria set by the Planning Board with reference to any CAC reports and standard wetlands protection procedures required by the Wetlands Inspector, which shall only be valid upon its execution by the applicant, to be filed with both the Planning Board and Wetlands Inspector upon the applicant's endorsement, for the purpose of confirming the specific conditions applicable to work in the vicinity of Town-regulated wetlands and/or watercourses, including prior notification to the Wetlands Inspector before any construction can take place.
- 7) Prior to the start of construction, the applicant shall deposit in escrow with the Town an fee to be established by the Town, which funds shall be used to pay the Town's consultants for all reasonable costs of the Wetlands Inspector and/or Town Engineer for such inspection services deemed necessary by the Town to monitor construction activities on the site. In the event that the escrow account is subsequently reduced by more than half, the applicant shall replenish the account to its original balance. At the completion of construction, n the event the amount remaining in escrow by the Town is more than the amount of the actual billing or invoicing from the Town's consultants, the difference between such amount and the actual billing or invoicing shall be promptly refunded to the applicant after they have certified that all construction activities have been completed, and the site has been restored in accordance with the terms of this approval.

RESOLUTION ADOPTING A NEGATIVE DECLARATION UNDER SEQRA

WHEREAS, Lausca, LLC have applied to the Town of Philipstown Planning Board for amended site plan approval pursuant to Town Code Chapter 175, Article IX, for a site on certain real property located on U.S. Route 9, Philipstown, New York with the "B-2" Zoning District and identified as Town of Philipstown Tax Map Nos. 27.12-1-10; and

WHEREAS, in regard to proposed development of the property a Short-Form Environmental Assessment Form ("EAF") has been submitted pursuant to the New York State Environmental Quality Review Act ("SEQRA"), and

WHEREAS, the Planning Board is deemed the responsible agency for review under SEQRA; and

WHEREAS, the Planning Board has duly reviewed the latest EAF, the public record and latest plans;

NOW, THEREFORE, BE IT RESOLVED as follows:

That the Planning Board does hereby adopt the Negative Declaration attached hereto.

by Mary Ellen Fuzgi presented the foregoing resolution which was seconded
by Pat Sexton.

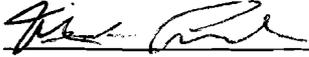
Adopted at a meeting of the Philipstown Planning Board on August 16, 2012

PHILIPSTOWN PLANNING BOARD

Michael Leonard
Michael Leonard, Chairman

Adopted at a meeting of the Philipstown Planning Board on August 16, 2012.

PHILIPSTOWN PLANNING BOARD



Michael Leonard, Chairman

cc: Richard Shea, Town Supervisor
David Klotzle, Wetlands Inspector
Kevin Donohue, Code Enforcement Officer

NEGATIVE DECLARATION

Site Plan - Philipstown Square *Town of Philipstown Planning Board, County of Putnam*

Date: August 16, 2012

This Notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (the State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Philipstown Planning Board as Lead Agency has determined that the proposed action described below will not have potential significant harmful effects on the environment, and a Draft Environmental Impact Statement will not be prepared.

Name of Project: Site Plan - Philipstown Square
Action Type : Unlisted
Site Location : U.S. Route 9, Town of Philipstown, NY
Location : Town of Philipstown

Summary of Action: The action is granting of amended site plan approval for the change in use of the most southerly retail space in the existing shopping center to "restaurant" use, and construction of a 510 square foot addition to the rear of the premises, and modifications to the access opening to the adjacent commercial property to the north of the site.

Reasons Supporting This Determination: No significant environmental effects are associated with the proposed site plan of the project site as per review of the EAF prepared and duly adopted herein.

Agency Address: Town of Philipstown Planning Board
Town Hall - 238 Main Street
Cold Spring, New York 10516
Tel. No. (845) 265-5200

Contact Person: Planning Board Chairman, Michael Leonard