

**VILLAGE OF COLD SPRING PLANNING BOARD**  
**85 MAIN STREET, COLD SPRING, NEW YORK 10516**  
**Workshop meeting for Butterfield Realty LLC**

*June 12, 2012*

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

**J. Barbaro** noted he wrote a draft report consisted of three parts which he wrote as a format for the Board member to add onto (introduction, general recommendations and Zoning recommendations) regarding the Butterfield Realty LLC Redevelopment site. **J. Barbaro** also noted that Steve Gaba, Village Attorney, submitted a sample format for the Planning Board report to the Mayor and Village Board of Trustees.

**J. Barbaro** read both draft formats and polled the Board members regarding the two reports. By a vote of 3-2 The Board members agreed on J. Barbaro's format.

**P. Sgro** suggested resolving the zoning issue first. **P. Sgro** suggested keeping the B4 zone and adding B1 as well and explained some reasons for suggesting that.

- There could be walk in clinic other services for seniors. Enough land available to enlarge the building.
- Second parcel rezone to B1 so all uses permitted in any residential district.
- Stores and shops would be permitted.
- Property is triangular in shape two sides boarder street scape.

**A. Saari** expressed the following concerns:

- Adequate parking at the community building.
- Adequate water pressure for fire prevention.

J. Immorlica, 17 Fair St. noted the Planning Board is in a good position they know what the public wants and everything the applicant proposed is allowed. But zoning must be put in place first. Something good can happen for the applicant and the community.

The Board members discussed the items and issues they would like to see put in the proposal by the Mayor. Some items of discussion were as follows (not all items were agreed on by all Board members):

- Water pressure, storm water and drainage.
- Tax positive.
- R1 zoning housing on Paulding Ave. side of the property should look like it is part of the community so there is no burden on the Paulding Ave community.
- Density of the proposal .

Ann Impellizzeri, 15 High St. – asked the Board members if they received a letter dated June 8, 2012 from Cathy Carnevale, Aaron Freimark, Anne Impellizzeri and Judith Rose and asked that the letter be read into the record. **J. Barbaro** read the correspondence letter to the Planning Board (attached).

The Board members discussed the different housing that is allowed and expressed the following concerns and comments:

- Acceptable number of affordable housing needs to be known.
- Concern over affordable housing being in trouble in other areas and then the living is subsidized by the community. The concern of affordable housing being a burden to the community.
- Suggested the developer to demonstrate that affordable housing will not become a burden to the community in the future.
- There needs to be a mix of different housing.

The Board members discussed a conclusion which stated that the Planning Board is willing to work with the applicant and the other Boards.

A continuation of the meeting was scheduled for Tuesday June 19, 2012 at 7:30 P.M.

**R. Weissbrod** Moved to adjourn the meeting and **J. Zuehl** seconded the motion. The meeting was adjourned at 10:06 P.M.

---

Joseph Barbaro Planning Board Chairman

---

Date