

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

*April 24, 2012*

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

**Present for the applicant:** Paul Guillaro, Paul Jones and Matt Moran; Unicorn Contracting Corp., Tim Miller; Tim Miller Associates, Ronald Schulman; Best development Group, LLC.

Chairman **J. Barbaro** opened the meeting by reviewing his idea of what should be on the Butterfield property

Janice Hogan , President of the Benedict Road and Marion Ave. Neighborhood Association, presented a letter dated 4/24/12 from the Benedict Road and Marion Ave. Neighborhood Association acknowledging support of the Post Office to be located on the Butterfield Property site.

**J. Barbaro** noted the Reconciliation Mission is for the five Board members to come up with what they think should be on the Butterfield site.

**J. Barbaro** started with his opinion of what he would like to see at the Butterfield site as the following:

- Office retail space to include the U.S. Post Office .
- Lahey pavilion remain, no senior housing on the site.
- Complete tax positive and not tax negative.
- Green space with part of it to be used for the farmers market.
- Municipal building 2 ½ stories and access to the site from Route 9D only with no vehicle access on Paulding Ave.

**P. Sgro** noted the following:

- That in his opinion the applicant has rights also.
- He had no knowledge of J. Barbaro's comments.
- He reviewed the applicants plan and the three plans suggested by Greenplan. He devised a plan using alternative plan number 1 but didn't think density was considered.
- The senior housing section was thought of years ago and did not like the idea of getting rid of the senior housing. The adult housing building was too big and would like to see it smaller
- Thought a traffic circle could be incorporated in the
- Underground parking is a good idea.
- Doesn't think they should bother with farmers market. But it can be on green area and people can park on the street.
- No problem with the commercial building.

- Like to see Lahey Pavilion remain.
- Would like to see the Grove be worked in for a senior center in some way.

**J. Zuehl** noted the following:

- Bottom line is he would like to see the Butterfield site developed but his concern is the current proposal.
- Trying to look at purview only and keep his private thoughts out of it.
- Believes that the recommendations and what we want to see should be based on the comprehensive plan.
- Noted that five items were not considered
  - Maintain historic view and character outside the Historic District. A lot of non-monumental buildings with parking lots.
  - Density can be good if it is done correctly.
  - Improving walk ability in the village. Walkability should be encouraged.
  - Enhancing gateways.
  - Enhancing the economic vitality of the village.
- Told the applicant they will never make everyone happy
- Can incorporate more of the Comprehensive plan.

**R. Weissbrod** had the following comments:

- Size of the senior living building should be 2 ½ story.
- Paulding Ave. is not a town house street it just doesn't seem to fit.
- Underground parking will reduce the parking on the street.

**A. Saari** made the following comments:

- The project should comply with the comprehensive plan.
- Parking underground great idea.
- Butterfield square appears to be a little too congested.
- Should be access on Paulding Ave.
- Traffic circles generally too small, cause accidents thinks it would cause more problem
- Grove not economically viable for community center.
- Facility should be tax positive should not be loop-hold where they can become tax negative.

**J. Barbaro** noted the Planning Board will come up with a plan they will recommend to the applicant. The Board members discussed and reviewed all Planning Board member comments.

**J. Barbaro** took a vote on the issues listed above and the following items will remain.

- Commercial building.
- Butterfield square.
- The senior housing building height of 2 ½ story.
- Access to property from Paulding Ave.
- Walking path.
- Farmers market on green space of property.
- Parking for affordable senior housing underground.

- Lahey Pavilion
- Parking on Route 9D

The following items were voted down:

- Underground parking for the commercial building.
- Town houses.
- Preserving the hospital building
- Traffic circle
- Purchasing of the Grove property

Mr. Guilaro commented on the Boards remarks by noting the following

- No longer had an interest in the Grove property.
- He believes his proposal is general y in agreement with most items proposed by the Planning Board.
- Lahey pavilion is fine.
- 74 senior housing units can be proposed under b4 zone with a special permit.
- Under the B4 zone there is no provision for open space.
- Market rate housing is needed for an economically viable project.
- Old Butterfield Hospital building will be taken down.

A workshop meeting was scheduled for Tuesday May 8, 2012 at 7:30 at the VFW Hall.

**P. Sgro** moved to adjourn the meeting and **A. Saari** seconded the motion. The meeting adjourned at 10:14 P.M.

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Joseph Barbaro, Planning Board Chairman

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Date