

**MEETING AGENDA
TOWN OF PHILIPSTOWN PLANNING BOARD
238 Main St., Cold Spring, NY 10516
November 17th, 2022
7:30 PM**

Pledge of Allegiance

Roll Call

Approval of Minutes

October

Correspondence

- Referral of HHR- Application for approval of alternate road standards.
- Letter from Badey & Watson- Request for second 6-month extension for Riverview Industries

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 consider Haldane School District bus information and issue of school children safety; determine whether to authorize approval resolutions for December meeting.**

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 presentation to the Board of the latest project information filed by the applicant; 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.**

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: Discuss and consider adoption of final DEIS scoping document submitted by the Applicant.**

New Business

No new business

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