

VILLAGE OF COLD SPRING PLANNING BOARD
85 MAIN STRET, COLD SPRING, NEW YORK 10516
Regular monthly meeting

October 7, 2008

Present: Chairman, Ransom Taggart; **Members:** - Joseph Barbaro, Joseph Immorlica, Arne Saari, & Placito Sgro

1. Prior Applications:

Scenic Hudson Foundry Dam - A workshop meeting was scheduled for October 28, 2008 at 7:30 pm. Mr. Rob Cameron, Planning Board Engineer, will be notified of the meeting.

Ken Kearney Marathon Battery Site – J. Immorlica moved to have **Chairman R. Taggart** generate a letter to the Village of Cold Spring Zoning Board of Appeals recommending Mr. Kearney to go to the Zoning Board of Appeals for a variance before the Planning Board continues the application process. **P. Sgro** seconded the motion. The motion was accepted 5-0.

A letter will be written by **Chairman R. Taggart** to the ZBA recommending Mr. Kearney to go to the ZBA before continuing with the Planning Board process. If the ZBA grants a variance the Planning Board will schedule a workshop meeting.

Mr. Kearney stated that the lot before the Planning Board is a separate deed. **R. Taggart** stated to Mr. Kearney that the lot subdivision Mr. Kearney refers to is questionable.

The plans previously requested by the Planning Board for the 7 acre lot that are not a part of the current proposal and will be reviewed in the future, when that applicant is ready to present that project to the Planning Board.

Mr. Kearney presented the Board with the deed for lot 20 which is the lot currently being reviewed by the Planning Board.

2. New Business:

Greg and Lynn Miller, 65 Main St.

The applicants are applying for a change of use which including seating. The applicants would like to open a specialty food retail outlet (coffee, tea, hot cocoa, baked goods etc.) There will be no items cooked on the premises, however heating of items such as pie or muffins will be done. Coffee, tea and cocoa will be made on the premises. The applicants presented the Board with a letter of what they are proposing (see attached).

R. Taggart stated to the applicant that a P. E. signed site plan drawing is needed showing everything that is being proposed such as tables, chairs, lighting fixtures counter where the coffee, tea and cocoa will be made, how much electric will be needed and how many electrical amps the building currently has. The Planning Board also must receive a letter from the building owner stating that he/she will allow the applicant to use the building for what is being proposed. The Chairman also asked for the history of the building for the purpose of determining how many parking spaces will be grandfathered in. History of the building could possibly be found at the Philipstown Assessor's Office or the library. If more parking is needed by

the applicants they could obtain parking spaces from somewhere else. If other spaces are obtained a five year contract is required a proof of the contract is required.

When the Planning Board receives the proposed signed site plan a workshop meeting will be scheduled.

3. Bills:

A Bill from Drake, Loeb, Heller, Kennedy, Gogerty, Gaba and Rodd, PLLC dated August 6, 2008 for \$52.50 for work down at Scenic Hudson's West Point foundry Preserve. **J. Immorlica** moved to pay the bill and **A. Saari** seconded the motion. The motion was accepted 5-0.

4. Minutes:

The minutes of August 5, 2008 were reviewed. **P. Sgro** moved to accept the minutes as presented and **J. Barbaro** seconded the motion. The minutes were approved 5-0.

5. Correspondence:

Rural futures – Magazine

Mathews Nielsen - letter regarding updated plans for the West Point Foundry Preserve property

New York State Planning federation – Pamphlet

6. Opinion Review for the Zoning Board of Appeals:

Robert Harrison, 240 Main St.

The applicant requested a six foot fence along the west side of the property for privacy from a neighboring public building (Town of Philipstown Town Hall). The Board members reviewed the paperwork and discussed the proposal. **P. Sgro** moved that the Planning Board's opinion to the Zoning Board of Appeals is to grant the variance because the fence will help separate the property on the Historic Register (Town of Philipstown Town Hall) to the adjoining property. **A. Saari** seconded the motion. The motion was accepted 4-1.

P. Sgro moved to adjourn the meeting. **A. Saari** seconded the motion. The meeting was adjourned at 8:42 pm.

Ransom Taggart, Chairman

Date