

PHILIPSTOWN PLANNING BOARD

MEETING MINUTES

January 21st, 2021

The Philipstown Planning Board held its regular monthly meeting on Thursday, January 21st, 2021 via Zoom.

Present: Neal Zuckerman- Chairman
Kim Conner
Dennis Gagnon
Peter Lewis
Laura O'Connell
Neal Tomann
Heidi Wendel
Ronald J. Gainer, PE, Town Engineer
Stephen Gaba, Counsel

Absent:

Chairman Zuckerman opened the meeting at 7:30pm, Neal Tomann, lead the Pledge of Allegiance.

Roll call was taken by Mrs. MacIntyre.

Minutes

Chairman Zuckerman asked for a motion to approve the December 2020 Minutes. Kim Conner made the motion; Peter Lewis seconded the motion. The vote went as follows:

Kim Conner: Aye
Dennis Gagnon: Aye
Peter Lewis: Aye
Laura O'Connell: Aye
Neal Tomann: Aye
Heidi Wendel: Aye

Chairman Neal Zuckerman: Any opposed? abstentions? Being none, the motion passes.

Correspondence

Garrison Golf Club PDD/Hudson Valley Shakespeare Festival, 2015 US Route 9 Garrison, NY TM# 60.-1-5-2 & 59.3

Chairman Zuckerman reminded the board that they have two upcoming meetings of importance to the town given the magnitude of the project. This is related to the Garrison Golf Club and the desire to have the Hudson Valley Shakespeare's Festival on that property. There is site visit Sunday, January 24th at 9:30 am which will meet in the parking lot and then we will have a

special meeting this same time next Thursday, January 28th at 7:30 pm. where the board will discuss observations from that site visit which will not be short because we're covering a lot of terrain. Chairman Zuckerman asked Steve Gaba if at the meeting on January 28th to discuss their observations is that something where the public can comment or is that solely for the board to comment.

Mr. Gaba replied that it's a work session for the board and they haven't reached the point in the application where they're at a public hearing yet so you wouldn't want to preempt the public hearing and have an open forum where just anyone can speak but having said that it's within the board's purview if there's a particular issue that the board would like to hear from the public like traffic or visual impact whatever it might be and there's someone or some group of people in the audience that the board would like to have a little foretaste of what the issues are going to be the board has discretion to allow that person to speak if they wish to do so. Mr. Gaba continued that it would be improper to hold a premature public hearing on the matter and advised that they keep it to the board and the applicant. If there's some particular issue or a party who you want to you know as a favor be allowed to speak than certainly do that but be clear that it's going to be limited and not just an open floor.

New Business

Mark Conn, 242 Route 403, Garrison, NY 10524 TM#71.-2-10

David Obuchowski the architect for the project stated that this is a presentation for a 2000 square foot single-family residence on an approved along route 403 between 9D and 9. It is currently an unoccupied lot there are no wetlands. Max Garfinkel has inspected the site already and they have a DOT approval for a new driveway which work has begun on already. Mr. Obuchowski shared the analysis of steeper slopes in this area of the site and noted that the proposed driveway coming in off of 403 utilizes a portion of an abandoned road bed that that weaves along 403 and then comes up across grade to the house site which is located within the setbacks. He noted that they're not asking for any variances of setbacks on any side of the property. He then shared a general overview of the organization and location of the house as well as the overall disturbances that they anticipate around the site. The septic area is in front of the house just downhill from the house site itself, there's a carport and then entry two bedrooms organized around three major trees that they've tried to organize the house around several existing site features and in particular several trees that are on site. The grading and organization of the house has been set up to work with the existing grades as much as possible, there are no basements proposed it's all slab on grad and they've established three separate floor levels for the house in order to meet adjacent grades. Mr. Obuchowski explained that from the street side facing they tried to break up the house as much as possible and keep the views and the size of the house down as much as possible. As you can see the main living space is pushed back to the back side of the site here this is the tallest portion of the house here which is at about 24 feet. They've tried to organize the house on the site so that it nestles back into the ground as much as possible given the conditions and the general setbacks around the property. Mr. Obuchowski noted that they intend to keep all materials on site and reuse those as much as possible for things like retaining walls also site features where they're intending to recreate as much of the natural landscape as possible. They're intending to install a very high-performance envelope and a green roof as well on the main living quarters that's both for site water retention and aesthetics from especially from above on Old West Point Road looking down and also to help with thermal performance. They are using energy efficient mechanical systems as much as

