

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

*July 3, 2012*

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

**1. Board Business:**

- A workshop meeting was scheduled for Elmesco/Dunkin Donuts July 10, 2012 at 7: 30 P.M. at the VFW Hall, if available.
- **J. Barbaro** reviewed with the Planning Board members the final Planning Board report to the Mayor and Village Board of Trustees regarding Butterfield Development (requested by the Village Board in June 2012).

**2. Correspondence:**

- New York Metropolitan Transportation Council – Public information Session June 27, 2012
- New York Metropolitan Transportation Council – Notice of comment period 6/14/12 -/06/25/12
- Village of Cold Spring Bruce Campbell – invite to participate in Village of Cold Spring community Day
- Building Department – denial for Phil Mackintosh 5 Railroad Ave. dated 6/20/12
- New York State Conference of Mayors and Municipal Officials – Planning and Zoning Summer Schools 2012
- Minutes from other boards - for review
- Lorman Education Services Current issues in storm water regulations – New Rochelle, 08/1/12
- New York Metropolitan Transportation Council – NYMTC Council meeting July 10, 2012
- New York Metropolitan Council New York Metropolitan Transportation Council meeting and Public Workshop in the New Regional Transportation Plan July 10, 2012
- Mayor and Board of Trustees, Proposed amendment to village zoning code
- Karen L. Parks – regarding lot line adjustment for property located at 5 Railroad Ave.

**3. Bills:**

Putnam Engineering PLLC work for Elmesco review of materials dated 6/29/12 in the amount of \$2767.50. **P. Sgro** moved to pay the voucher and **J. Zuehl** seconded the motion the motion was approved 4-0.

**4. ZBA Referrals:**

***A. Butterfield Library, 10 Morris Ave.***

The Board reviewed the application for a shed requiring a side yard variance for a ZBA referral. All Board members agreed that the ZBA should approve the application under the following two conditions:

1. The proposal is approved by the HDRB.

- 2. The structure is not permanent.

***B. Phil Mackintosh, 5 Railroad Ave.***

The Board reviewed the application for a 1 story addition requiring a side yard setback and a building area variance for the ZBA referral and after a discussion of the referral the Board members decided to visit the site and discuss it at a later time. The referral was tabled for further review.

**5. Board Business:**

The board members discussed the proposed zoning changes for the draft local law to update the B4 zone. Part of the law will allow for municipal buildings and a post office. The Board members discussed their opinions and concerns. Chairman Barbaro will write a draft letter based on the comments of the Board members to the Mayor and Board of Trustees in response to the proposal.

A workshop meeting was scheduled for Monday, July 9, 2012 at 7:30 P.M. to review the draft letter.

**A. Saari** moved to adjourn the meeting and **P. Sgro** seconded the motion. The meeting was adjourned at 9:38 P.M.

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Joseph Barbaro, Planning Board chairman

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Date