

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

November 3, 2009

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

1. Lynn and Greg Miller, (Go-Go Pops) 116 Main St.

Ms. Miller proposed to open a coffee, ice cream and misc. items shop. Ms. Miller stated she received a letter from Ethan Rockmore, Landlord, allowing the proposed changes to the building. There is parking behind the building for one car and three available parking spaces behind another building owned by Mr. Rockmore which the Millers intend to rent.

The Chairmen read a letter from Mr. Rockmore which supports the applicants in their business. **K. Doyle** and **J. Immorlica** noted that the letter did not state Mr. Rockmore will lease the space to the applicant. **P. Sgro** noted paperwork that the applicant's are required to present to the board with a stamped site plan and deed or note from owner of the building being leased. **J. Immorlica** stated that the board should be following the code that refers to the regulations in a B-1 business district.

The applicant needs the following paper work:

- Letter from the landlord stating he will lease the space in the building to the applicants
- Letter stating successfully leasing 3 parking spaces

J. Immorlica moved to schedule a workshop meeting after receiving a sufficient package from the applicant including the items requested above. **P. Sgro** seconded the motion. The motion was approved 5-0. A workshop meeting was scheduled for Tuesday, November 24, 2009.

2. Board coordination:

Donald Mac Donald, ZBA Chairman came to discuss coordination between the Planning Board and the ZBA regarding the application process.

J. Barbaro stated that applicants should be sent to the Planning Board before being sent to the ZBA.

The Board members asked questions regarding certain zoning codes which included:

- codes for vacant space
- tearing down and rebuilding buildings
- parking.

A discussion ensued regarding the length of time required for leasing for parking spaces when parking is required.

A meeting was scheduled for November 18, 2009 to give the ZBA an opinion on the Serroukas, Foodtown Plaza proposal.

J. Immorlica moved to adjourn the meeting. **P. Sgro** seconded the motion the meeting was adjourned at 10:05 pm.

Joe Barbaro, Chairman

Date