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October 22, 2021

ATTN: MAX GARFINKLE
Town of Philipstown Conservation Board
Town Hall
238 Main Street
Cold Spring, New York 10516

Re: The Garrison Country Club/HVSF
Our Matter ID: 6082-7020109

Dear Mr. Garfinkle:

At the Planning Board meeting of October 21, 2021, the Planning Board considered your Memorandum of September 15, 2021 regarding the above-referenced matter. The Planning Board directed me to provide this response to you.

This project requires a zoning change from the Town Board, as well as a grant of site plan approval and subdivision approval from the Planning Board. The Planning Board has informally referred this application to the Conservation Board to solicit any comments or other input that the Conservation Board may wish to provide on the project. However, the project is still in the early stages of review. As such the Planning Board does not feel that a joint meeting with the Conservation Board would be appropriate and, in fact, there is no legal basis for a joint meeting on this project since there is no land use approval being sought from the Conservation Board.

The materials submitted by the applicant are quite voluminous, and it seems unlikely that the Conservation Board would need or want the entire submission. However, if the Conservation Board is interested in reviewing particular documents or information please let me know and the applicant or the Planning Board will provide them to the Conservation Board in order to assist it in providing such input to the Planning Board as it deems appropriate.

If you have questions or comments just let me know.

Very truly yours,


STEPHEN J. GABA

SJG/ev/1018437
cc: Planning Board ✓
Hollis Laidlaw & Simon