

Philipstown Planning Board
Meeting Minutes
February 20, 2014

The Philipstown Planning Board held its regular monthly meeting on Thursday, February 20, 2014 at the Butterfield Library in Cold Spring, New York. The meeting was opened at 7:30 p.m. by the Chairman. Present:

Anthony Merante, Chairman
Mary Ellen Finger
Kerry Meehan
Pat Sexton
Steve Gaba, Counsel
Ron Gainer, Engineer
Susan Jainchill, Planner

Absent: Kim Conner
Neal Zuckerman

Approval of Minutes

- November 21, 2013

Ms. Sexton made a motion to adopt the minutes. Mr. Meehan seconded the motion.

- January 16, 2014

Mr. Meehan made a motion to adopt the minutes. Ms. Sexton seconded the motion.

The votes were as follows:

Anthony Merante	-	In favor
Kim Conner	-	Absent
Mary Ellen Finger	-	In favor
Kerry Meehan	-	In favor
Pat Sexton	-	In favor
Neal Zuckerman	-	Absent

Public Hearing

20 Nazareth Way LLC – Subdivision of Winter Hill – Garrison: Discussion

Mr. Gainer said that the variance was granted by the ZBA with the specific condition that it be conveyed to the State of the Office Parks, which should be evidenced on plan. Under SEQRA, it's an Unlisted Action. The applicant had previously given the Board a short form EAF. Mr. Gainer said that the Board has to decide whether it wanted to conduct a Coordinated or Uncoordinated Review. He said that once the Board is satisfied with the detail provided, it could then review Part 2 of the EAF. Mr. Gainer said that there were minor plat revisions to be made, have not yet been submitted, but would be an easy matter for the applicant to address. He said that once the public hearing is closed, and the Board is satisfied with the subdivision plat, it could consider authorizing the preparation for a formal resolution on the application.

Mr. Watson summarized for the Board that the applicant was seeking to divide the 30-acre piece of property, which would become a 20-acre piece, leaving a slightly under 10-acre piece that



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would be conveyed to the State.

Ms. Katherine Garnsey of the Putnam County News & Recorder asked why they were conveying the land to the State.

Mr. Watson said that there is a park land next door. He said that there's an issue of access to get out there and the idea was to provide a place to walk in. Mr. Watson said that there is also a problem with parking, so the northern part of the property, which is a flat area, could be a small parking lot, fitting eight to ten cars.

Mr. Merante asked if this still required a subdivision variance because the piece was not sufficient.

Mr. Watson said that they could have gone for a lot line adjustment, so that it happened instantaneously. He said that it was to avoid processing with the State.

Mr. Andy Chmar gave a little bit of the history on this project. He said that a two years ago, they worked on Route 9D and learned over the ten years they were there, was that the hikers would come in and end up walking Snake Hill Road, which was not safe, but the only way they could get to the trail. Mr. Chmar said that planted the seed of the idea for the parking lot, etc. He said that it could improve public safety significantly by making the access to the trail completely off of Snake Hill.

Ms. Finger made a motion to close the public hearing. Ms. Sexton seconded the motion. The public hearing was closed. The vote was as follows:

Anthony Merante	-	In favor
Kim Conner	-	Absent
Mary Ellen Finger	-	In favor
Kerry Meehan	-	In favor
Pat Sexton	-	In favor
Neal Zuckerman	-	Absent

Ms. Sexton made a motion that the Board declare itself Lead Agency and do an Uncoordinated Review. Mr. Meehan seconded the motion. The vote was as follows:

Anthony Merante	-	In favor
Kim Conner	-	Absent
Mary Ellen Finger	-	In favor
Kerry Meehan	-	In favor
Pat Sexton	-	In favor

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Neal Zuckerman - Absent

Ms. Finger made a motion that the Board direct Mr. Gainer to prepare a Resolution for the next meeting. Mr. Meehan seconded the motion. The vote was as follows:

Anthony Merante	-	In favor
Kim Conner	-	Absent
Mary Ellen Finger	-	In favor
Kerry Meehan	-	In favor
Pat Sexton	-	In favor
Neal Zuckerman	-	Absent

