

**VILLAGE OF COLD SPRING PLANNING BOARD**  
**85 MAIN STREET, COLD SPRING, NEW YORK 10516**  
**Monthly meeting**

January 8, 2013

**Members present:** Chairman; Joseph Barbaro; **Members;** Arne Saari, Placito Sgro, Richard Weissbrod and Village Trustee Liaison; Matt Francesco

**Member absent:** Jimmy Zuehl

**1. Brian Alex Miller, 45 Main St.**

Mr. Brian Alex Miller and Ms. Cecilia Miller proposed a change of use from an existing family residence to an apartment at the first floor level and an apartment at the second floor and an office space at the basement level. The applicant would like to use the first floor as an apartment for themselves and rent out the second floor. No exterior changes were proposed. A kitchen will be added and will hook into existing plumbing.

Parking will be needed if the basement is used for an office and noted that two parking spots currently exist. The Board requested to have dimensions and street locations on the site plan as well as waste line, waterline. A deed is needed. The Board discussed notifying neighbors for an upcoming public hearing. A workshop meeting was scheduled for Wednesday, January 23, 2013.

**2. Butterfield Reality LLC,**

Tim Miller; Tim Miller Associates and Matt Moran: Unicorn Contracting

Mr. Tim Miller and Mr. Matt Moran reviewed the current Butterfield Reality LLC proposal and answered all questions and concerns the Board members had.

The Village board requested feedback from the Planning Board regarding the proposed B4-A code. After a lengthy discussion on the proposed B4-A code change. Some concerns the Board members shared were over sufficient parking and concerns whether or not the project would be tax positive.

Chairman **J. Barbaro** will draft a letter with the Planning Board member's comments and concerns and review it with the Board members before submitting it to the Village Board of Trustees.

A continued meeting was scheduled for January 15, 2013 at 7:30 to complete business only.

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

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Joseph Barbaro, Village of Cold Spring  
Planning Board Chairman

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Date