

MEETING AGENDA
TOWN OF PHILIPSTOWN PLANNING BOARD
238 Main St., Cold Spring, NY 10516
October 20th, 2022
7:30 PM

Pledge of Allegiance

Roll Call

Approval of Minutes

September

Correspondence

- Request for release of cash performance bond dated 7-21-2006 - Pidala Landscaping.
- Letter from Greg Wunner Building Inspector Re: Pidala Landscaping.
- Referral of Local Law #2-2022

Public Scoping Session

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 open-air 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: Conduct public Scoping Session on Draft Scope for the preparation of a Draft Environmental Impact Statement (DEIS).**

Old Business

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: Board to review comment letter from Town Highway Superintendent as to site access; consider whether to authorize approval resolutions for November meeting.**

3622 Route 9 LLC, Cold Spring, NY 10516 TM#17.-1-44

Project: Major site plan; requesting to remove existing structures and construction of two new buildings (11,620 SF & 10,500 SF) to house contractor offices and storage.

Action Item: Consider adoption of an amended Site Plan approval resolution to modify the NYS DOT condition for the entrance driveways proposed to accept DOT design approval of the current driveway pattern.

New Business

Dain's Lumber, 3622 Route 9, Cold Spring, NY 10516 TM#17.-1-44

Project: Major Project; Applicant seeks to amend the conditionally approved site plan for use as a storage and retail facility, expanding the existing business which is currently based in Peekskill. The application for amended site plan approval includes an initial phase in which a 7,000 square foot storage building would be constructed, along with an outdoor storage area, associated parking, a stormwater management practices and landscaping. In this initial phase the existing building, well and septic system will be retained, and the building will be rented for residential use. **Expected action Item: Applicant to make initial presentation to the Board; Board can classify project as "major", consider declaring the matter as an "Unlisted" SEQRA action and authorize referrals to outside agencies; initiate a coordinated environmental review; determine whether a Site Inspection should be scheduled.**

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