

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

May 8, 2012

Present: Chairman: Joseph Barbaro; **Members:** Arne Saari, Placito Sgro, Richard Weissbrod, Jimmy Zuehl, Village Attorney; Steve Gaba and Village Board Liaison; Matthew Francisco

Present for the applicant: Paul Guillaro and Matt Moran; Unicorn Contracting Corp., Applicants Attorney Richard O' Rourke; Keane and Beane P.C.

J. Barbaro opened the meeting about 8:35 P.M. Chairman Barbaro briefly reviewed the previous meeting for the public.

J. Barbaro noted the following to proceed with the application:

- All drawings will be given to Rob Cameron; engineering consultant.
- The Village Board and the Planning Board will get a response from the consultant.
- The Planning Board will start the SEQRA review.

The Planning Board members and the applicant reviewed and discussed the following two handouts submitted by the applicant dated May 8, 2012: (attached)

- Review of Recommendations – notes Planning Board recommendation the applicant agrees to and explains in detail the five recommendations the applicant does not agree with.
- Points of Discussion - describes progress, partial letter to the Mayor and Board of Trustees dated 3/26/12 and points of concern such as density, B4 zoning, The Grove and alternate plan 1.

Mr. Guillaro noted the following:

- The consultant already reviewed the plan and the Planning Board seemed more interested in an alternate plan that was presented at the charrette rather than the plan he submitted.
- Suggested submitting another set of plans that would benefit the Board as well as the applicant before another engineering review.
- In agreement with most recommendations made by the Planning Board (five points of disagreement are highlighted in the Review of Recommendations packet)
- Will work on green recommendations.
- Market housing is needed for the proposal to continue.
- Office and retail space has been presented.
- Would like to use Grove property for parking but does not want to renovate the building.
- Would like to retain Mr. Curran who drew the alternate plan for the charrette. (**J. Barbaro** noted the alternate plan was not drawn for the Planning Board it was drawn up for the charrette only.)

Mr. Guillaro asked to work together with the Planning Board and Consultant to keep the proposal progressing rather than having the Planning Board review the changes to the site plan, change the plans,

wait for a workshop to review the plans and revise Mr. Steve Gaba suggested having an informal meeting with at least two Planning Board members to discuss plans for a new set of drawings.

Mr. O'Rourke explained the role of the Planning Board during the rezoning submission and acknowledged the applicants' rights as a property owner.

J. Barbaro opened the meeting for comments by the Planning Board members.

The Board members still had the following concerns:

- Market rate housing
- PUD zoning previously suggested B4 zoning which allows for senior housing. Retail space is not permitted under B4 zoning.
- Location of municipal building
- Would like to see the site more tax positive than what is being proposed.

There was a brief discussion between the applicant and the Planning Board regarding their concerns.

Mr. O'Rourke noted the Planning Board's responsibility at this stage of the proposal is to give a Conceptual report back to the Mayor and Village Board of Trustees.

Mr. O'Rourke noted the applicant agreed to a workshop and asked if the Planning Board members concern over the market rate housing is the configuration, the layout or of just because it is market rate housing **J. Barbaro** noted there are several issues with the market rate housing and will be best discussed at the next workshop meeting. A workshop meeting was not scheduled.

R. Weissbrod moved to adjourn the meeting and **A. Saari** seconded the motion. The meeting was adjourned at 9:16 P.M.

Joseph Barbaro, Planning Board Chairman

Date