

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

June 5, 2012

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

1. Inquiries from the public:

A. Joe Immorlica, 17 Fair St - presented the Board members with a letter regarding the 65+ aging population is expected to grow and read the letter which describes how imperative it is for housing to grow and change as well. **J. Barbaro** noted the Planning Board misses him.

B. Aaron Freimark, 10 Whitehill Pl. - commented on Butterfield property file contents and noted some of the correspondence is hard to find and requested an easier way to find documents such as on web site. Public documents should be posted on the Village web site. **Joe Barbaro** noted he will take to the Village Clerk about putting public documents on line.

Mr. Freimark also noted he started a group called Better Butterfield and noted there are currently 106 members. He thanked the Board members for their work on the Butterfield project and for making tough decisions and also noted the project submitted by the applicant could have been better. Mr. Freimark asked the Board if they will submit a formal report regarding the feasibility of the plan.

J. Barbaro responded yes, an executive summary and then an actual report will be submitted.

C. Judith Rose, - 7 Marion Ave. noted that she is a consultant for a Real estate development which deals with market rate and affordable housing. Ms. Rose noted that market rate housing is currently what clients are doing. Ms. Rose explained to the Board the different kind of housing as being the following:

- In New York an affordable housing developer strikes a deal which is called a pilots (payment in lieu of taxes). The deal will be cut for so many years. If Pilots are not being paid the municipality will not get paid. In New York right now it is a bad situation. The low income group cannot pay their bills.
- Suggested the Village should go to straight fee simple that way they can be sold if there are financial problems.
- Affordable housing is structured so it can never be sold. Even in beginning of these types of projects, the developers renegotiate the deal originally made.

Ann Impellizzeri, 15 High St. – asked if the Planning board will come up with a plan for an input on conceptual zoning change in the Village especially for businesses. **J. Barbaro** answered more information on the request is needed.

2. Board Business:

A. Dunkin Donuts:

The Board members reviewed new submissions which was a traffic study and noted an escrow account has been received. Rob Cameron will review the material sent to him for the proposal and then a workshop meeting will be set up.

B. Proposal by Mayor Gallagher:

Mayor Gallagher presented the Board with the following proposal: to request a report from the Planning Board on a potential conceptual zoning change for the Butterfield property to include any information that they feel relevant for the development of the property and their greatest area of concerns. The proposal will be sent to the Village Board.

Mayor Gallagher and Matt Francesco noted that the Board members can document in writing anything including any questions, studies, concerns or comments they may have regarding the Butterfield Realty LLC Redevelopment project. All Board members do not have to agree with the all the items in the report.

P. Sgro expressed concern over who will to pay for the engineer if one is needed when there is no client.

J. Barbaro noted he will ask if the Planning board can use a consultant for the proposal by the Village Board.

2. Minutes:

- The revised minutes of April 24, 2012 were reviewed and revised. **A. Saari** moved to approve the minutes as amended and **R. Weissbrod** seconded the motion. The motion was approved 5-0.
- The minutes of May 1, 2012 were reviewed. **A. Saari** moved to accept the minutes as presented and **R. Weissbrod** seconded the motion. The motion was approved 5-0.
- The minutes of May 8, 2012 were reviewed. **A. Saari** moved to accept the minutes as presented and **R. Weissbrod** seconded the motion. The motion was approved 5-0.

3. Correspondence:

- McCabe and Mack, LLP dated May 7, 2012 withdrawing application
- Minutes from other boards - for review
- Briggs and Stratton Power Products Group - Flyer (not dated)
- Letter from Kenney ELMes dated 5/14/12 – copy escrow deposit and escrow check
- Drake, Loeb, Heller, Kennedy, Gogerty, Gaba and Rodd, PLLC - regarding Scenic Hudson Letter of Credit being acceptable dated 5/17/12
- Phyllis and Seymour Pustilnik dated 5/4/12 - regarding Dunkin Donuts
- Lorman Education Services – training and Educating Storm Water Regulations
- New York Metropolitan Transportation Council – Draft Transportation Conformity Determination and Proposed Regional Transportation Plan Amendment 5/24/12- 6/22/12
- New York Metropolitan Transportation Council dated 5/22/12 - NYMTC Draft Revised Public involvement Plan and Draft Revised Operating Procedures for Public Involvement
- New York Metropolitan Transportation Council - Comment Period Extension for the Draft Transportation Conformity Determination and Proposed Regional Transportation Plan Amendment 5/24/12-6/25/12
- Charles Hustis – information regarding Training July 31, 2012 at the Fishkill Hyatt House

