

NYPF

Annual Dues

200.00

The Chairman submitted the vouchers to the Comptroller.

OLD BUSINESS - None

NEW BUSINESS

Bill and Lynn Edsall, 14 Rivercrest Road, Highland Falls, Section 9 Block 2 Lot 13 Site Plan Amendment R-1-R Zone

The Chairman stated that the Applicant was at the November 18, 2010 meeting and there was extensive discussion on the matter. The Edsalls have a site plan for a bed and breakfast for this property. He noted that the Code allows for either an amendment of a Site Plan or it may be determined unnecessary if the scope of the project is not material or substantial. Discussion tonight will include whether it requires a formal amendment which would require a public hearing and a referral to County Planning under GML, or the Board feels that it has enough information about the project and it does not require an amendment.

The Chairman feels it does not require a formal amendment and indicated that Leslie Dotson of Garling Associates through her comment letter is in agreement, as well as Mr. Rider. He requested from the Applicant a new map to include the extensions of the decks. The map has been updated by the Applicant.

A discussion continued concerning the action to be taken by the Board for the project, including:

- Impact on the existing development
- Scope of the project
- EAF requirements
- The updated map
- The need for a formal motion for the file

A motion was made that there is no further action necessary by the Planning Board because the proposed changes are not material or substantial.

Motion: Dr. Kelly

Seconded: Mr. Dyroff

Approved

A refund of unused escrow monies will be sent to the Applicant.

PUBLIC COMMENT:

HOMELAND TOWERS

The Chairman stated that Homeland Towers has made a new submittal to the Board. The timing of the submittal was not adequate for presentation at this meeting. Homeland Towers will be on the agenda for the January 20, 2011 meeting. The Board will have the opportunity to review this new information.

Dr. Kelly asked about the newspaper article that was forwarded. What is the reason for the improvement in the service? The Chairman will forward that information to the Board Members. Mr. Rider indicated that it was not a fix that would have the same impact as a new tower, but there was work done that did help with reception in West Point. The Board's Planner, Mr. Hutchins is available for any questions.

Board Member

Mr. Holt's term is up and he has sent a letter of interest to continue on the Board. The Chairman will address a letter of support to the Town Board.

At 7:21 P. M. a motion was made to adjourn the meeting.

Motion: Mr. Holt Seconded: Mr. Dyroff Approved

Respectfully submitted,

Fran DeWitt, Recording Secretary

**The next Regular Planning Board Meeting is
Thursday, January 20, 2011**