

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

February 7, 2012

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

1. Presentation by Planner Ted Fink of Greenplan, Inc.

Present: Planning Board members – Chairman, J. Barbaro; members: J. Immorlica, A. Saari, P. Sgro and R. Weissbrod

Village Board members: Mayor Seth Gallagher, Trustees: C. Hustis, A. Serradas, B. Campbell

Village Attorney: Steve Gaba,

Greenplan Inc.: Ted Fink and Michele Greig

Also in attendance were Paul Guillaro, Unicorn Contracting and his Attorney Richard O'Rourke from Keane and Beane

Mayor Gallagher opened the meeting between the Planning Board and Mayor and Village Board of Trustees at 7:30 P.M. to discuss whether or not a planning consultant for the upcoming Butterfield Realty project is needed at the expense of the applicant

P. Sgro and **J. Immorlica** noted their opinion was that another planner would not be necessary since the Planning Board already has one. Steve Gaba, Village Attorney, explained that another planner is needed since several things will be going on simultaneously including the SEQRA review which will have Planning Board and Village Board sharing the review.

Mr. Steve Gaba, Village Attorney, explained the process as the following:

- The Village Board will declare themselves lead agency but will require advice from the Planning board.
- The Boards will decide what studies are needed with the help of the planner.
- The Planning Board will report to the Village Board
- Zoning laws will be developed that will be accepted by the Village Board.
- The local law will be tailored to match the development.
- SEQRA first then local law will be adopted.

Mr. Richard O'Rourke, Attorney, for the applicant noted he did not want to segment the project that is why they submitted the plan as they did.

2. Regular monthly meeting:

The Board reviewed the following:

- Meeting with Butterfield on February 21, 2012 at the VFW Hall
- A Packet from Mr. Serroukas for the Foodtown application was distributed to all Planning Board members. The Board members discussed possible meeting.

3. Minutes:

- The Planning Board reviewed the November 15, 2011 minutes that were approved on December 6, 2011 but the Board had to accept the amendments of pages 1 and 2. It was noted by the Planning Board members noted all revisions were made.
- The minutes of December 6, 2011 were reviewed **J. Immorlica** moved to accept the minutes as presented and **A. Saari** seconded the motion. The minutes were approved 5-0.
- The minutes of December 8, 2011 were reviewed **R. Weissbrod** moved to accept the minutes as presented and **J. Immorlica** seconded the motion. The minutes were approved 5-0.
- The minutes of December 13, 2011 were reviewed. **J. Immorlica** recommended amendments. The minutes were tabled until the next meeting.
- The minutes of December 22, 2011 were reviewed **R. Weissbrod** moved to accept the minutes as presented and **J. Immorlica** seconded the motion. The minutes were approved 5-0.
- **J. Immorlica** moved to table the January minutes (January 3 and January 10) until the next meeting. **R. Weissbrod** seconded the motion. The motion was accepted 5-0.

4. Bills:

- Putnam Engineering - for the Serroukas project dated Dec 5-Dec 30, 2011 in the amount of \$1,552.50. **R. Weissbrod** moved to pay the bill as presented and **P. Sgro** seconded the motion. The motion was accepted 5-0.
- Putnam County News and Recorder - dated Dec 30, 2011 in the amount of \$10.39 for a Public Hearing for Rockmore (public hearing was held on December 22, 2011).
- Drake, Loeb, Heller, Kennedy, Gogerty, Gaba and Rodd PLLC. – in the amount of \$210 for telephone calls and E-mails dated Jan 24, 2012 in the amount of \$910.00 **J. Immorlica** moved to return the bill back to the treasurer since the Planning Board was not involved in the telephone calls or emails.

5. Correspondance:

- Letter from Tim Miller dated Feb 7, 2012 to J. Barbaro, Planning Board Chairman, regarding testing soil in the area where hospital waste was burned as noted by **P. Sgro**. **J. Barbaro** will suggest to Tim Miller to research the spot where hospital waste was burned. Some Planning Board members will also do research as to where hospital waste was burned.
- Letter from Dr. Pirraglia, DDS, PC dated 1/20/12 regarding his concerns over parking and traffic congestion of the Serroukas/foodtown proposal.
- Minutes from other plans to review
- Letter from the Sewer and water Department regarding capacity for the Butterfield Property dated February 7, 2012.

6. Board Business:

A discussion ensued over whether or not hiring a Planning Consultant for the Butterfield Realty proposal is needed. **R. Weissbrod** moved that the Planning Board hire Greenplan Service Planner for the Butterfield Realty proposal as a joint consultant with the Village Board of Trustees. **A. Saari** seconded the motion. **J. Immorlica** noted his opinion was that the Village Board should hire the consultant since they are lead agency and that the Planning Board already has consultant **P. Sgro** noted he was against hiring a planner since he believed the planning board could handle the application. The motion was approved 3-2.

J. Barbaro noted the planner will come to all workshop meetings for the Butterfield Realty proposal.

J Immorlica moved to adjourn the meeting and **R. Weissbrod** seconded the motion. The meeting was adjourned at 9:46 P.M.

Joseph Barbaro, Planning Board Chairman

Date