

VILLAGE OF COLD SPRING PLANNING BOARD
85 MAIN STREET, COLD SPRING, NEW YORK 10516
Workshop with Butterfield Realty LLC

December 4, 2013

Members present: Chairman, B. M. Molloy; **Members:** Karn Dunn, James Pergamo, Anne Impellizzeri and Arne Saari **also present:** Charles Voss and Glenn Gidaly from Barton & Loguidice and Planning Board Liaison Matt Francisco

Present for the Applicant: Paul Guillaro and Matt Moran from Unicorn Contracting and Ann Cutignola and Tim Miller from Tim Miller Associates, Steven Barshov from Sive Paget & Riesel

Chairman Molloy opened the regular monthly meeting at 7:00 P.M.

1. Chairman's comments:

Chairman **B.M. Molloy** reviewed the meeting agenda and a detailed explanation of the application process including the SEQRA review process for the Butterfield Realty LLC. application.

Chairman **B.M. Molloy** reviewed the meeting process to the members of the public.

2. Minutes:

The Board reviewed the minutes of October 16, 2013. **K. Dunn** moved to accept the minutes as presented and **J. Pergamo** seconded the motion. The minutes were approved unanimously.

3. Reports of Staff or Special Committees:

Chuck Voss reviewed a draft memo including an interim progress report from working with Tim Miller Associates with from Barton & Loguidice regarding responses from the applicant to the Planning Board's questions and concerns of the EAF report submitted by the Applicant. Chuck Voss noted the 13 page Memo has the responses noted which have been cross referenced to the document.

A discussion ensued over the delivery of the EAF being received electronically as opposed to paper copies with changes noted in red. Chuck Voss noted the final copy the Board will review will have changes red lined.

A discussion ensued over the B4-A zone rigid verbiage that makes and the Board discussed how it would affect the Butterfield Realty LLC project as it moves forward.

Chuck Voss noted he reviewed the EAF from Tim Miller Associates. They answered the questions adequately.

Ann Cutignola from Tim Miller Associates. working on the EAF – certain things just came in and responded to yesterday but can submit a red line copy by tomorrow (12/5/13).

Tim Miller offered to get the Board copies after noting the document was 90-95 % ready Chairman Molloy deferred to accept along with Chuck Voss as they both agreed a complete document is the best.

Chuck Voss will continue working with Tim Miller Associates to finish the last 5 or 10 % concerns as discussed in the memo that was reviewed. Once all concerns are responded to the document will then be referred to Special Counsel, Anna Georgiou, to look at and review her issues in context. It will then be a complete document. A redline hard copy will then be handed out to all Board Members, Attorneys and one for the file.

The January 8, 2014 meeting will be held at the VFW Hall at 7:00 P.M.
A calendar for 2014 was distributed by Chairman B. M. Molloy.

4. Correspondence:

No Correspondence

5. Public comment

Tim Miller (Tim Miller Associates) – responded to chuck Voss’s review and characterized it fairly. He noted that Tim Miller Associates did their best to respond to every question in the memo. In certain instances info was done to set perspective to shape information to correct the actual comment that was made. Mr. Miller reviewed the law as being that you can only address in facts in the likelihood of their occurrence and if they are not likely to occur they are out of bounds. Mr. Miller noted that they want to be responsive and also stay within the boundaries of the law.

Glenn Gidaly (Barton & Loguidice) - asked after the board receives and starts the review if someone on the Board has a question should it be funneled through the Chairman or sent via email to Chuck. Chairman **B.M. Molloy** responded it can be discussed further at the next meeting on the 18TH of December since the Attorney will be present.

Linda Ann Ewen - asked when the memo will be available for public review. Chairman **B.M. Molloy** responded that the document will be put on the web site. Any document will be available on line after it has been discussed by the Planning Board. A physical copy can be reviewed in the Village Office.

Charles Kenny – thanked Chairman **B.M. Molloy** thanked the Chairman for the introduction he gave because he didn’t have a clue to what needs to be looked at involving a project.

J. Pergamo moved to adjourn the meeting and **A. Saari** seconded the motion. The meeting adjourned at 7:50 P.M.

B. M. Molloy Planning Board Chairman

Date

