

VILLAGE OF COLD SPRING PLANNING BOARD
85 MAIN STRET, COLD SPRING, NEW YORK 10516
Continued Workshop meeting
Discussion of letter/report to Mayor and Village Board of Trustees

June 19, 2012

Present: Chairman: Joseph Barbaro; **Members:** Arne Saari, Placito Sgro, Richard Weissbrod and Jimmy Zuehl also in attendance was Matt Francesco, Village Board liaison for the Planning Board.

J. Barbaro opened the meeting with a letter from Mr. Lezott regarding Elmesco proposal coming to the next meeting on July 3, 2012. **J. Barbaro** noted he will contact Mr. Lezott to postpone the meeting and schedule a workshop meeting in mid-July.

J. Barbaro read the revised draft letter/report to the Mayor and Village Board of Trustees.

P. Sgro noted in his opinion he did not believe that his concerns were properly addressed in the letter and asked for an addendum from him to be added to the letter to the Mayor and Board of Trustees.

P. Sgro expressed concern over Ted Fink from Greenplan over Mr. Fink's review.

The following comments were made regarding Greenplan:

- **J. Zuehl** noted the public comment period was commenting on the plan drawn by Mr. Curan and not the applicant. The Board discussed the issue of the planner and the drawing which was presented to the public the same time the Board saw it for the first time.
- **P. Sgro** noted that in his opinion the Planner never worked with the Board to give support.
- **A. Saari** and **J. Barbaro** noted the Planner did just what the Board asked from them he gave a report.

J. Barbaro read the affordable housing portion of the letter.

The Board members discussed and commented on the affordable housing portion of the letter as follows:

- Adding a comment about aging in a place . For example people living in Cold Spring to stay there.
- Decrease density.
- **P. Sgro** suggested the Board members should follow the Village code
- **A. Saari** noted he is against open ended affordable housing and market housing.
- **J. Zuehl** commented on the clustering of the market rate housing noting they will look like the buildings at Chestnut Ridge .

Matt Francisco noted the proposed code will modify the uses for government and municipal government and will require a special permit for mixed uses. **P. Sgro** noted that you have to be careful how the code is modified.

J. Barbaro polled the board whether or not to keep or remove cluster housing for the purpose of open space. The Board members agreed to reword the letter to say unit layout would be designed to maximize open space. All board members agreed with the new wording.

The Board reviewed the Zoning recommendations to change to R1 zone on the Paulding Ave side of the property **J. Barbaro** polled the Board all board members It was approved 4-1. **P. Sgro** was against the R1 zone on the Paulding Ave. side of the property.

J. Barbaro will make the following changes to the proposed letter/report to the Mayor and Board of Trustees:

- Change Government addition wording to include Town, county, state, federal Government.
- **P. Sgro's** comments will be typed and attached to back as an addendum.
- Include affordable housing.
- Market rate housing change cluster layout.
- Water pressure .
- **A. Saari's** list of specifics for an engineer to look at.
- Encouraged Forms-based planning.
- Government additions.

R. Weissbrod moved to accept the report as discussed and submit it to the Mayor and Village Board of Trustees and **A. Saari** seconded the motion. The motion was approved 5-0.

R. Weissbrod moved to adjourn the meeting and **J. Zuehl** seconded the motion. The meeting was adjourned at 9:30 P.M.

Joseph Barbaro, Planning Board Chairman

Date