

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

July 3, 2013

Acting Chair: James Zuehl **Members:** Bernard Molloy, Anne Impellizzeri and Richard Weissbrod

**Member absent:** Arne Saari

**1. Board Business:**

- Former Planning Board members Joe Barbaro and Placito Sgro will be honored for their years of service at the 7/9/12 trustees meeting.
- Planning Board member B. Molloy will be recommended as Planning Board chairman to the Village Board of Trustees.
- Discussion of Planning Board Engineer. The Board discussed whether or not to use a new engineering firm which would be B&L (Barton & Loguidice) or to continue using existing engineering firm; Putnam engineering. **B. Molloy** suggested having the discussion in executive session since Rob Cameron from Putnam Engineering and Tim Greco from the PCNR was present. **B. Molloy** moved to go into executive session to discuss a Planning Board Engineer and **A. Impellizzeri** seconded the motion. The motion was approved 3-0. **R. Weissbrod** abstained from the vote.
- **B. Molloy** noted that Council and an engineer should be present at the next planning Board meeting if the Planning Board is lead agency on July 17, 2013.
- It was noted the only application before the Planning Board for the Butterfield project is the B4-A zoning change from the Village Board. Trustee Matt Francisco noted that Paul Guillaro will put in writing that he is the applicant for the Butterfield Realty LLC on behalf of Unicorn Contracting and will also apply for the B4A zone change.
- SEQRA – **R. Weissbrod** noted we should hold off on the Butterfield project until the Village gets council and expressed concern over the Planning Board lead agency and traffic and impact to the Village.
- It was noted that the Planning Board has until July 7, 2013 to declare themselves as lead agency. Acting Chair, **J. Zuehl** noted the Planning Board will declare themselves lead agency with the right to rescind it if an application is not received by Paul Guillaro.

Acting Chairman **J. Zuehl** read the following proposal resolution:

RESOLUTION DECLARING INTENT TO  
BE LEAD AGENCY IN SEQRA REVIEW

WHEREAS, the Village of Cold Spring Planning Board is in receipt of an expanded Part I of an Environmental Assessment Form under the State Environmental Quality Review Act ("SEQRA") for a land development project known as "Butterfield," which will require, among others, grant of site plan approval from the Planning Board; and

WHEREAS, the Planning Board, as an involved agency in the project, wishes to act as lead agency in SEQRA review;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. That the Planning Board hereby declares its intent to be lead agency in a coordinated SEQRA review; and
  2. That the Planning Board directs that notice of its intent to assume lead agency status be circulated to all involved and interested agencies.
- B. Molloy presented the foregoing resolution which was seconded by R. Weissbrod.

The vote on the foregoing resolution was as follows:

Richard Weissbrod, Member, voting - yes  
Barney Molloy, Member, voting - yes  
Arne Saari, Member, voting – yes through an email received earlier in the day  
Jimmy Zuehl, Acting Chairman, voting – yes  
Ann Impellizzeri, Member, voting – yes

The regular meeting was adjourned at 7:41 PM. at which time the Board went into executive session to discuss a Planning Board engineer.

Board members returned from executive session at about 8:45 PM to reopen the workshop meeting.

Acting Chairman **J. Zuehl** read the following statement:

"A consensus was reached regarding the selection of an engineer for the Butterfield Project. It should be noted that there was a minority view that felt the planning board should hire professional on an as needed bases. However the consensus is that a full service planning and engineering firm should be hired. The planning board has no preference for a specific firm as long as they are a full service planning and engineering firm that can handle in-house most if not all aspects of the project."

**B. Molloy** moved to adjourn the meeting and **R. Weissbrod** seconded the motion. The meeting was adjourned at around 9:00 PM.

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Acting Chairman James Zuehl

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Date