

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

February 19, 2014

Members present: Chairman, B. M. Molloy; **Members:** Karn Dunn, Anne Impellizzeri, James Pergamo, Arne Saari and Matt Francesco Trustee Liaison **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 called the meeting to order at 7:08 P.M. The opening statements noted that the meeting will start with a final document of the SEQRA determination of significance for the Butterfield Realty LLC project for a negative impact. The second part of the meeting will be a discussion of the B4-A memorandum to the Village Board of Trustees.

Copies of all documents reviewed were made available to the public at the meeting and will be posted on the Village Web site by Thursday, February 20, 2014.

1. Minutes:

- The minutes of January 15, 2014 were reviewed **A. Impellizzeri** moved to approve the minutes as amended and **J. Pergamo** seconded the motion. The amended minutes were approved unanimously.
- The minutes of February 12, 2014 were reviewed and **K. Dunn** moved to approve the minutes as amended and **A. Impellizzeri** seconded the motion. The amended minutes were approved unanimously.

2. SEQRA:

Anna Georgiou reviewed the draft resolution prepared for Planning Board consideration pertaining to the Determination of Significance under the State Environmental Quality Review Act ("SEQRA") with the annexed Negative Declaration/Notice of Determination of Non-Significance dated 2/19/14 for the Butterfield Realty LLC project.

A. Impellizzeri said she would vote for the determination although she was uncomfortable about it, especially about the assertions about aesthetic resources and the character of the existing community.

Mr. Barshov suggested adding the word "resident" to community center in two places. The resolution was then amended accordingly.

K. Dunn moved to adopt the resolution with the annexed Negative Declaration, determining the Action will have no significant adverse environmental impacts and **J. Pergamo** seconded the motion. The motion was unanimously approved 5-0. (Ms. Dunn, Ms. Impellizzeri, Mr. Molloy, Mr. Pergamo, Mr. Saari all in favor). **B. M. Molloy** noted the project will now go to the Village Board, which will consider adoption of the B4-A zoning legislation.

Ms. Georgiou noted the Planning Board's Determination of Significance was based on the SEQRA record.

3. B4-A memo and cover sheet:

Ms. Georgiou noted at the last meeting the Applicant requested a copy of the updated Draft Planning Board Recommendations on Proposed Local Law B4-A Memo prior to the next meeting and the Planning Board had no objection; Ms. Georgiou confirmed it was provided to them one day prior to the meeting.

The Board reviewed and discussed three documents: (i) Draft dated 2/15/14, (ii) Cover Message to Village Board RE B4-A dated 2/19/14 and (iii) Insert as Introductory Paragraphs at Beginning of Planning Board Recommendations Memo dated 2/19/14.

Chuck Voss read the Draft for Planning Board Review dated 2/15/14.

The following were some issues discussed:

- Building dimension.
- Small scale eateries.
- Drainage.
- Percentage size of the community space. **A. Saari** will get the percentage of the community space at Chestnut Ridge.

After the discussion of the Board's concerns regarding Proposed Local Law B4-A the Board members suggested and agreed upon changes to the 2/15/14 Draft.

A. Impellizzeri then distributed and reviewed a list of key points she called "A Cover Message to the Village Board". A couple of points **A. Impellizzeri** noted were the massive scale and assuring a tax positive project.

Ann Cutignola described the difference between what is being proposed at Butterfield Realty LLC location and Chestnut Ridge and reviewed the issue of community character noting it is very subjective depending on where you are looking. The senior housing is really a condominium project targeted to seniors, she indicated.

The three documents with edits will be restructured and combined into one document in bullet form by Anna Georgiou and Chuck Voss for further review by the Planning Board. Wednesday March 5, 2014 will be the next meeting of the Planning Board followed by a joint meeting with the Village Board on Tuesday March 11, 2014. One copy of the draft memo will be circulated, posted and shared with applicant.

Public comment:

Lynda Ann Ewen – noted she is a Philipstown resident and was interested in the possibility of a community senior center which includes Philipstown residents. Lynda Ann Ewen asked for clarification of the meaning of community center. **B. M. Molloy** responded the resident community space is reserved for residents of the condominium units. Community center space would be available to all residents, the term community is used generically.

Lynda Ann Ewen asked if the parking will be sufficient for a town wide community center. **B.M. Molloy** noted this is a concept plan, and parking will be reviewed in detail during site plan review.

Matt Francisco – noted he appreciated the responses and concern of the Planning Board and commented on the Village Board’s response to the comments regarding the conceptual plan. Matt Francisco noted the concept plan was not on the planning board web site. Ann Cutignola from Tim Miller Associates noted she will have one to be put on line. **B. M. Molloy** noted the Planning Board would like the Village Board to prioritize what the Village Board concerns are. Matt Francisco asked about the comments from A. Impellizzeri and A. Saari regarding data such as drainage. B. M. Molloy noted Greg Philips from the Water Department previously responded to the drainage issue. Mr. Barshov noted the Planning Board has to make a determination on the record. During site plan review when refined data comes to the Planning Board, they can re-assess issues at that time. **B.M. Molloy** noted the Planning Board is asking for the Village Board to balance what they view as the priorities for this site, so the Planning Board has some guidance as to what the Village’s priorities are when the site plan review process begins.

A. Impellizzeri moved to adjourn the meeting and **K. Dunn** seconded the motion. The meeting adjourned at 9:07 P.M.

B.M. Molloy, Planning Board Chairman

Date