

**VILLAGE OF COLD SPRING PLANNING BOARD**  
**85 MAIN STREET, COLD SPRING, NEW YORK 10516**  
**Regular monthly meeting and**  
**Workshop with Butterfield Realty LLC**

January 15, 2014

**Members present:** Chairman, B. M. Molloy; **Members:** Karn Dunn, Anne Impellizzeri, James Pergamo and Arne Saari **also present:** Anna Georgiou from Wormser, Kiely, Galef and Jacobs LLP and Charles Voss from Barton & Loguidice

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

**Chairman B.M. Molloy** opened the meeting at 7:05 P.M. with opening statements noting that the meeting will start with a continuation of the EAF review for the Butterfield Realty LLC.

**1. Minutes:**

The minutes of January 8, 2014 were reviewed. **K. Dunn** moved to accept the minutes as amended and **A. Impellizzeri** seconded the motion. The minutes were approved unanimously.

**2. Correspondence:**

- Email from Village Clerk, Mary Saari, noted changes recommended by the Planning Board regarding the proposed formula business law were incorporated in the proposed formula business law.
- A resident of the Village sent a letter regarding line of site. The version of the EAF which was referenced has been substantially updated since that version. A letter in response will be prepared.
- Email correspondence to Village Board and Planning Board regarding certain provisions of Appendix 'A' of the EAF, the proposed B4A Zoning Local Law. A response letter will be prepared explaining that bulk and area standards contained within the proposed B4A Zoning Local Law are within the purview of the Village Board and that other issues raised relate to site plan review to be later conducted by the Planning Board.

**3. Reports of staff and special committees:**

Anna Georgiou reviewed the SEQRA regulations pertaining to making a determination of significance and noted that the Planning Board is charged with reviewing the EAF and any supporting documentation to identify the areas of concern, completely analyzing the identified relevant areas of environmental concern to determine if the action may have a significant adverse impact on the environment and then setting forth a determination of significance in a written form containing a reasoned elaboration. As Lead Agency, the Planning Board is charged with conducting SEQR review for the Butterfield Redevelopment Project and the proposed B4A Zoning Local Law, including the concept plan, was referred to the Planning Board in conjunction with that review.

In addition, the Planning Board has been asked to provide its recommendations on the proposed B4A Zoning Local Law, including the concept plan, to the Board of Trustees,

Ms. Georgiou and Mr. Voss briefly discussed the documents that were requested and received.

It is anticipated that once SEQR review is complete and the Planning Board's memo to the Village Board regarding recommendations on the B4A Zoning Local Law is complete and submitted, a joint meeting is to be scheduled between the Village Board and the Planning Board.

Chuck Voss reviewed the following:

- Memorandum dated January 9, 2014 titled "Butterfield Redevelopment Project EAF Technical Review Summary & SEQRA" left out site visit before meeting in August 21, 2013. The memo will be revised.
- Timeline from the beginning of the on Butterfield from Mat 7, 2013 until the present as referenced in the January 9, 2014 memorandum
- Parts 1 and 2 of the EAF.
- Part 3 Narrative of the EAF
- Memo dated January 15, 2014 titled "revision Summary" which are changes to the EAF and have now been incorporated into the EAF (recalculation of impervious area, changes to part 1 and part 2 of the EAF forms)
- Parking table prepared by Ann Cutignola more descriptive than original.
- List of comments and questions from the Board members and responses.
- Reviewed the EAF Part 3 – Revised working draft dated 1/13/14.

Mr. Voss then reviewed the project's history as set forth in the EAF and Ann Cutignola discussed development of the concept plan that is part of the proposed B4A Zoning. The public has had multiple opportunities to influence the concept plan, particularly the charette of April 14, 2012, the presentation of new plans to the trustees and residents on July 31, 2012, and the hearing on the proposed zoning on November 27, 2012.

In the SEQRA process, Mr. Voss noted that there have been three revisions to the EAF responding to the many questions and requests of the Board based on their detailed hard review. Among the most recent changes: the proposed length of the longest building combined is stated as 300 feet; the illustration at Figure 5-3 shows mature trees on the entire site, not just along 9D; the blasting section has been strengthened so that any blasting is to be approved by the Village Board.

The following were recommended revisions/comments on the Part 3 working draft:

- Any quantitative reference to open space of the lawn at Gateway Park must read 67%.
- All wording should be consistent such as 55 units and 3 homes.
- Change the statements about scale appropriate for the village, perhaps intended to be.
- Pedestrian amenities should be specified.
- All compass references must be verified and amended.
- A landscaping plan will be required.
- A question was raised about assertions that the plan is consistent or conforms to the Comprehensive Plan; perhaps say in many ways.
- Add to support for Comprehensive Plan: Preserves a substantial lawn, 67% of the existing lawn
- Edit so the Planning Board does not appear to make judgments that are the responsibility of the HDRB.

Steven Barshov noted that the public will have ample opportunity to comment, including the public hearing on the revised Local Law. He stressed that the SEQRA review is required to identify significant adverse impacts to community character and that care should be taken is using the word significant. He also pointed out that if the Board wants greater flexibility, a neg dec does not preclude further changes

The working draft revisions requested will have red lines. Changes will be ready by Friday and will be redistributed to the Board members. The next meeting will be held Wednesday, February 5, 2013 and will consist of the following:

1. Dispatch formula business ordinance.
2. Correspondence.
3. For Butterfield Redevelopment: (i) finalize part 3 of the EAF, (ii) discuss determination of significance that will be potentially adopted on the 19<sup>th</sup> and (iii) discuss Planning Board recommended changes to B4A Zoning Local Law. A joint meeting with the Village Board will be scheduled to review the B4A proposed changes.

Anna Georgiou reviewed pertinent SEQR procedural requirements and a possible timeframe for adoption of a determination of significance. Ms. Georgiou also discussed a possible timeframe for the submission of Planning Board recommendations to the Board of Trustees on the proposed B4A Zoning Local Law. These two tasks could be completed by February 19, 2014, and after being proposed, the Applicant concurred with this timeframe.

**B. M. Molloy** commended the board members for their diligence noting the Planning Board has conducted its SEQR review for this project over 11 meetings in a 5 month period.

#### **4. Comments from public:**

Barbara Scuccimarra - Commended the Board on their tremendous amount of work

Mary Washburn – Noted it is important to have teamwork. Without team work progress falls apart

Frank Haggerty - Suggested having the February 5, 2014 meeting in the end of January.

Airinhos Serradas - On board 4 years ago and has not seen a lot of progress on this project.

Donna Anderson – Encouraged.

**A. Impellizzeri** moved to adjourn the meeting and **A. Saari** seconded the motion. The meeting adjourned at 9:48 P.M.

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B.M. Molloy, Planning Board Chairman

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Date

