

**Philipstown Planning Board
Philipstown Recreation Center
107 Glenclyffe Drive
Garrison, New York
July 26, 2007 - 7:30 p.m.**

Agenda

Pledge of Allegiance
Roll Call

Public Hearing

- Tyjan Corporation
- David Kaiser
- Open Space Conservancy, Inc.

1. **Tyjan Corporation** - Site Plan Application - 2560 Route 9, Cold Spring: Submission of modified planting plan/discussion
2. **David Kaiser** - Approval of a 4-lot subdivision - East Mtn. Rd. No., Cold Spring: Submission/discussion
3. **Open Space Conservancy, Inc.**- Approval of modification to previously filed plat - 881 Route 9D, Garrison: Discussion
4. **Edward L. Oshenschlager** - Approval of a 2-lot subdivision - 398 Route 301, Cold Spring: New submission
5. **Benjamin F. Crane** - Approval of a 3-lot subdivision - Lane Gate Road, Cold Spring: New submission
6. **Local Law Section 112-1, the definition of "subdivision"**- Referral from Town Board
7. **Jung Re-zoning** - Zoning change proposal for Johan & Maria Jung: Referral from Town Board
8. **Referral of Local Law changing time to report (CAC) from 21 to 35 days:** Request from Tina Merando to discuss again

Correspondence
New Business
Adjourn

Anthony Merante, Chairman

Items may not be called in order. Not all items may be called.

PLANNING BOARD MEETING PROCEDURES

PUBLIC MEETINGS WITHOUT HEARINGS:

The Chair will call the meeting to order and begin with the Pledge of Allegiance, followed by the roll call of the members. Discussion on individual applications will be done in the order of the agenda. Items will be taken out of order with the consent of the Board. Discussion on the applications will be conducted by the Board with the Chair recognizing each member of the Board. The Chair shall ask the applicant to respond to any questions asked by the Board or any of the Board's advisors. Questions and/or comments will not be taken from the public unless specifically requested by the Board.

MEETINGS WITH PUBLIC HEARINGS:

The Chair shall read the Public Hearing notice in regard to the specific application

A. **Applicant presentation:** The applicant shall be given as much time as necessary to provide an uninterrupted presentation of the application. Board members and members of the public are encouraged to take notes as the presentation is made, reserving their questions for the appropriate time. The Chair shall provide any procedural guidance to the applicant as needed.

B. **Board Questions:** Each member of the Board shall be recognized by the Chair and allowed to ask questions in turn. Repetitive questions should be avoided. The applicant will be given ample opportunity to respond. When the Board has finished asking question, the Chairman will open questioning of the applicant to the public.

C. **Public Questions and/or Comments:** When the public is well represented, the Chair may announce a five minute time limit on the initial round of questions/comments. The Chair shall recognize each member of the public in turn and obtain the name of the person speaking. Public questions and comments shall be directed to the Board as the decision making authority, and in turn referred to the applicant and/or the applicant's representative(s). Once everyone has been given a chance to ask at least one question or make a comment, then the Chair can recognize those individuals who may have been cut off in the initial round. The Chair shall ask that any repetitive-type comments be kept to the second round. D. **Closing the Hearing:** Once everyone has had a chance to speak, including any further questions by the Board, the Chair shall ask for a motion to close the public hearing.

ADDITIONAL BOARD DELIBERATIONS:

If Necessary, further Board discussion may be held prior to calling for a resolution. During deliberations of the Board, no comments or questions from the public shall be entertained, unless specifically requested by the Board by request to the Board by an advisor to the Board. Written comments may be submitted at any time prior to the Planning Board meeting.

Adopted by Resolution of the Planning Board dated September 11, 1997.

Philipstown Planning Board Public Hearing - July 26, 2007

The Philipstown Planning Board for the Town of Philipstown, New York will hold a public hearing on Thursday, July 26, 2007 at 7:30 p.m. at the Philipstown Recreation Center, 107 Glencllyffe Drive, Garrison, New York to consider the following applications:

Tyjan Corporation - Application dated April 27, 2007 for approval of a site plan for the continued use as pre-existing multi-family dwelling (3 units) and enlargement of a sales area within the existing building for the Mirror and Glass shop, and the construction of a five-bay garage with a second floor storage. The site is 1.695 acres and is located on the east side of US Route 9, north of Travis Corners Road in the Town of Philipstown in a B-1 business district. Tax map number is 49.-4-22.

David Kaiser - Application dated March 8, 2007 for approval of a four lot subdivision of three parcels totaling 41.137 acres, situated along Old Smith Farm Road in the Town of Philipstown. The site currently supports one single-family residence. The applicant is proposing to combine the existing three lots and subdivide the land in order to create a total of four lots. All four proposed lots would gain access from an existing private right-of-way, taking access from Old Smith Farm Road. The site is in the R-120 zoning district. Tax map number is 17.-2-76, 77 & 78. At said hearing all persons will have the right to be heard. Copies of the application, plat map, site plan and related material may be seen in the Office of the Planning Board at the Town Hall.

Open Space Conservancy - Application dated June 11, 2007 for approval of a modification to a previously approved plat. Applicant seeks to relocate portions of the previously approved access easements within the subdivided property. Applicant does not seek to change any approved lot lines. The property is located at 881 Route 9D, Garrison and is in an R-80 zoning district. The total acreage is 93.139. Tax map number is 71.-1-13.11, 13.12 & 13.2.

Dated at Philipstown, New York this 5th day of July, 2007.

Anthony Merante, Chairman