possible and intend to reduce the carbon footprint as much as they can with the house and the septic and the well have been approved by the health department already.

Liz Campbell Kelly stated that they'll be using some slope stabilizing shrubs and along the driveway as it's being constructed you know we're having areas that have been graded and we're going to be adding seed mixes of sedges and grasses as well as native shrubs and understory trees around the driveway in between the septic meadow with shrub buffer and the slope stabilizing shrubs we have some woodland screenings so one thing on this site is that it's you know part of this woodland slope and we would like to kind of beef up the quality of the woodland through a restoration type planting, on the edge of the septic meadow they will have a layer of a kind of buffer of clonal shrubs and those will perform kind of like a thicket so it'll be provide some separation between the meadow over the septic field and that area then just look around the kind of where the parking area for the driveway is we're continuing a woodland restoration and where the woodland garden is they'll introduce some where the woodland garden is some more kind of gardenesque plants and that will still include native species but used to more kind of ornamental but still kind of like artfully and evocative of native kind of species and the ground covering plane would be you know native sedges and ferns and then around it we have more of this kind of woodland restoration type planting especially kind of screening to neighbors houses and we're including some canopy trees that will you know take a while to kind of mature. Ms. Campbell Kelly explained that they look at the on-site plant communities from a regional context, they'll look at those basic plant communities then try and match what they're seeing on site with site-specific observation and they also have priorities such as dealing with storm water in a responsible way, stabilizing slopes providing screening and creating wildlife habitat is a key priority. She continued that green roof is helpful for thermal load it also is a great opportunity for habitat and pollinators. David mentioned the three trees that the house is being built around those very mature sugar maple trees, part of the strategy will be to establish strict but realistic tree and site protection and no-go zones and working with the contractor when they're selected to make sure that they're on board with that. They plan to limit disturbance and compaction of sight soils so using arborist wood chips to cover areas that will be traversed by machinery and then once areas are disturbed like as in this driveway restoration, they'll have a methodology, add a cover crop right away with the erosion control blanket through the next growing season, we'll monitor for weeds we'll treat for any invasives and then the long-term planting would be installed.

Chairman Zuckerman asked Ron Gainer if there was anything he wanted to discuss with the board.

Ron Gainer stated that this was the first opportunity the boards had to see the project so there's some administrative things that you initially wish to do. It's a residential site plan project so typically first classify the action and it represents a minor site plan pursuant to your rights so that matter could be addressed tonight. Mr. Gainer continued that there are various referrals that are necessary as it lies on 403. Referral to the County Planning Board is necessary and there will be some disturbance of regulated slopes so that typically warrants a referral to the Conservation Board just so they're aware of it should they wish to make any comments and thirdly with respect to SEQRA since it's a residential project it represents a type two action pursuant to SEQRA and if the board is so disposed they could classify it as such tonight and that would conclude the boards SEQRA responsibilities and then lastly the board should discuss whether they wish to have a site inspection just to evaluate any site-specific issues that may warrant evaluation during the review approval process.

Steve Gaba agreed with all or Mr. Gainers points and just added that the board might want to consider referral local fire department as a courtesy

Chairman Zuckerman asked Mr. Conn if he wanted to say anything. He then asked the board members for any questions.

Peter Lewis asked how they intend to treat the invasives that were mentioned.

