

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

January 3, 2012

Present: Chairman: Joseph Barbaro; **Members:** Joseph Immorlica, Arne Saari, Placito Sgro and Richard Weissbrod

1. Inquiries from the Public:

Butterfield Redevelopment LLC

Present for the applicant: Paul Guillaro Unicorn Contracting Corp.; Richard O'Rourke, Keane & Beane P.C.; Drazen Cackovic, AIA, DCAK MSA Architects

Mr. O'Rourke discussed and presented a draft proposal for the Butterfield property. Mr. O'Rourke noted that a petition for a zoning change had been submitted an extensive SEQR application is in process with the Mayor and Village Board of Trustees. Drazen Cackovic, Architect, Mr. Guillaro noted the site plan will consist of four separate parcels as follows:

- Municipal retail on 9 D including office and retail office on the entire second floor
- Butterfield Hospital building will be removed,
- Senior affordable housing including market rate senior for sale condos and the
- Lahey pavilion will remain.

Also noted was the following:

- Sewer water and parking should not be a problem
- A cul-de-sac was presented to avoid traffic on Paulding Ave.
- Letter from village and town confirming the use of 6000 square feet and are still waiting for confirmation from the county for the use of 6000 square feet.

J. Barbaro asked Mr. Guillaro if he was approached by the U.S. Post Office. Mr. Guillaro responded that he has been communicating with the U.S. Post Office but they would like the process to be further along.

J. Barbaro asked how the project will affect the taxes on the Village. Mr. Guillaro answered the project should have no impact on the village.

R. Weissbrod noted the Comprehensive plan notes that there are to be no more cul-de-sacs in the Village.

Mr. O'Rourke noted the plan is a revitalization plan for the village and noted since there is an age restriction due to senior housing school taxes should not go up and an increased impact for the school should not exist. Mr. O'Rourke also noted that one reason a cul-de-sac was proposed is to eliminate pass through traffic.

P. Sgro noted in his opinion a cul-de-sac is a good idea since it will take away traffic from the residence area leaving it more private. He noted it was a good plan but required further discussion.

J. Immorlica noted he agreed with P. Sgro and added that the proposal could change if a Post Office is added to plan. Mr. Kackovic noted currently 6000 ft. is available. The U.S. Post Office can use 3000 ft. which is what they are looking for since there are no perspectives for that space yet.

J. Immorlica noted a workshop will be scheduled and noted that Rob Cameron, Planning Board Consultant and possibly RSG and an Attorney may be added to the Planning board team and suggested to Mr. Guillaro to start an escrow account in the amount of \$5000 noting the Village requires \$1000 and added that he would like to see the building denial from the Building Inspector before scheduling a workshop date.

Mr. O'Rourke noted the zoning legislation must be adopted before any approvals are. Mr. O'Rourke also noted that the Village Board will become lead agency.

Mr. O'Rourke asked if there had been any law changes. **J. Barbaro** noted composting toilets have been added as a code change since the Scenic Hudson application.

2. Review of the Comprehensive Plan:

R. Weissbrod updated the Planning Board members on the progress of the Comprehensive Plan.

P. Sgro noted the Comprehensive Plan is just a guide and wish list which doesn't mean that all the listed items suggested would be approved and added that he gave them a lot of credit for all the work that went into the Comprehensive Plan.

J. Immorlica noted he agreed with P. Sgro that the Comprehensive Plan is a wish list and there have been changes since first plan was done.

The Planning Board reviewed a list of concerns they had for the Mayor and Village Board of Trustees. Chairman J. Barbaro will craft a letter of the Planning Board's concerns which will be sent to the Mayor and Village Board of Trustees before there vote on the Comprehensive Plan.