**Cold Spring Farm (Marian Rockwell) – Alternative access – Old Albany Post Road:
Request for return of escrow**

Ms. Sexton made a motion that the Board request the return of escrow. Ms. Finger seconded the motion. The vote was as follows:

Anthony Merante	-	In favor
Kim Conner	-	Absent
Mary Ellen Finger	-	In favor
Kerry Meehan	-	In favor
Pat Sexton	-	In favor
Neal Zuckerman	-	Absent

Olspan Warehouse LLC (Cyberchron Building) – Site plan application -2700 Route 9, Cold Spring: Submission of revised materials/discussion

Mr. Jon Dahlgren of Tim Miller Associates said that since last month's meeting, they submitted additional materials, which included landscaping, architectural drawings, details of the loading dock, and (inaudible).

Mr. Watson said that the basic plan has really not changed. He said that they received comments from Mr. Gainer with regard to the drainage and addressed those concerns. Mr. Watson said that if the Board is satisfied with the architecture and landscaping, the only other comment of significance is that Mr. Gainer wants details of the entry date that they added to the plan and they would be happy to provide that.

Mr. Gainer summarized his report for the Board. He stated that the Board held a public hearing on this matter in December, 2013 and a public hearing, which was closed at the January, 2014 meeting. The required referrals had all been made. Putnam County has approved the project as submitted. Mr. Gainer said that since the public hearing has been closed, and the Board is satisfied with the conditions of the site plan documents, architectural and all the submittals that

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came in at this meeting, they can make a SEQRA Declaration and thereafter consider acting on the site plan application.

Ms. Jainchill said that she sent out a memo. She said that for the purpose of SEQRA, it seemed the information is enough to provide that there are no negative visual impacts per se, but in terms of the code, it's a different standard. Ms. Jainchill said that the effort is to make a minimal visibility from the driveway. She went through five specific things the Code asks for regarding site plan approval that she said could be clarified on the plan. One issue was to clarify the architecture and coordinate with the site plan. She said to clarify the lighting – it did not show the limits of the project property. Ms. Jainchill asked that they receive more information about the signage/new signage. She said that regarding the landscape plan, she spoke with the landscape architect and the list of planting, etc., were modified to include native and non-invasive species/information as to where the plants, etc., and a grading plan too. Ms. Jainchill said that the only other thing was the line of sight analysis and provide additional information to improve on the landscape plan.

Mr. Gainer said that it is now a matter of the Board deciding which comments/recommendations from the Planner should be address with the future submittal. He said that there are a few engineering/technical concerns, which Mr. Watson had already touched on – that he either has resolved or will resolve them. Mr. Gainer said then it's just a matter of preparation of Resolutions for the Board's action.

Mr. Meehan made a motion that the Board declare a Negative Declaration under SEQRA. Ms. Finger seconded the motion. The vote was as follows:

Anthony Merante	-	In favor
Kim Conner	-	Absent
Mary Ellen Finger	-	In favor
Kerry Meehan	-	In favor
Pat Sexton	-	In favor
Neal Zuckerman	-	Absent

Ms. Sexton made a motion that the Board direct Mr. Gainer to prepare a Resolution for next month's meeting. Mr. Meehan seconded the motion. The vote was as follows:

Anthony Merante	-	In favor
Kim Conner	-	Absent
Mary Ellen Finger	-	In favor
Kerry Meehan	-	In favor
Pat Sexton	-	In favor
Neal Zuckerman	-	Absent

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Goodbye and Good Luck to Kerry Meehan

Mr. Meehan bid a fond farewell to the Planning Board after having served fourteen years on the Board.

Mr. Merante thanked Mr. Meehan for all his years of dedication and commitment to Philipstown. He said that the he and the entire Board would miss him.

Adjourn

Ms. Finger made a motion to adjourn the meeting. Ms. Sexton seconded the motion. The meeting ended at 8:20 p.m. The vote was as follows:

Anthony Merante	-	In favor
Kim Conner	-	Absent
Mary Ellen Finger	-	In favor
Kerry Meehan	-	In favor
Pat Sexton	-	In favor
Neal Zuckerman	-	Absent

Respectfully submitted,

Ann M. Gallagher

Note: These minutes were prepared for the Philipstown Planning Board and are subject to review, comment, emendation and approval thereupon.

Date approved: _____