

VILLAGE OF COLD SPRING PLANNING BOARD
85 MAIN STRET, COLD SPRING, NEW YORK 10516
Workshop meeting Butterfield Realty LLC, Redevelopment, Rte. 9D
Meeting held at the VFW Hall

January 24, 2012

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

Member absent: Arne Saari

Present for the applicant: Paul Guillaro; Unicorn Contracting Corp., Tim Miller, assisting in SQRA, Bradley G. Cleverley, PE and Drazen Cackovic, AIA, DCAK-MSA

Mr. Bradley Cleverley noted the applicant proposed the following:

- Demolish the Butterfield Hospital Building,
- Keep the existing Lahey Medical Pavilion building, senior housing
- Off-site parking (lot currently owned by Village). If off-site parking cannot be obtained, 4000 feet will be removed from the Lahey Medical Pavilion proposal
- Project will contain four parcels
 - One with space providing for municipal use
 - Lahey Medical Pavilion will remain
 - Housing for age 55 and over off of Paulding Ave.
 - Seniors 62 and over housing
- Only vehicle access will be from Paulding Ave. for the age 55 and over housing units.
- The applicant noted they do have a letter of commitment from the town for 6000 square feet
- Mr. Guillaro noted the project will be done in phases

J. Barbaro read the building permit denial

J. Immorlica asked if 3000 sq. ft. would be available for the U.S. Post Office if they were interested. Mr. Guillaro answered yes.

R. Weissbrod noted off lot parking was not presented at the previous presentation. It was noted by Mr. Drazen Cackovic that the previous drawing was just a conceptual drawing.

J. Barbaro announced that the Mayor and Board of Trustees want to be lead agency

Tim Miller noted village board is seeking to be lead agency but is interested in planning board questions and concerns. Tim Miller added that the Planning Board will be helping the Mayor and Board of Trustees in the SQRA process.

Mr. Miller noted the following will be done:

- Traffic studies
- Information regarding storm-water
- Fiscal analysis for Village and school taxes
- Utilities implications of the project will be at a minimum and the applicant will provide whatever else that is requested.

R. Weissbrod questioned the mixed use and asked if they have to go to a PUD for use. Tim miller noted opportunities for standards are what are best for the property and provided zoning entitlements.

J. Immorlica noted PUD zoning is acceptable for the district and added that what the applicant should be doing is coming up with a feasible proposal and go forward with the preliminary drawing for planning Board review.

P. Sgro asked the applicants if they considered proposing the project under the current B1 zoning laws and asked if they looked into using the B1 zone instead of the mixed use.

- Noted that too quick growth which would overburden the infrastructure.
- Suggested dividing the project into 2 sections instead of 4 and using the B1 zoning guidelines to avoid using the PUD zoning. Mr. Tim Miller asked if he objected to the PUD. **P. Sgro** answered yes due to too fast growth of the infrastructure.
- Noted the sewer system is 20 years old. Mr. Tim Miller noted the applicant is going to provide sewer and water studies and will note what the capacity of use will be for this project.

Mr. Tim Miller noted that both attorneys, Village Attorney and Mr. Guillaro's Attorney, came up with the PUD zoning as being the best for the village.

J. Immorlica suggested the Board should review the comments suggested by Rob Cameron, Planning Board Consultant, and noted the Mayor and Village Board of Trustees will be lead agency in the SQRA process and suggested the Planning Board should make certain comments and recommendation on their feelings of the PUD and the their concerns over the Village taking on lead agency.

The board reviewed and discussed the memorandum by Rob Cameron; Putnam Engineering, PLLC.
Dated January 18, 2012

Mr. Paul Guillaro noted a market survey is in the process.

Mr. Paul Guillaro is working with the Village on proposed parking on the adjacent Village property. If parking is not available on the Village parcel the top floor of the proposed municipal use building will be eliminated.

Tim Miller noted all corrections regarding the EAF will be completed when part 3 is submitted to the village.

The following was noted by the applicants Architect Bradley Cleverly:

- Parking and storage for tenants will be under ground
- The height of the building on lot 4 will be about 35 ft. and 2 ½ story
- All roads built will not be dedicated

- Village disposal services will not be used. A private company will be used since the streets are private

R. Weissbrod asked if the proposed plan was consistent with the recently adopted Comprehensive Plan.

J. Immorlica responded that the Comprehensive Plan is a dream and a wish list.

P. Sgro noted that there was once an area on the property that used to burn hospital waste on the site. Mr. Tim Miller noted a hazardous waste review was done and the applicant will look into it.

