

**MEETING AGENDA
TOWN OF PHILIPSTOWN PLANNING BOARD
238 Main St., Cold Spring, NY 10516
June 16th, 2022
7:30 PM**

Pledge of Allegiance

Roll Call

Correspondence

Polhemus Construction Company - Request for 6-month extension of Site Plan Approval

New Business – No new business

Old 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: Discuss the Board's June 5th, 2022 site inspection with the applicant; consider whether to conduct a Public Hearing on the project.

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: Board to review latest (6/1/22) red-line draft of Finding statement for adequacy. Members should offer any comments felt necessary, and be prepared to vote on the Findings Statement at the 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 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. **The applicant has filed a corrected EAF – Part 3 to reflect the reduced scope of the project. AKRF has previously issued NYS DEC guidelines on how to determine "Significance". At the meeting, Steve Gaba will review these guidelines with the Board. Board should discuss any further concerns, and be prepared to adopt either a Positive or Negative SEQRA Declaration.**

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