Liz Campbell Kelly replied that it depends on what it is. They might do some experiments with propane weeding and cutting at the right time of year, it's still quite early in the project so we haven't gotten that far yet.

Mr. Lewis stated that he was just curious if it was a kind of a roundup affair or something a little gentler on the soil.

Ms. Campbell Kelly stated that she thinks if there's a lot of barberry that's on site and if glyphosate is ever used it would be in the context of a cut stem so you would cut at the base and then paint so there would be no spraying.

Neal Tomann asked Mr. Gainer to clarify why a referral was needed to the conservation board?

Mr. Gainer stated 175 36 b, when there's disturbance of steep slopes you typically refer.

Kim Conner asked Mr. Gainer and Mr. Gaba to clarify what it means if the property is within the scenic protection overlay entirely.

Mr. Gainer explained that it specifically limits the house height and the board has some discretion on whether you want additional planning along the street to minimize visibility He suggested that could be a matter that board evaluate should they wish to make a site inspection.

Ms. Conner asked if there are no variances required.

Mr. Gainer replied no.

Ms. Conner noted that it's a really small lot right based on current zoning and that this is an approved pre-existing lot that was approved before the current zoning.

Mr. Gaba noted that yes, it's an existing lot and as long as they meet all of the current the existing setbacks they're allowed to build.

Ms. Conner stated that because it's a small lot, its near neighbors houses she wasn't sure what the county's process is for approving wells and septic? She would like to know where the neighbor's wells are just in case, they're within the 200 feet boundary. She would also like to see a copy of the driveway permit and also the copy of the Putnam County Department of Health approval that usually comes in with a packet.

Mr. Gainer stated that they don't have them yet.

Kim Conner stated that regarding the shrubs that are going to go along the main road they would just want to be sure that they don't grow to block the sight line so that people can exit

being able to see where they're going and in addition to that would like to know why the second bedroom is detached from the house, why it's on the other end of a walkway, wondering is there a bathroom there or if someone stays in that part of the house you know do they have to walk to the main house to use the bathroom and because this looks like an Airbnb sort of situation so we have to ask that question.

Mr. Obuchowski stated that it does have a bathroom, it's organized so that there's a courtyard in between the two spaces but it's not intended to be an Airbnb or anything like that it's just to have guests have a little bit of privacy when they're visiting Mark that's the way it's arranged.

Ms. Conner asked it what kind of heating are you planning to have.

Mr. Obuchowski stated they are very likely going to be using mini ductless split systems and probably radiant floor heating as well since it's slab on grade.

Chairman Zuckerman asked if anyone had other questions.

Chairman Zuckerman noted that it feels atypical that a road is put in and finished before they hear about it or see it, he stated he recalls a number of areas where they've gone and where they've made rough it in but they haven't finished it yet would be good to just understand that sequencing. He asked Mr. Gainer about the driveway permitting as a refresher for the board and stated that he does want to see that driveway information.

Mr. Gainer replied that it lies along a state road so the state DOT is going to respond he presumed upon the filing of a highway permit application and if it was any other road, they would typically have heard about it.

Mr. Obuchowski stated that they will provide the board with the DOT permits that have been obtained.

Ms. Conner asked why if the house is under 3500 square feet or under 3000 square feet why are they in front of the board, is it the amount of disturbance is it or the road, slopes?

Mr. Gaba replied that because when building anything within the scenic protection overlay district, they have to come for site plan.

Chairman Zuckerman asked if there were any more questions. He then asked for a motion to declare this a minor project. Peter Lewis made the motion, Neal Tomann seconded the motion. The vote went as follows.

Kim Conner: Aye
Dennis Gagnon: Aye
Peter Lewis: Aye
Laura O'Connell: Aye
Neal Tomann: Aye
Heidi Wendel: Aye

Chairman Neal Zuckerman: Any opposed? abstentions? Being none, the motion passes.