Mr. Tim Miller proposed a traffic study proposal which will consist of Weekday mornings and afternoons when people are commuting. **J. Immorlica** asked for a Saturday study around 11:00 A.M. as well as what was being proposed.

J. Immorlica also noted the following:

- The EAF should contain the submittal date when anything is submitted
- The 50 foot height would be a problem if there is not sufficient fire apparatus and asked if the Village Fire Company had sufficient equipment.

Mr. Tim Miller noted they want to work with both boards planning and zoning before submitting a complete plan with dimensions listed **P. Sgro** asked for 4 separate drawings for the different phases of the project. Mr. Tim Miller noted a detailed subdivision and a site plan application will be submitted, right now only a concept is being shown.

R. Weissbrod noted the following:

- He did not see environmental impact shown on the plans and asked for more details on the drawings.
- The board needs to know how they came up with the parking spaces if there was a certain formula that was used to determine the parking. Paul Guillaro noted there will be 255 spaces provided.
- Recommended that a sewer and water report and taxes reports be done before applying for zoning approval.

Rob Cameron noted that if a PUD gets approved they will be able to build up to a 50 ft. building within a 10 foot setback.

J. Barbaro asked the planning board members if they had any strong objections regarding the Village Board taking lead agency since this is an unusual circumstance.

Mr. Tim Miller also noted a dispute in SQRA will delay the process by about 3 months and take away some control of the process.

- **P. Sgro** noted the following:
 - Stated his concern regarding that changes in the plans that may suggest a new SQRA can be reviewed again. Mr. Miller noted that it can be revisited.
 - Noted the planning board should have been lead agency

- His opinion is that the proposal is too busy. Everything being proposed can fit in B1 zoning. Mr. Cackovic noted the property will still have to be rezoned because it is not zoned B1.
- **J. Immorlica** noted no comment but noted “you got a mixture greater than what the Village Code states. The PUD is necessary. Times have changed PUD provides the groundwork for a cluster project and will allow acceptable promise and added if we don’t jump on this train now we will lose out”.
- **R. Weissbrod** noted the following :
 - he didn’t see any reason to go to a PUD
 - thinks the Village Board should ask for specifics before a SQRA is done
 - Doesn’t think they have enough information to make a decision.

J. Barbaro confirmed the Planning Board members opinions regarding the Village Board doing the SQRA review as the following:

- **P. Sgro** noted he objected
- **J. Immorlica** did not care
- **R. Weissbrod** objected
- **J. Barbaro** noted he did not object

J. Barbaro noted his letter to the village board will reflect both views.

R. Weissbrod moved to send a letter to the Village Board stating that the Planning Board is better suited to be lead agency for the SQRA review and seconded by **P. Sgro**. The motion was discussed.

Mr. Tim Miller explained to the board that the motion that was just considered is being interpreted that the Planning Board wants to take the role as lead agency. If the planning board has no response the village board will become lead agency on January 28, 2012. **J. Barbaro** gave the board members time to rethink the motion. **J. Immorlica** noted he still did not care either way. Mr. Tim Miller noted that this decision will have to go to the DEC for review.

Mr. Tim Miller asked for a motion to be very clear that the planning board will allow the village Board to take the role of lead agency.

Mr. Paul Guillaro noted this is a very difficult project and this can create a problem. If he cannot get this project moving he will go away. Tim Miller asked again for a vote from the Planning Board that they have no objection to the Village Board taking lead agency.

R. Weissbrod rescinded the original motion. **R. Weissbrod** moved to send a letter to the Village board stating that the Planning Board has no objection to the Village Board being lead agency although they believe the Planning Board is better suited to take on the responsibilities of lead agency for the SQRA review. **P. Sgro** seconded the motion. The motion was approved 4-0.

Rob Cameron noted the Village Board needs to take action first since no PUD zone changes exist.

Tim Miller noted the Planning Board needs to give an opinion on the PUD to the Village Board and a public hearing still has to happen before the zone for PUD can happen.

Two tentative dates were discussed for another work shop meeting, Monday February 13, 2012 or Tuesday, February 21, 2012 depending on the availability of the VFW Hall.

The applicant will submit a plan directly to Rob Cameron and submit all the suggested material to the Planning Board.

P. Sgro moved to adjourn the meeting and **R. Weissbrod** seconded the motion. The meeting adjourned at 10:10 P.M.

Joseph Barbaro, Planning Board Chairman

Date