

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

February 21, 2012

Present: Chairman: Joseph Barbaro; **Members:** Joseph Immorlica, Arne Saari, Placito Sgro, Richard Weissbrod and Consultants: Rob Cameron, Putnam engineering and Ted Fink, Greenplan Inc.

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

Meeting opened at 7:30 P.M. by Chairman **J. Barbaro**.

Drazen Cackovic, reviewed the project and drawings. The applicant presented drawings of the senior housing unit showing parking how the project will look in relation to neighboring structures and explained where storm drains will be located.

P. Sgro noted he would like to see the project presented in sections rather than as one big presentation. Ted Fink, Greenplan Inc. noted there are possibilities in looking at on street parking in the area.

J. Barbaro noted the senior housing building is considered affordable housing. Ted Fink, Greenplan Inc. noted that a certain percentage of housing should be considered affordable housing.

R. Weissbrod asked Ted Fink if the senior housing building being presented looked like anything in Cold Spring. Ted Fink answered yes with the siding and the brick. **R. Weissbrod** noted that the Comprehensive Plan no longer recommends cul-de-sacs in the Village. Ted Fink added that the Comprehensive plan is all about connection. Mr. Cackovic noted the idea of the Cul-de-sac is not to encourage traffic in the private area but noted they can put in paths for people to get around.

R. Weissbrod also asked if the building close to Paulding Ave will blend in. Mr. Cackovic noted the materials will match the material in the area.

P. Sgro noted the following:

- The buildings all look the same. There is no diversity in the style.
- Suggested making the building look like several buildings attached instead of one building.
- Concerned over height of the building and asked if fire trucks could turn in the cul-de-sac wondered if the Village Asked if the building could be a little lower
- The municipal building looked too big next the Lahey building.
- The lot coverage is too small for the senior building.
- Asked if the building will use fire-rated materials between the units.

J. Immorlica noted the following:

- Asked if the fire equipment could handle the height of the building
- Noted Greg Phillips, superintendent of the water and sewer department letter dated February 7, 2012 to Mr. Cleverley about the capacity of the water and waste water system.
 - A well should be put in for site irrigation.
 - The existing structure and sewer lines for reuse will have to be checked for possible inflow.
- Suggested a study be done for what currently exists and see what sewer and water will be needed for allowable maximum future growth for today's requirements.

P. Sgro asked if the water system will sustain the project with the number of units being presented and noted three fire hydrants are shown of the site plan.

R. Weissbrod suggested the following:

- Extending the natural gasline.
- Noted the Village is very concerned with dark sky and asked the applicant to be dark sky compliant.
- Asked if an electric car facility can be installed.

J. Barbaro noted he spoke to Mr. Hickey, representative of the U.S. Post Office , and he noted he would like an indication from Mr. Guillaro that he is interested in having the U. S. Post Office on the Butterfield location. Mr. Guillaro noted he spoke to Mr. Hickey and Mr. Hickey noted he would like a commitment as to the date the building will be ready.

The Board reviewed the Putnam Engineering Memorandum dated 2/16/12. **P. Sgro** noted the Planning Board is concerned about different items than the Village Board.

J. Immorlica noted there are no rules for the planning board to follow for this proposal since it is a PUD application.

Mr. Miller noted a plat will be submitted with no buildings showing lot lines and measurements. The applicant can also submit new plans on a lot to lot basis.

P. Sgro asked if the PUD can create more problems and asked if they can propose one lot at a time following the current zoning laws for the B1 and B4 Zoning Code.

Mr. Miller noted the Village Attorney and the Applicants Attorney noted that the proposal does not conform to any existing Village Codes that is why they both suggested a PUD and noted the applicant is committed to the PUD.

Mr. Cackovic noted that the senior housing in Cold Spring requires 1 parking space per unit. Rob Cameron added that is for a one bed room condo.

Mr. Guillaro noted he has a letter form Hudson Valley hospital noting that the parking at the Lahey Pavilion is adequate which he will present to the Planning Board.

A. Saari suggested The Planning Board visit the site as a group with the plans.

J. Immorlica suggested an outdoor break and lunch area with a table for the employees of the Lahey pavilion to be included in the proposed site plan. He also noted that currently they have and use one that is on site.

Ted Fink suggested reversing the building and the parking on the Route 9D portion of the proposal.

The applicants noted the following:

- Bradley Cleverley noted the storm water drain usage will not increase.
- Information has been sent to the Village regarding the proposed sewer and water usage
- Mr. Guillaro noted there will be sprinklers located in the building.

J. Barbaro noted The Village board is having a meeting Tuesday, February 28, 2012 at the Village Office to discuss the EAF and invited the Planning Board members.

A workshop meeting was scheduled for Tuesday, March 20, 2012 at 7:30 P.M. The Planning Board requested that all plans be submitted to the consultants for comments by the consultants for planning board review by March 16, 2012.

P. Sgro moved to adjourn the meeting and **J. Immorlica** seconded the motion. The meeting was adjourned at 10:21 P.M.

Joseph Barbaro, Planning Board Chairman

Date