

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

September 1, 2009

Present: Chairman: Joseph Barbaro; **Members:** Karen Doyle Joseph Immorlica, Placito Sgro & Arne Saari

1. New Business:

Elizabeth Ailes, 144 Main St.

Ms. Ailes Came before the board to discuss restoration of a building she owns at 144 Main St. Ray Memmel, Mountain View Construction, presented the project, stating the applicant would like to enlarge the back of the building and enclose a rear porch.

The Planning Board requested the following:

- A letter from neighbors (Howard Broad and Cold Spring Fire Company) stating they are in favor of the project
- A copy of the deed
- 8 copies of site plan
- A letter from Neighbor Howard Broad stating they are allowed to use his gate and property for exiting the property in case of an emergency.
- Copy of Certificate of Appropriateness from HDRB
- Copy of building permits
- Copy of lease agreement (5 year lease) for 3 parking spaces

When all the required paperwork is turned in, a workshop meeting will be scheduled.

2. Minutes:

The minutes of August 4, 2009 were reviewed **J. Immorlica** moved to accept the minutes as presented & **P. Sgro** seconded the motion. **A. Saari** and **K. Doyle** abstained due to them not being present at the meeting.

3. Correspondence:

- Letter dated August 9, 2009 Christopher Boyle and Margaret Pfeffer regarding the proposed project for Foodtown
- Letter dated September 1, 2009 from Judith Rose regarding the proposed project for Foodtown. The Planning Board read the letter and will acknowledge they received the letter.
- Copy of a petition regarding the Foodtown proposal
- Letter from Central Hudson regarding easements
- Patterns for progress - seminar
- Letter from NYS Office of Parks and Recreation – regarding West Point Foundry being considered for Historic Nomination.
- Minutes from other Boards for review - HDRB

4. Bill:

Putnam Engineering corrected from previous meeting. The Board did not approve the payment of the bill due to lack of details of information regarding the details of the bill including the date of service, name of person who provided the service.

5. Opinion for the ZBA:

Constantine Serroukas, 21 Maryland Ave. Poughkeepsie. The applicant proposed to construct a one story post office and a 27 space parking lot at the corner of Marion Ave. The Planning Board reviewed the file.

P. Sgro moved to deny all variances for the Planning Board opinion. There was no second on the motion. The Board members decided to have a special workshop meeting to review the project in greater detail before giving an opinion. A workshop was scheduled for September 29, 2009. A letter will be written to the ZBA stating a meeting was scheduled to review the file, when the file has been reviewed the Planning Board will give the ZBA their opinion.

6. Board Business:

A. Saari discussed his findings after a recent preview to a composting toilet similar to what is being proposed for the Foundry Preserve site.

P. Sgro Moved to adjourn the meeting and **J. Immorlica** seconded the motion the meeting was adjourned at 9:35 p.m.

Joseph Barbaro, Chairman

Date