

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

April 5, 2011

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

1. Inquires from the public

A. The living room, 103 Main St. –Present were Philip Nobel and Nathalie Jonas. Mr. Nobel and Ms. Jonas requested a change of use for a dance studio and wellness center they will be holding classes and there will be retail space. Currently there is one bathroom with an addition of a powder room.

J. Barbaro noted parking is a concern. The applicants stated they do not own the building. The applicants will discuss the parking spaces with the landlord. A workshop meeting was scheduled for Monday, April 25, 2011 at 7:30 p.m. It was noted by Chairman Barbaro that a site plan, Copy of lease, copy of deed, letter from building owner stating it is ok to have a dance studio, clarification from building inspector regarding the reason the applicant came to the Planning Board are needed.

B. Pig Hill Inn, 73 Main St. Present were Vera Keil and David Vitanza Mrs. Keil and Mr. Vitanza requested a change of use from guest food service to food service to the public. Currently the applicant serves food to guests of the Inn only they are requesting a change of use to serve lunch on weekends only to a limited number of walk in customers. The Chairman read a letter from Mrs. Vera Keil (presented at the meeting) A site plan showing the equipment in the kitchen and way the number of seating was arrived at is needed. A workshop meeting was scheduled for Monday, April 25, 2011 at 7:30 p.m.

C. Moo Moo's Creamery, 32 West ST.

Present were Alexi Katsetos, and Paula Katsetos; building owner. Mr. Katsetos proposed to open an ice cream shop and noted he will have seating inside with additional seasonal seating outside. Mr. Katsetos noted they will have a cooler, ice cream maker a freezer, sink, dipping cabinet and counters with a possible stove and hood. The building has double doors in the front and a single door in the back. A workshop meeting was scheduled for Monday, April 25, 2011 at 7:30 p.m. Tables, seats and dimensions need to be added to the drawings. A letter indicating the applicant has permission for the business from the building owner, parking requirements and a copy of the deed are needed.

P. Sgro left the meeting at about 8:30 p.m.

2. Minutes:

- The minutes of March 1, 2011 were reviewed. **A. Saari** moved to approve the minutes as presented and **J. Barbaro** seconded the motion. The minutes were approved 2-0. **K. Doyle** abstained due to her not being present at the meeting.
- The minutes of March 22, 2010 were reviewed. **A. Saari** moved to accept the minutes as amended and **K. Doyle** seconded the motion. The minutes were approved 3-0.

3. Board Business:

- The Board reviewed the response letter from the ZBA pertaining to Village Code 134-9(G) (1) stating Village Code 134-9(G)(1) is a typographical error.
- Post Office update- **A. Saari** noted he went to a meeting where Mr. Paul Tyburski, representing the Post Office, noted there are only two options for a new post office . Butterfield property and the Foodtown Plaza. The Post Office is still willing to keep a post office in the Village. He did present preliminary drawings which include sidewalks on Marion Ave., a joint loading dock (used by Foodtown and the Post Office), 4 stop signs on Marion Ave. and Benedict Road. The Post Office is looking for 12 parking spaces possibly using the property at the vacant lot on Marion Ave., which would need rezoning, currently the lot is zoned R1. **J. Barbaro** noted he has been contacted by the Mayor regarding a joint meeting between the Village Board and the Planning Board.

4. Bills:

Drake, Loeb, Heller, Kennedy, Gogerty, Gaba and Rodd, PLLC in the amount of \$1,645.00 dated March 21, 2011. **K. Doyle** moved to accept payment of the bill and **A. Saari** seconded the motion. The motion was approved 3-0.

5. Correspondence:

- New York Metropolitan Transportation Council – notice of comment period for transportation improvement program
- www.jnstowers.com cell towers – calendar
- BS & K Municipalities Conference Savings in Tough Times Strategies for Local Officials

6. ZBA referrals:

A. Kathy Costello, 5 Maple Terrace

The application proposed is to expand a second floor and reconstruct roof throughout the building. The Planning Board discussed the proposal. **A. Saari** moved to give an opinion to the ZBA to grant the variance and **K. Doyle** seconded the motion. The motion was approved 3-0.

B. David Rothenberg, 6 Fishkill Ave.

Application proposed is to construct a 38.5 sq ft bike shed. The Planning Board discussed the proposal. **A. Saari** moved to give an opinion to the ZBA to grant the variance and **K. Doyle** seconded the motion. The motion was approved 3-0.

A. Saari moved to adjourn the meeting and **K. Doyle** seconded the motion. The motion was approved 3-0. The meeting was adjourned at 10:26 p.m.

Joseph Barbaro, Planning Board Chairman

Date