3. Bills:

- Putnam Engineering for work done for Serroukas/Foodtown Plaza dated November 7-December 2, 2011 in the amount of \$810.00 for 6 hours work
J. Immorlica moved to pay the bill and **R. Weissbrod** seconded the motion. The motion was approved 5-0.
- Putnam Engineering for work done at West Point Foundry Preserve dated November 7 – December 2, 2011 in the amount of \$3930 for 30 hours work

J. Immorlica moved to pay the bill but noted that treasurer noted she was talking to Rita Shaheen regarding closing the escrow account and refunding the balance. **J. Barbaro** noted the project is not done until all plans are stamped. **J. Barbaro** noted the Building Inspector requested the most recent plans from Scenic Hudson and noted he has not yet received them. **R. Weissbrod** seconded the motion. The motion was approved 5-0.

4. Minutes:

- The amended minutes of November 29, 2011 were reviewed **J. Immorlica** moved to accept the minutes as amended and **R. Weissbrod** seconded the motion. It was approved 5-0.
- **J. Immorlica** suggested tabling the minutes of December 6, December 8, December 13 and December 29, 2011 until the next meeting due to more board business that needs discussion.

5. Correspondence:

- Village Employee and volunteer appreciation night – Friday, January 13, 2012
- Foodtown/ Serroukas site plan distributed to members for review
- Rural Futures magazine
- Correspondence from Peter Henderson requesting planning board documents traffic engineering consultant, and RSG documents. 12/12/11 to Mary Saari.
- Tom Campanile 12/13/11 regarding the Foodtown/ Serroukas application.
- Letter from Peter Henderson to Village Board, ZBA and Planning Board noting to form an association. 12/13/11
- Letter from Peter Henderson dated 12/28/11 thanking M. Saari for foil request. Written communication between Planning board and RSG and traffic impact study
- Letter from James Shelton dated 12/27/11 to Mayor Gallagher regarding Butterfield property
- Mary Ellen Odell to William Hustis to discuss growth of Senior Citizens
- New York Metropolitan Council Amendment dated 12/12-12/21 - comment period
- New York Metropolitan Council dated 1/4/12-2/3/12 - comment period

6. Inquiries from the public:

Ms. Janis Hogan, 17 Marion Ave. noted that the last planning board meeting it was noted the Planning Board considered closing the Route 9D entrance to Foodtown plaza and move it to Benedict Rd

J. Barbaro noted he will not answer since applicant is not present however the Board always looks at the big picture.

R. Weissbrod asked about gas being brought into the Village. Airinhos Serradas, Village Trustee, noted it cost millions of \$'s per mile to bring in a pipeline for gas and you run the risk of running further damage if there is a problem with a pipe and noted he asked for a moratorium for hydro-fracking. **R. Weissbrod** noted huge amounts of gas are

available through a pipe line. Gas is a reliable resource of heat, it is clean and convenient. Only drilling would be needed to get the pipe through rock.

Ms. Antoinette Sweet, 3 Benedict Ave. - Noted she was glad the post office was discussed regarding the Butterfield property. The Butterfield property is convenient and there is room for the Post Office. Mrs. Sweet also noted the Board talked about changing the character of the neighborhood and noted a 3000 ft. building will change the character of the neighborhood. And changing traffic pattern could be a traffic safety. **J. Immorlica** noted the Butterfield property has been pursued and the Post Office Real Estate Agency wanted to remain on the same property.

A. Saari noted that the Post Office Real Estate Agency stated that Butterfield was not suitable for them.

Mr. Tom Campanile, 8 Benedict Rd. – noted that what Butterfield Development. LLC presented was good.

Airinhos Serradas, Village Trustee - noted the Planning Board does a good job.

Ms. Janis Hogan, 17 Marion Ave. - noted she was wondering if the Planning Board was still following up on issues. **J. Barbaro** answered a traffic study and sewer and drainage study have not been done.

R. Weissbrod moved to adjourn the meeting and **J. Immorlica** seconded the motion. The meeting was adjourned at 9:23 P.M.

Joseph Barbaro Planning Board Chairman

Date