

VILLAGE OF COLD SPRING PLANNING BOARD
85 MAIN STRET, COLD SPRING, NEW YORK 10516
Public hearing and Regular meeting

May 3, 2011

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

A. Living room LLC, 103 Main St.

Present for the applicant: Philip Nobel & Nathalie Jonas

The applicant proposed a change of use and noted they will have dancing, art and music classes as well as retail items for sale.

The applicant presented the Board with the following:

- Stamped drawings showing dimensions.
- A letter was presented regarding the public hearing along with the return request receipts from neighbors.
- A copy of the letter sent to the Mayor and Board of Trustees regarding fee in lieu of parking.

Public Comments:

Lawrence Lyons 95 Main St. - Noted he supports the proposed project.

Mike Armstrong, Special Board Chairman - noted great use of parking waiver and proud that the planning board is making use of it.

A. Saari moved to close the public hearing and **K. Doyle** seconded the motion. The public hearing was closed at about 7:35 P.M. by a vote of 5-0.

K. Doyle moved to approve the application as presented and A. Saari seconded the motion. The application was approved 4-0. **J. Immorlica** abstained since he was not present at the previous meeting in regard to the application.

B. Vera and Henry Keil, Pig Hill Inn, 73 Main St.

Present for the applicant Henry Keil

The applicant proposed a change of use from serving meals to quests at the inn to serving the public on weekends provided tables are available. The applicant presented the Board with signatures from neighbors acknowledging he notified neighbors of the public hearing.

The Board reviewed the application and expressed their concerns over the need for more parking as listed in the building permit denial.

The Board noted there were no comments from the public regarding the application.

A. Saari and **K. Doyle** noted the applicant is not expanding the building or increasing seating and they cannot see a reason why more parking would be required.

P. Sgro noted in his opinion the applicant should go to the ZBA for a variance or a waiver and he also noted that he agreed with the Building Inspector, Bill Burjarski, regarding a change of use.

J. Immorlica reviewed the Village Code regarding a change of use.

K. Doyle moved to close the public hearing and **A. Saari** seconded the motion.

The public hearing was closed at 8:08 P.M.

A. Saari moved to approve the application as presented with the condition that the building inspector must explain his comment referring to parking in his denial. **K. Doyle** seconded the motion. The motion was approved 4-0. **J. Immorlica** abstained due to him not being present for the previous meeting regarding the application.

C. Moo Moo Creamery, 32 West St.

Present for the applicant: Paula Katsetos and Alexi Katsetos

The applicant proposed a change of use to open an ice cream shop. There will be 2 tables and 4 seats inside and a bench that seats 8 outside.

The Board required the following:

- Fee in lieu of parking.
- Seasonal seating permit will be required for outdoor seating.

It was noted that there were no comments from the public.

A. Saari asked about handicap access. The applicant acknowledged handicap access.

P. Sgro moved to close the public hearing and **A. Saari** seconded the motion. The public hearing was closed at 8:22 P.M. by a vote of 5-0.

K. Doyle moved to approve the application as presented and **P. Sgro** seconded the motion. The application was approved 4-0. **J. Immorlica** abstained due to he was not present at the previous meeting regarding the application.

D. Tenants of 8 Marion Ave., 8 Marion Ave.

Present for the applicant: Mr. James Hartford

The applicants requested a wooden sign with the name of each 8 Marion Ave. business listed on a board. Mr. Hartford read the following letters from tenants of 8 Marion Ave. who could not be present at the meeting regarding the need for the sign:

- Mrs. Juhee Hartford
- Mr. Joseph Curto

Mr. Hartford also read a letter in support of the sign from Mr. Peter Henderson, 11 Marion Ave.

The meeting was open for public comment

Mr. Henry Keil, 73 Main St. – noted he supported the sign

Sara Baringer, tenant of 8 Marion Ave. Suite #6 – noted the need for the sign to be approved.

Mike Armstrong, Special Board Chairman – noted the sign is in character with the neighborhood and shows a lot of sensitivity.

J. Immorlica moved to close the public hearing and **A. Saari** seconded the motion. The public hearing was closed at 8:28 P.M. by a vote of 4-0. (K. Doyle previously abstained from this application).

A. Saari moved to accept the application and **J. Immorlica** seconded the motion. The application was approved 4-0.

Regular monthly meeting

1. Special Board update:

Mike Armstrong updated the Board on the Special Board progress. He noted the following:

- A workshop meeting will take place May 14, 2011 at the VFW Hall to present concept plans to the public regarding strengths and weaknesses of the community.
- The use of unused railroad tracks for pedestrian use was discussed.

2. Minutes:

- The minutes of April 5, 2011 were reviewed. **K Doyle** moved to accept the minutes as presented and **A. Saari** seconded the motion. The minutes were approved 3-0. **J. Immorlica** and **P. Sgro** abstained. (P. Sgro left early and J. Immorlica was not present at the meeting.)
- The minutes of April 7, 2011 were reviewed **P.Sgro** moved to approve the minutes as presented and **A. Saari** seconded the motion. The minutes were approved 4-0. **J. Immorlica** abstained due to he was not present at the meeting.
- The minutes of April 25, 2011 were reviewed **A. Saari** moved to accept the minutes as presented and **P. Sgro** seconded the motion. The minutes were approved 4-0. **J. Immorlica** abstained due to he was not present at the meeting.
- The minutes of April 26, 2011 were reviewed. Revisions were requested. The minutes of April 26, 2011 were tabled until the next meeting.

3. Board business:

The Board reviewed possible dates for a workshop meeting with the Post Office and Mr. Gus Serrokas. Three possible dates were discussed. The chairman will contact the applicant regarding the possible dates.

4. Correspondence:

- New York Metropolitan Transportation Council – Notice of Comment period

5. Bills:

- Putnam Engineering - Work on Scenic Hudson dated March 7, 2011 – April 1, 2011 in the amount of \$5535.00 **P. Sgro** moved to pay the bill and **J. Immorlica** seconded the motion. The motion was approved 5-0.
- Drake, Loeb, Heller, Kennedy, Gogerty, Gaba and Rodd, PLLC in the amount of \$17,500 for language of the Village Code relating to signage dated April 11, 2011 **P. Sgro** moved to pay the bill and **J. Immorlica** seconded the motion. The motion was approved 5-0.

6. ZBA opinion:

Paul Grandetti , 7 West Band St.

The board reviewed and discussed a application of Mr. Paul Grandetti for an opinion to the ZBA. The applicant proposed to construct a covered entry porch which will require a front yard variance. The Board reviewed and discussed the application. **J. Immorlica** moved that the Planning Board's opinion is for the ZBA to grant the variance and **A. Saari** seconded the motion. The motion was approved 5-0.

P. Sgro moved to adjourn the meeting and **J. Immorlica** seconded the motion. The meeting was adjourned at 10:08 P.M.

Joseph Barbaro Planning Board Chairman

Date