

VILLAGE OF COLD SPRING PLANNING BOARD
85 MAIN STREET, COLD SPRING, NEW YORK 10516
Workshop meeting for Gus Serroukas

November 29, 2011

Present: Chairman: Joseph Barbaro; **Members:** Joseph Immorlica, Arne Saari, Placito Sgro and Richard Weissbrod and Planning Board consultant; Rob Cameron, Putnam Engineering

Present for the applicant: Gus Serroukas, Richard Olson; McCabe and Mack, LLP and Michael McCormack, architect; Liscum, McCormack, Van Voorhis LLP.

Chairman Barbaro opened the workshop meeting about 7:30 P.M.

Mr. Olson noted the lease for Foodtown expires January 2012. Mr. Olsen asked the Board if they could estimate a realistic timeframe for the approval of the proposal so the U.S. Post Office can ask for a lease extension from Foodtown. Mr. Olson noted if the process takes too long the lease will not be extended and the applicant will not be back.

J. Barbaro answered the board is interested in the application and noted that other alternatives have been floating around. **J. Barbaro** noted the board does not know how long the process will take. **J. Barbaro** noted the board will move as quickly and accurately as possible.

The Board members called Mr. Jim Hickey representative for the U.S. Post Office but were unable to contact him.

J. Barbaro read the building permit application denial dated 10/11/11. **J. Barbaro** explained the two different components to the application as the following:

- 1 is a change of use for Foodtown extending into the current U.S. Post Office space
2. Building and alterations for the new U.S. Post Office space.

Mr. Jim Hickey returned the call. **J. Barbaro** asked him to express specific questions or concerns regarding the proposal. Mr. Hickey noted he just wanted to get a sense of what was going he noted he knew Mr. Serroukas is looking to extend the building for new U.S. Post Office space and he is interested in that option. Mr. Serroukas's Architect will meet with the U.S. Post Office Architecture to review specifics. Mr. Hickey noted the U.S. Post Office is interested in staying in the village. **A. Saari** asked if site plan drawing dated 2/17/11 was the most current site plan he had. Mr. Hickey noted yes and there should be no major changes to the drawing. **J. Immorlica** asked if he was making changes to the external parcel and suggested getting back to the applicant with any changes if needed as quick as possible. Rob Cameron noted there are issues to the flow of traffic in the parking lot.

J. Barbaro reminded the applicant that originally there were two parcels proposed lot A and lot B. It was noted that previously lot B was no longer an issue. **J. Barbaro** noted that RSG Inc. Planning Board Consultant, in a memorandum dated 8/25/11 suggested lot B to be re-reviewed. **Chairman Barbaro** polled the board regarding the use of lot B. The Board members expressed the following concerns:

- **A. Saari** noted he thought it was a good idea. It will get rid of vehicle congestion.
- **J. Immorlica** noted he agreed with A. Saari but noted that will open a can of worms and could hold up the application process.

- **P. Sgro** added the plan is workable as long as roadway is open in both directions. **P. Sgro** noted there should be no parking on the north side of Benedict Rd. between Marion Ave. and Chestnut St. and would like to see parking alleviated on Marion Ave. for trucks coming in. **P. Sgro** noted the proposal is workable but dependant upon the ZBA approval
- **R. Weissbrod** noted he would like to see lot B used and **J. Barbaro** would also like to see lot B used.
- **P. Sgro** noted part of the site plan is in the Historic District and should have Historic District Review Board Approval

The Board members discussed the parking issue. **J. Immorlica** noted that the footage figures on Marion Ave are incorrect. **A. Saari** noted in his opinion the road should be offset **J. Barbaro** noted that a portion of the lot could be dedicated to the Village for to be used for U.S. Postal trucks only. Mr. Olson noted it may not be legal. All Board members agreed that the plan is a workable plan.

J. Immorlica suggested having a meeting with all board's together. **J. Barbaro** noted he did not want a joint meeting but would refer the applicant to the ZBA.

J. Barbaro noted the re-opening discussion of lot B could hold up the application and closed for discussion on lot B since the neighbors objected so strongly.

A discussion ensued regarding the entrances and exits of the parking lot. **J. Barbaro** read a memorandum from the Village of Cold spring Building Inspector dated 1/12/11 regarding closing the entrance to Foodtown shopping plaza on 9D. **P. Sgro** noted he disagreed due to a 50 ft requirement by the fire-hydrant. **Chairman Barbaro** polled the board regarding traffic flow including angle of parking of the parking lot. **J. Immorlica** and **R. Weissbrod** liked the entrance and exit on Benedict Rd. **A. Saari** and **P. Sgro** noted they would like to see the two choices on the site plan from the architect.

Mr. McCormack will make 2 site plans showing the following for parking:

- Diagonal spacing
- Herring bone style parking.

P. Sgro suggested installing a railing for the ramp in the front entrance of the U. S. Post Office.

A workshop meeting was scheduled for Tuesday, December 13, 2011 at 7:30 P.M.

Rob Cameron asked if the postal truck parking will be noted on the next site plan. Rob Cameron noted that Marion Ave. can be shifted eight feet to the left which might give postal trucks room to back into the building.

J. Barbaro directed application to go with original idea

J. Immorlica moved to adjourn the meeting and **R. Weissbrod** seconded the motion .The meeting was adjourned at 9:50 P.M.

Joseph Barbaro, Planning Board Chairman

Date