

MEETING AGENDA
TOWN OF PHILIPSTOWN PLANNING BOARD
238 Main St., Cold Spring, NY 10516
Meeting to be held in person and Via Zoom
March 17th, 2022
7:30 PM

Pledge of Allegiance

Roll Call

Approval of Minutes

January 20th Regular Meeting

January 27th GGC/HVSF Public Hearing

March 6th Sadlon/Wenske Site Visit

Correspondence

3622 Rt. 9- Request for 6-month extension of Site Plan Approval

Old Business – Discussion

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: Consider adoption of approval resolution.

Public Hearings-

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: The matter is on for a Public Hearing. The Board will also discuss the Board's March 6th, 2022 site inspection with the applicant. Upon close of Public Hearing, discuss whether to have a resolution prepared for the April meeting.

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: The matter is on for a Public Hearing. Upon close of Public Hearing, discuss whether to have a resolution prepared for the April meeting.

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: Continuation of Public Hearing regarding review under the State Environment Quality Review Act; also discuss March 6th, 2022 site inspection of the proposed Snake Hill Road access driveway with the applicant.

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New Business – Discussion

Hunt-Potter, 201 Moog Road, Garrison, NY 10524 TM#49.-3-7

Project: Minor Project: Applicant is seeking amended site plan approval (application #15-2019).

Expected Action Item: The matter was previously granted Site Plan approval in December 2019 for construction of an in-ground pool, new decks and associated site work. At this time, the applicant has submitted an Amended Site Plan application to seek the Board’s approval of field changes made during construction.

Returning business- Discussion

Hudson Highland Reserve, Route 9 & Horton Road, Cold Spring, NY 10516

Project: “Conservation” Subdivision (see Zoning Code Sections §175-19 thru §175-21) on 210 acres; 25 residential lots, each approximately 1 acre, served by individual wells and community wastewater treatment facilities. Through the EIS process, the equestrian center formerly proposed was eliminated.

Expected Action Item: The applicant has submitted a revised Final Environmental Impact Statement (FEIS) for continued review. The Board must determine the adequacy and accuracy of the final EIS. AKRF to offer comments on the applicant’s resolution of prior FEIS comments, and whether or not the document is considered complete and ready for the Board’s consideration of its adoption. If AKRF comments have been addressed adequately, the Board should review the FEIS content prior to authorizing AKRF’s preparation of a SEQRA “Findings Statement”.

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