

# ZONING BOARD OF APPEALS

JUNE 10 , 2013

## MINUTES

The Zoning Board of Appeals for the Town of Philipstown held a work session on Monday, June 10, 2013 at the Philipstown Town Hall, 238 Main Street, Cold Spring, New York. The work session was opened by Vincent Cestone, Chairman, at 7:50 p.m.

<b>PRESENT:</b> Vincent Cestone	- Chairman
Robert Dee	- Member
Paula Clair	- Member
Bill Flaherty	- Member
Lenny Lim	- Member
Adam Rodd	- ZBA Council
Tina Andress- Landolfi	- Secretary

**BEFORE THE MEETING WAS OFFICIALLY OPENED THE ZBA MEMBERS AND THEIR ATTORNEY ADAM RODD HELD A MEETING DOWNSTAIRS.**

**received**  
8/15/13  
L. M.

**PLEDGE OF ALLEGIANCE WAS SAID.**

**Vincent Cestone** - The minutes of May 13, 2013, are there any changes or corrections? I make a motion to accept them as submitted. Do I have a second?

**Robert Dee**- I second

**Vincent Cestone**- All those in favor?

**ALL MEMBERS WERE IN FAVOR. MINUTES WERE APPROVED.**

**Vincent Cestone**- Going on to the new application. Review for completeness, before we start that just for any citizens that are here. You remember from last time, that the previous application was in error, and we had decided that we would change it in place to a special use permit, but the applicant has decided they did not want to do that, so they have submitted a new application. This application is new, and they had a pre application meeting at the end of last month to get the requirements. I was not in attendance of that, but a package has been submitted, and there is a new application number. It is a special use permit for a wind turbine. As far as completeness, Adam do you want to?

**Adam Rodd**- My understanding is that we are still awaiting word from the Town Engineer as to the adequacy of the site plan presented in the packet. I believe there is an open question as to whether this is a sufficient engineered site plan. We do not yet have a report in that regard from our retained engineer, so my suggestion would be this matter be put over to the next meeting. We would ask the engineer to formally report to the board. Then we can take comments at that time.

**Vincent Cestone**- That meeting will be July 8th. That will be the last meeting until September. What we will do is. Can we advertise it in the

paper for a public hearing on the 8th on the condition that we get the report, and not proceed if the report is not here.

**Adam Rodd-** You can notice it for a public hearing with the anticipation of getting the report at that time. (Inaudible)

**Vincent Cestone-** Does the board have any issue with that?

### **MEMBERS DID NOT HAVE ANY ISSUES**

**Vincent Cestone-** So that is what we will do. On our July 8th meeting, we will review it for completeness a second time. If it is complete, and we have the information we need we can proceed into the public hearing. If it is not complete at that time, we can also postpone it to our next meeting. We have that flexibility. Going on to item 3 the previous application, I have a letter in my hand where the applicant has withdrawn his application . Appeal number 883 is now closed. If there is any New or Old Business and you would like to speak, you are more than welcome to. If you have any business with this board they can speak to us now.

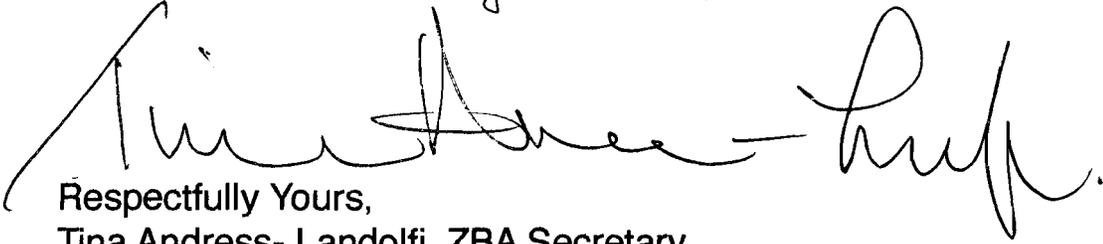
### **NO ONE SPOKE**

**Vincent Cestone-** If there is none, I make a motion to adjourn.

**A MEMBER SECOND THE MOTION. ALL MEMBERS WERE IN FAVOR.  
MEETING WAS CLOSED AT 8:00 pm**

**NOTE:** These minutes were prepared for the Zoning Board of Appeals and are subject to review, comment, emendation, and approval thereupon.

**DATE APPROVED:** August 13, 2013

A handwritten signature in black ink, appearing to read "Tina Andress-Landolfi". The signature is written in a cursive, flowing style with a large initial 'T' and a long, sweeping underline.

Respectfully Yours,  
Tina Andress- Landolfi, ZBA Secretary