

**VILLAGE OF COLD SPRING PLANNING BOARD**  
**85 MAIN STREET, COLD SPRING, NEW YORK 10516**  
**Workshop meeting Elmesco/Dunkin Donuts**

*July 10, 2012*

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

Present for the applicant: Ken Elmes, Ronald Lezott; GK+A Architects, James A. Garofalo; Tim Miller Associates, Inc. and Paul Sardinha; franchise owner

**J. Barbaro** noted the applicant provided the items previously asked for at the April 17, 2012 meeting by the Board.

The applicant provided the following documents:

- Letter from Warex Terminals Corporation dated 7/10/12 stating that they will accommodate the business and make gasoline deliveries at night.
- Drawing of traffic patterns which eliminated a couple of parking spaces but noted there were still enough. The traffic patterns showed circulation of traffic with adequate room for two way traffic.

**P. Sgro** expressed concern over gasoline deliveries by noting he recently observed a gasoline delivery truck backing out into Route 9D and stopping traffic. Mr. Lezott responded by noting that gasoline deliveries will be made at night and there will be no cars parked on the side and the back of the building eliminating the need to back onto Route 9D.

The Board reviewed the memorandum from Putnam Engineering, PLLC. Dated: July 5, 2012 (attached).

The applicant responded to the memorandum as follows:

- Proposed to install a sidewalk in the front of the building.
- Driveways will not be changed.
- There is room for up to 5 cars in line at the drive-up window.
  - Estimated order wait time is about 30 seconds.
  - Estimated number of cars stopping at Dunkin Donuts is 3%.
- Route 9D is not a heavily traveled road.
- Dunkin Donuts will be takeout only.
- Frequency of deliveries will be 4-5 days per week.
  - Convenient mart deliveries will typically be in box trucks.

- 12 parking spaces are available including:
  - 5 employee spaces located in the back of the building (it is estimated there will be 2-5 employees per shift).
  - 1 required for handicap parking.
  - Gravel area on west side of the property.
- Morning will be the busiest time for Dunkin Donuts and the afternoon will be the busiest time for the convenient mart.
- Lighting – two wall mount fixtures in the rear of the building; consider dark sky compliance; (cut sheets will be provided).
- Square footage is not being increased.

The Board had the following recommendations:

- Change gas delivery time to evening.
- Concerned about current traffic study.
  - How the increased traffic from Dunkin Donuts will impact the village.
- Suggested 2 parking spaces be reserved for delivery trucks (if they need to wait to unload).
- Concerned over how loud the loud speaker will be and the noise from the loud speaker traveling.

A workshop meeting was scheduled for Tuesday, July 31 and any submissions including a EAF by the applicant must be submitted by July 19, 2012.

**Board Business:**

Bill from Drake, Loeb, Heller, Kennedy, Gogerty, Gaba and Rodd, PLLC. Dated June/19/2012 for work done in the Dunkin Donuts/Elmsco proposal in the amount of \$17.50. **A. Saari** moved to pay the bill and **R. Weissbrod** seconded the motion. The payment of the bill was approved 5-0.

**R. Weissbrod** moved to adjourn the meeting and **Z. Zuehl** seconded the motion. The meeting was adjourned at 9:47 P.M.

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Joseph Barbaro Planning Board Chairman

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Date