

The Town Board of the Town of Philipstown held a Public Hearing on the above date at 7:56 p.m. via Zoom. The purpose of the Public Hearing was to hear comments for/against the proposed Local Law #1-2020 entitled “The Town of Philipstown Temporary Moratorium on New Land Use Development on Properties located on Upland Drive, Ridge Road and Cliffside Court.

Present:

Richard Shea	Supervisor
John Van Tassel	Councilman
Michael Leonard	Councilman
Robert Flaherty	Councilman
Judy Farrell	Councilwoman

Town Clerk Percacciolo read the “Notice of Public Hearing”.

Supervisor Shea explained that this would not have happened if it were not for Putnam County’s action with regard to selling off properties/parcels they got from back taxes. Such action would not be helpful to any of the residents on these roads. These roads are substandard and are not suitable for any further development. He said “What needs to be done is up zoning.”

Councilman Leonard said that some of these roads are very dangerous, especially at night. He has spoken to the neighbors and agrees that we need to get a handle on this situation. He said that there are some real genuine concerns here.

Elizabeth Coulombe commented in favor of the moratorium. She said that the road has difficulty with traffic now and would not be able to handle any more traffic. The section which is closed now is even more difficult. Environmental impact is also an issue with well water.

Nancy Lovell is also in support of the moratorium. They have discussed this with Councilman Leonard. The narrowness of the road is a problem and degradation with the local traffic, weather and additional building would create an additional burden which they all have to take care of.

Kathleen Kourie said that they are on the bottom of Upland Drive and have been here for 40 years. She asked whether a road study is being done and whether the Town is considering taking over the road and if so, what the cost would be. Supervisor Shea answered, “no” that this is not being done because they have never received a petition from the residents and that is the only way this could be done.

Maria Natiello is also in support of the moratorium. She said that It is very difficult to maintain the road and can’t imagine any more building and/or traffic. She asked how many owners would have to sign the petition.

Andrea Grafer said that she and her husband are both in support of this moratorium. They both have jobs and have to get out in the winter and have spent a lot of money buying equipment to do that. She asked what has to be done with regard to the petition as there is no way the roads

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could support anymore building. Supervisor Shea said that the process for the Town to take over the road is a very long process. He asked Councilman Leonard to discuss with the Town Attorney, Steve Gaba, and follow up with the residents.

Justin Herminhouse wanted to add to the support. He can vouch that there have been a number of incidents with regard to getting an ambulance up there.

Jimmy Ferguson/Marie Isabel wanted to chime in and voice their support for the moratorium. He thinks that the road is subjectively bad and not sufficient for building further. Also wants to mention the environmental issue as well.

Elizabeth Coulombe had another question. Residents talked about whether it was possible to split the road? Two different roads. Supervisor Shea said that for a Town to adopt the road it would have to be a thoroughfare.

Mr. Waxman addressed Supervisor Shea thanking him for taking the initiative on this moratorium and how he handled the COVID situation. With regard to road, he said that the criteria for building it must be safe and have suitable access. He went on to say that the roads are not town maintained and are inherently unstable. At times sometimes impassable. Access is fundamental and with any up zoning it should be certified by an engineer.

Marie Isabel had a quick question – she is curious what the zoning options are? What other alternatives there might be? Supervisor Shea said there are a number of options and would leave that up to the experts. She also asked whether the residents could use some of the land for conservation? Supervisor Shea said that would have to be looked into by their private attorney.

No other public comments were made.

There being no further comments, Councilman Van Tassel made a motion, seconded by Councilman Leonard and unanimously carried to close the Public Hearing at 8:32 p.m.

Respectfully submitted by,

Theresa Crawley
Deputy Town Clerk