Chairman Zuckerman asked for a motion to make blanket referrals to the Putnam County Planning, Conservation Board and Fire Departments. Kim Conner made the motion; Peter Lewis seconded the motion. The vote went as follows.

Kim Conner: Aye
Dennis Gagnon: Aye
Peter Lewis: Aye
Laura O'Connell: Aye
Neal Tomann: Aye
Heidi Wendel: Aye

Chairman Neal Zuckerman: Any opposed? abstentions? Being none, the motion passes.

Chairman Zuckerman asked for a motion to classify this as a type two SEQRA. Kim Conner made the motion; Dennis Gagnon seconded the motion. The vote went as follows.

Kim Conner: Aye
Dennis Gagnon: Aye
Peter Lewis: Aye
Laura O'Connell: Aye
Neal Tomann: Aye
Heidi Wendel: Aye

Chairman Neal Zuckerman: Any opposed? abstentions? Being none, the motion passes.

Chairman Zuckerman asked for a motion for a site visit. Peter Lewis made the motion; Laura O'Connell seconded the motion. The vote went as follows.

Kim Conner: Aye
Dennis Gagnon: Aye
Peter Lewis: Aye
Laura O'Connell: Aye
Neal Tomann: Aye
Heidi Wendel: Aye

Chairman Neal Zuckerman: Any opposed? abstentions? Being none, the motion passes.

The board decided on a date of February 7th at 9:30am for a site visit.

Neal Tomann asked if there are any areas the board would like staked out for the visit.

Mr. Obuchowski noted that they will be sure it's staked out.

Old Business

William & Laura Cumming, 71 South Mountain Pass Spur, Garrison, NY TM#82.-1-52,53

Ron Gainer noted that the project is for a lot line adjustment, two existing parcels owned by a couple they're just modifying a lot line so the one property that has two houses on it currently

will modify the lot line so the properties lie on separate parcels. That's the intent, a variance was necessary from the Zoning Board that's previously been obtained and they've come back before your board, you've had a public hearing so you're now ready for action.

Mr. Gaba added that the board has the resolution and Chairman Zuckerman asked if the board had seen the resolution.

Chairman Zuckerman asked for a motion to sign the resolution. Peter Lewis made the motion; Kim Conner seconded the motion. The vote went as follows.

Kim Conner: Aye
Dennis Gagnon: Aye
Peter Lewis: Aye
Laura O'Connell: Aye
Neal Tomann: Aye
Heidi Wendel: Aye

Chairman Neal Zuckerman: Any opposed? abstentions? Being none, the motion passes.

Alice Curtis Desmond & Hamilton Fish Library, 472 Route 403, Garrison, NY TM# 71.6-1-12&71.6-1-13

Chairman Zuckerman recused himself and turned the meeting over to the first Vice Chair Kim Connor.

Kim Conner noted that they had their site visit on Sunday January 17th, 2021.

Ron Gainer stated that they had the site visit on Sunday and he's developed a memorandum trying to summarize comments or matters of interest to the board. The applicant was with them. So, the board understands necessary referrals have already been made the applicant has already been before the Conservation Board because they will be involved in permitting for the limited wetland impacts that are shown on the site plan. Mr. Gainer stated that at this point they're ready for scheduling a public hearing.

Ms. Conner asked if anyone had any questions based on our site visit? She continued that she had one question which we didn't really touch on about how to protect whether or not it was necessary to protect the solar panels from being stolen but she did not recall what protects the solar panels from being touched by people walking around and whether or not that is dangerous.

Mike Rauch noted that's been a concern since the beginning of site development and the path forward that they resolved was installing solar scrim which is like a cage around the back of the panels where the wires would be exposed. The wires will be in conduits and buried and then there will be a single wire coming from the back of each panel into that collection wire and to protect that there'll be a product added to the back of the panels. These panels are generally going to be installed fairly low to the ground and there will be plantings behind the panels so it'll be difficult to get under there to begin with but then secondly should someone get under there

they won't be able to access any wiring because of this add-on product that we're putting into the project.

