

**PHILIPSTOWN PLANNING BOARD**  
**Public Hearing – June 20, 2019**

The Planning Board for the Town of Philipstown, New York will hold a Public Hearing on Thursday, June 20, 2019, at 7:30 p.m. at the Old VFW Hall, 34 Kemble Avenue, Cold Spring, New York 10516 to consider the following application:

**Hudson Highland Reserve, Route 9, Horton Road & East Mountain Road North** – A Draft Environmental Impact Statement (DEIS) has been submitted by the applicant, Horton Road, LLC, on a proposed Conservation Subdivision pursuant to Section 175-20 of the Town of Philipstown Code called "Hudson Highland Reserve." The project is proposed on property located on the east side of Route 9 between Horton Road on the south and East Mountain Road North on the north (Tax Map as parcels 17.-1-76.112, 17.-1-77.2, 17.-1-39, 17.-1-76.21, 17.-1-76.111 and 17.-1-48) and involves the creation of 25 single family residential lots and an equestrian center accommodating approximately 40 horses, with and a large common area. Among the land use approvals sought for the project are conservation subdivision approval, a proposed zoning change to a portion of the subject property and a lot line adjustment. The DEIS was prepared in accordance with Article 8 of the Environmental Conservation Law; and the Town of Philipstown Planning Board acting as Lead Agency has determined that the DEIS is adequate for public review. The purpose of the public hearing is to provide an opportunity for public input on the DEIS. Comments may be made in person or by correspondence at the public hearing. An additional written comment period will extend for a minimum for 10 days following the closing of the public hearing.

At said hearing all persons will have the right to be heard. Copies of the application, DEIS, Subdivision Plat and other related materials may be seen in the office of the Planning Board located at the Philipstown Town Hall Annex, 2 Cedar Street (behind the Town Hall), Cold Spring, New York between 8:30 AM and 4:00 PM, Monday through Friday.

Dated at Philipstown, New York on this 16<sup>th</sup> day of May 2019

Anthony Merante, Chairman