

**MEETING AGENDA
TOWN OF PHILIPSTOWN PLANNING BOARD
238 Main St., Cold Spring, NY 10516
May 19th 2022
7:30 PM**

Pledge of Allegiance

Roll Call

Approval of Minutes

April 21st Meeting

Correspondence

Riverview Industries - Request for 6-month extension of Site Plan Approval

New Business – Discussion

Kingsley Tree & Landscaping, Old Albany Post Rd., Cold Spring NY 10516 TM#17.-1-72.2

Project: Major Project: The applicant proposes to construct a new 3200 square feet (80' x 40') 2-story “mixed use” structure, with the first floor comprising of a 4-bay garage and two 2-bedroom apartments above. Site improvements will include a new well and SSTS. The garage will be utilized for office of their Tree & Landscape businesses.

Expected action Item: Applicant to make initial presentation to the Board; Board can classify project as “major”, and declare the matter as an “Unlisted” SEQRA action; determine whether to initiate outside agency referrals and if a Site Inspection should be scheduled.

Old 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: Consider adoption of amended site plan approval resolution.

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; 24 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: At the April 2022 meeting, the Planning Board accepted the latest FEIS as “complete”, allowing it to be released to all other involved and interested agencies. The past month the Board’s Secretary has worked with AKRF to accomplish these referrals upon the Town’s receipt of a finalized FEIS. AKRF to provide a draft of a SEQRA “Findings Statement” for the Board’s review and consideration.

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 theater, outdoor pavilion and housing for artist and visitors (existing banquet/restaurant facility to remain); the 225-seat indoor theater and 20-room hotel have been eliminated from the project’s scope.

Expected Action Item: Board and AKRF to offer comments on the Applicant’s April 14, 2022 submittal which provides responses to questions raised by the Public and Planning Board members during the Public Hearing process which was closed at the Board’s March 17, 2022 meeting.

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