Ms. Conner noted that's exactly the answer she was looking for and asked if anyone else has any questions. She then asked if Mr. Gaba has anything to add

Mr. Gaba stated that if the site visit did not yield any significant issues or post changes to the draft site plan the board has received, he feels it's appropriate to move forward scheduling public hearing.

Vice Chair Conner asked for a motion to schedule the public hearing. Laura O'Connell made the motion; Peter Lewis seconded the motion. The vote went as follows.

Dennis Gagnon: Aye
Peter Lewis: Aye
Laura O'Connell: Aye
Neal Tomann: Aye
Heidi Wendel: Aye

Vice Chairman Kim Conner: Any opposed? abstentions? Being none, the motion passes. Public hearing will be scheduled for the February 18th 2021 meeting.

CRS International Warehouse/Office, 2761 Route 9, Cold Spring NY TM# 38.-3-64

Chairman Zuckerman stated that they have the resolution and they are ready to vote. He did ask if Glenn Watson has any comments before they do that.

Mr. Watson stated that he has not seen the resolution.

Chairman Zuckerman shared the memo on screen so Mr. Watson could view the details of the resolution.

Steve Gaba pointed out that the board has two resolutions and they need to have two separate votes and start with SEQRA.

Chairman Zuckerman asked for a motion on the SEQRA resolution. Kim Conner made the motion and Peter Lewis seconded. The vote went as follows.

Kim Conner: Aye
Dennis Gagnon: Aye
Peter Lewis: Aye
Laura O'Connell: Aye
Neal Tomann: Aye
Heidi Wendel: Aye

Chairman Neal Zuckerman: Any opposed? abstentions? Being none, the motion passes.

Chairman Zuckerman asked for a motion for approval for the resolution for the project. Neal Tomann made the motion and Peter Lewis seconded. The vote went as follows.

Heidi Wendel votes no. She stated that she finds the testimony of the neighbors who say that they are already facing what seemed to be unsafe conditions leaving their driveways near the site very seriously and she doesn't think it's been established that the project is safe as it was presented.

Neal Tomann votes to approve.

Laura O'Connell stated that she feels that the applicant has done their due diligence and thinks that they've answered everything per what was requested and does believe that the applicant has taken some a significant consideration to both the aesthetics and the integration of what they're going to be building into the framework and the landscape of the environment however similar to Heidi she is very concerned about the safety concerns and also the surrounding neighbors. Ms. O'Connell stated that the board did ask numerous times with regard to the trucking and understand that they took some measures to suggest that they would limit the trucks but doesn't feel they answered with the boards ongoing questions with regard to that so her vote would act be no.

Peter Lewis stated that he's torn but thinks the applicant really has addressed as well as they could the foretelling what's going to be happening with their site and he doesn't feel comfortable saying no to them so he would say yes.

Dennis Gagnon voted yes based on the approval of the DOT.

Kim Conner stated that she agrees with Peter and thinks they've come back with everything the board asked for with explanations and does think that this hopefully relax some of the burden on this the other site that belongs to this owner and one of the things that we consider when we consider these applications is what the benefit is the town and she does think that will be a benefit. Ms. Conner said she agrees with Laura that she thinks that the design is certainly something that one would like to see, something that's a little more quality than you know a big metal box um so she would vote to approve.

Chairman Zuckerman asked Steve Gaba to resend the letter to Mr. Zuckerman for the town raising the issue of the Route 9 corridor and the burden the board faces in applying the letter of the law with the spirit of applying their judgment. He stated that Route 9 is becoming increasingly difficult. Mr. Zuckerman stated that in his opinion the applicant has tried to abide by the board concerns, he still has concerns about the size of trucks and the frequency of them but does believe they are abiding by the general outline of what the zoning code states and therefore does not feel they have much leverage. Chairman Zuckerman added that he does want to thank Heidi and to Laura he stated that he thinks it means a lot this board is almost entirely unanimous in its votes and it takes a lot of courage to state your opinions and it matters they spoke clearly and eloquently about that Chairman Zuckerman stated that he will vote yes in support of this but thinks we have an emerging problem on Route 9 that needs attention.

