

**MEETING AGENDA
TOWN OF PHILIPSTOWN PLANNING BOARD
Via Zoom
January 20th, 2022
7:30 PM**

Pledge of Allegiance

Roll Call

Approval of Minutes

November 11th Special GGC/HVSF meeting

November 18th regular meeting

November 30th Special GGC/HVSF meeting

Correspondence

CRS- Request for 6-month extension of Site Plan Approval

Letter from the Philipstown Conservation Board - Sadlon/Wenske

Letter from the Philipstown Conservation Board - Golinczak

Letter from the Philipstown Conservation Board - Wildrick

Letter from the Philipstown Conservation Board – HHR FEIS

Old Business – Discussion

Garrison Golf Club PDD/Hudson Valley Shakespeare Festival, 2015 Route 9 Garrison, NY 10524 TM# 60.-1-59.2 & 59.3

Project: Major Site Plan & 3-lot Subdivision; Modifications to the GGC PDD to permit relocation of the Hudson Valley Shakespeare Festival to the site, new theaters, outdoor pavilion and housing for artist and visitors (existing banquet/restaurant facility to remain).

Expected Action Item: Reschedule the 1/9/22 site visit.

Arnaud & Santelises, 5 Juniper Hill Road, Garrison, NY 10524 TM#81.-1-11 (Site Visit 11/7/21)

Project: Minor Project: Redevelopment of a residential property with a new single-family dwelling to be served by a new septic system and private well. Construction of a detached 2-car garage and swimming pool.

Expected Action Item: Consider adoption of approval resolution.

Johnson & Rinderman, Mountain Brook Drive, Cold Spring, NY 10516 TM#16.-1-34 & 56 (Site Visit 11/7/21)

Project: Minor Project: Development of a new single-family dwelling to be served by a new septic system and private well, and related site improvements.

Expected Action Item: Consider adoption of approval resolution.

Sadlon & Wenske, 825 Route 9D, Garrison, NY 10524 TM#71.-1-13.111

Project: Minor Project: Development of a new single-family dwelling, accessory building and in-ground swimming pool to be served by a new septic system and water well, and related site improvements.

Expected action Item: Discuss rescheduling the Board's January 9, 2022 site inspection with the applicant; consider whether to conduct a Public Hearing on the project.

Golinczak, Crest Road, Cold Spring, NY 10516 TM#17.-2-39

Project: Minor Project: Development of a new single-family dwelling and in-ground swimming pool to be served by a new septic system and water well, and related site improvements including new access from private Crest Road.

Expected action Item: Discuss the site observations from the Board's December 5, 2021 site inspection

TOWN OF PHILIPSTOWN PLANNING BOARD January 20th, 2022 Meeting Agenda

with the applicant; review latest plans; consider whether a Public Hearing should be scheduled (discretionary for “minor” projects).

New Business – Discussion

Cedar Hill Landscaping- Depaolis, 18 East Mtn. Rd. North, Cold Spring, NY 10516 TM#17.-1-42

Project: Major Project: The applicant proposes to construct a new 48’x 80’ garage/barn on the property to house equipment for landscape company. Site improvements will include an extension of the driveway, employee parking and material sorters. The use of the existing single-family home will continue and existing apartment of the garage will be utilized for office of the Landscape Company.

Expected action Item: Applicant to make initial presentation to the Board; Board can classify project as “major”, and consider declaring the matter as a Type II SEQRA action, which would conclude the Board’s environmental responsibilities; determine whether a Site Inspection should be scheduled.

*****NOTE: All items may not be called. Items may not always be called in order *****