4. Bills:

- Putnam Engineering, PLLC. - Dated 4/30-6/1/12 for services for Scenic Hudson; West Point Foundry in the amount of \$945.00. **A. Saari** moved to pay the bill and **R. Weissbrod** seconded the motion. The motion was approved 4-0. **J. Zuehl** abstained.
- Putnam Engineering, PLLC - for services 4/11/12-4/27/12 Scenic Hudson; West Point Foundry in the amount of \$1890.00 **A. Saari** moved to pay the bill and **R. Weissbrod** seconded the motion. The motion was approved 4-0. **J. Zuehl** abstained.
- Greenplan Inc. - dated 5/23/12 work done for Butterfield Redevelopment in the amount of \$2936.61. **A. Saari** moved to pay the bill and **J. Zuehl** seconded the motion. The motion was approved 4-0. **P. Sgro** abstained.
- Drake, Loeb, Heller, Kennedy, Gogerty, Gaba and Rodd, PLLC - dated 5/23/12 52.50 for work related to Foodtown (\$35.00) and Elmesco. (\$17.50) totaling \$52.50. **P. Sgro** moved to pay the bill and **A. Saari** seconded the motion. The motion was approved 5-0.
- Drake, Loeb, Heller, Kennedy, Gogerty, Gaba and Rodd, PLLC - dated 5/23/12 for work related to Butterfield Realty LLC. In the amount of \$52.50. **P. Sgro** moved to pay the bill and **A. Saari** seconded the motion. The motion was approved 5-0.

R. Weissbrod Moved to adjourn the meeting and **A. Saari** seconded the motion. The meeting was adjourned at 9:31 P.M.

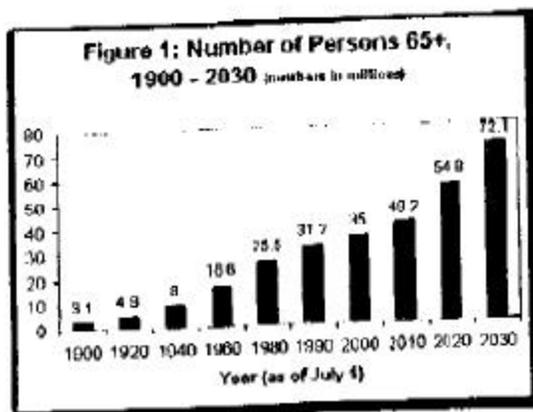
Joseph Barbaro Planning Board Chairman

Date

65+ Population in next ten years

- **As the American population ages, the next 10 years are critical for senior housing and services. According to the Administration on Aging, from 2010 to 2030, the U.S. population aged 65 and over is expected to grow by 75 percent to over 69 million. Many will live longer, have more education and have more financial resources than any previous senior generation, so it is imperative that housing grow and change as well.**

Our Oldest Generation



- The population 65+ will increase from 35 million in 2000 to 40 million in 2010 (a 15% increase) and then to 55 million in 2020 (a 36% increase for that decade). By 2030 there will be 72.1 million people.
- The 85+ population is projected to increase from 5.6 million in 2009 to 5.8 million in 2010 and then to 6.6 million in 2020 (15%) for that decade.
- In New York the population of 85+ in 2000 was 311,488 and in 2010 it was 390,874 representing a 25.5% increase.

Our U.S. Population

- **Since 1900, the percentage of Americans 65+ has more than tripled : 4.1% in 1900 to 12.9% in 2009.**
- **In 2008, the 65-74 group (20.8 million) was 9.5 times larger than in 1900. In contrast, the 75-84 group (13.1 million) was 17 times larger and the 85+ group (5.6 million) was 46 times larger.**