To summarize the vote went as follows.

Kim Conner: Yes

Dennis Gagnon: Yes

Peter Lewis: Yes

Laura O'Connell: No

Neal Tomann: Yes
Heidi Wendel: No
Neal Zuckerman: Yes

Chairman Zuckerman thanked Mr. Watson, the applicant and the board for a very thoughtful, extensive discussion over the many months on this topic.

Riverview Industries, 3012 Route 9, Cold Spring, NY TM#27.20-1-12.1

Glenn Watson wanted to report that they were back to Conservation Board and hashed out the changes in the plans that they had made between the first visit to the Conservation Board and the most recent visit most specifically was the replacement of a fence and a curb with a ready rock wall. He stated that it was well received and a better solution and they did talk about the surface of the property and the Conservation Board agreed that the millings will be okay, they talked about a couple of minor things specifying on the plan that they would identify a place where used parts would be kept in a trailer or in a very discreet and isolated spot, they agreed that the owner would participate in a restoration of the wetlands to the back of the parking lot with Mr. Garfinkle. That part of the wetlands that's been most disturbed would be restored, there was some concern with regard to oil spillage on the site, they had previously specified an oil separating catch basin up in this northeast corner and suggested and the owners agreed that we would keep two oil spill kits on the site and basically, they're a big barrel full of stuff to absorb oil or to block it. He added that they came out with Mr. Garfinkle having been given a direction to write a letter to the board. He noted on the other end of it they have met with the DOT, and know the parameters of what they're looking for in terms of an exit. He noted that obviously they have a very uncontrolled exit with people coming in and out over all a wide swath of the property but with the curbs and the paving and the building the curbs that we're going to do we will correct that situation and we're about to make the plans up to make the application to the DOT for a highway entry work permit. Mr. Watson stated that he knows the board has not gotten Mr. Garfinkle's report yet but he thinks they've gotten to the point where he respectfully requests that the board schedule a public hearing on this matter.

Ron Gainer stated that he has no objection if the board wishes to schedule a public hearing but can report that he did speak with Max Garfinkle earlier today and Max's recollection of the Conservation Board meeting were such that they were expecting to see revised plans from Mr. Watson's office to clarify and confirm the modifications that he has just reviewed to make sure they were satisfied and in keeping with what the Conservation Board had requested so until they receive those revised plans Mr. Garfinkle is not prepared to issue a letter back to the Planning Board. Mr. Gainer added that he did make it clear to Mr. Garfinkle that the board would likely not be ready to move forward with any action on the application until they got a letter from the Conservation Board expressing their support of the latest environmental protections being offered.

Chairman Zuckerman stated that he like to have the most up-to-date plan possible before we have a public hearing so the public has the most current information possible.

Steve Gaba stated that he agreed with Mr. Zuckerman and the only thing he'd ask if the applicant was going to respond to the site walk comments or was that submission made.

Glenn Watson noted that they've we revised the plans but he did not write letter.

Mr. Gaba asked if Mr. Gainer was satisfied with that.

Mr. Gainer noted that there typically is some documentation in response to those sites walk comments just for the record.

Steve Gaba asked if Mr. Watson could submit that along with getting whatever it is needed to get from the Conservation Board and he thinks then we'll be in a position for a public hearing but doesn't think we are yet.

Kim Conner noted that she'd like to know what the entrance is going to look like before we have a public hearing because you know we just spent all this time with CRS talking about trucks going in and out and in this particular case we even have trucks that are going across the road so she thinks it's really important that they address that.

Mr. Watson asked for clarification on what Ms. Conner would like to see

Ms. Conner thought that since they were waiting on a permit from the DOT and that the entrance was going to be revised in some way

Mr. Watson stated no they met with the DOT and we were preparing a plan to make a submission but in terms of its alignment it's on the plan right now.

Ms. Conner asked Mr. Watson what would be different about what they're submitting to the DOT than what we have.

Mr. Watson stated that the plan view would be virtually identical, there's additional information, there's sightline profiles and there's other information that's required as part of their application which they would submit. He stated that right now there's no plan to change it, they've selected what they believe to be the best place in terms of its location on the frontage. He added that he can't say that the DOT won't come back and say well do this and do that. Mr. Watson said they will share any additional information with the board.

Laura added that at the walk through there were a couple of things that we had mentioned, one was how the applicant was actually going to operate, how they are going to move the trucks from the parking lot to the repair area on the other side of route 9. She stated that she thinks that's something that we should try to get from the applicant just so that we can actually present that to the public. Ms. O'Connell also noted that when they were at the site there's this curve that goes southbound on Route 9 and there was some concern that if a truck was going to be turning into the parking lot that there was this blind spot and that they wanted to talk through the vegetation, what that entrance was going to look. She thought that would all be also presented or somehow documented so that that could be reviewed.

Glenn Watson stated that they'll turn it in when they turn the states the stuff into the state.

Neal Zuckerman stated that the sentiment is that the board is not ready for public hearing until they have a more complete or near final package to present to the public.

Heidi Wendel stated that someone noted at the site visit the applicant had a violation, some sort of sanction against them by the town for unauthorized activities and she didn't recall if we ever found out whether there's any consequences of that

Glenn Watson stated that the consequences are that is that they've been sent to the Planning Board to get this straightened out and get site plan approval and that's what we're doing. He continued that typically what happens with a zoning violation the applicant is given a period of time to get the site plan approved and get any corrective actions approved and that's what we're pursuing so generally speaking as long as the applicant is making regular appearance and making progress through the board the courts will just stay any further action on the matter.

Chairman Zuckerman stated that board is not going to take an action tonight they will see that information go to the Conservation Board in the intervening couple of weeks, Mr. Garfinkle can then send his letter and then we can schedule the public hearing. Mr. Zuckerman added that as a final comment he wanted to remind the public who's listening that there will be a site visit on Sunday, January 24th at 9 30 a.m. Mr. Watson will be touring the group across the Garrison Golf Course in some semblance of an orderly fashion. He continued that then they will have a special meeting on Thursday, January 28th where they're going to get together and talk about the board's observations of the site visit. He added that as Mr. Gaba said the beginning it is not the intention to have a public comment at that meeting that although if some incident moves a board member to feel like they want to call on someone Mr. Gaba said that is within their purview but did not describe that as best practice and so Chairman Zuckerman's intention is not to call a member of the public to speak because that feels like we're doing the public hearing before the public hearing.

Ms. Conner asked if anyone had been chosen to replace Mrs. MacIntyre as Board Secretary.

Mr. Flaherty said the group is having a meeting tomorrow to select that person. He added that we'll have to probably do some transition so he would think Mrs. MacIntyre would be at that meeting too and then you know get things transitioned to this new person.

Chairman Zuckerman asked for a motion to adjourn. Peter Lewis made the motion and Neal Tomann seconded. The vote went as follows.

Kim Conner: Aye
Dennis Gagnon: Aye
Peter Lewis: Aye
Laura O'Connell: Aye
Neal Tomann: Aye
Heidi Wendel: Aye
Neal Zuckerman: Aye

The motion passed unanimously and the meeting adjourned at 8:43pm.

Date approved 3.18.21

Respectfully submitted by,


Cheryl Rockett

*These minutes were prepared for the Philipstown Planning Board and are subject to review, comment, emendation and approval there upon.