

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

March 5, 2014

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

Member absent: James Pergamo

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
The meeting opened at 7:01 P.M.

1. Minutes:

The minutes February 19, 2014 will be amended and reviewed and were tabled until the next meeting.

2. New Business:

Hudson River Expeditions (Brian Grahn), 14 Market St.

The Applicant noted the building will be same. The use of the property will expand into the rear yard for kayak storage area. The Applicant requested a 4 ft. fence located at the rear of the property to fence in the storage yard. Customers can park in front to rent kayaks and move cars to Metro North parking lot on weekends. The property is in the b-1 district. Resolution from the Planning board was that there is no current expansion from the current use. A vote will be scheduled at the next meeting on March 19, 2014. Any Board members who wish to view the site can do so.

3. Correspondence:

Bill 1/3-2/1/14 \$5, from Wormser, Kiely, Galef and Jacobs LLP 283.00 the Board voted unanimously to approve the payment of the bill.

Confirmation of joint meeting with the Board of Trustees at Haldane Central School at 7:30 P.M.

Tuesday, March 11, 2014.

Draft recommendations on Proposed Local Law Amending Village Code.

4. Unfinished Business:

Chairman B.M. Molloy confirmed a joint meeting with the Village Board Tuesday, March 11, 2014 at 7:30 P.M. to be held at Haldane Central School.

The Board reviewed a draft memo titled "Planning Board Recommendations on Proposed Local Law Amending Village Code Chapter 134 (B-4A Medical and Health Care Facility Mixed Use District)".

A. Impellizzeri distributed her suggestions of the Planning Board Recommendations on Proposed Local Law Amending Village Code Chapter 134 (B-4A Medical and Health Care Facility Mixed Use District)".

A. Saari expressed concern over the mass of buildings 4, 5 & 6 and suggested keeping the B4 zoning and just amend 134-16(g) (3) and noted that the B-4A Zone has no size restrictions on length, with and separation of buildings and requested that the Planning Board include, in the suggestions to the Village Board, that 134-16-G-3 with adjustments should include the definition of senior housing.

A. Saari recommended the following statement: "The Butterfield property is currently zoned B-4 and as such it already allows for senior housing under 134-16-g-3 that the B-4A zoning allows for the addition of retail and municipal services to this district. The Planning Board recommends that the senior housing requirements for Butterfield should continue to be as stated in 134-16-g-3 with some appropriate adjustments."

A discussion followed regarding A. Saari's comments.

Mr. Matt Moran distributed copies of comparisons of the building footprints between Butterfield Realty LLC Proposal and Chestnut Ridge. Mr. Barshov distributed a recommended B-4A changes letter to be from the Planning Board to the Village Board of Trustees (attached). The Board reviewed and discussed the recommended B-4A changes letter.

Mr. Barshov noted that they want clarity and specificity of the Village Board regarding what is being adopted in the B-4A zoning.

A final version of the memo incorporating the language reviewed at tonight's meeting will be reviewed and the circulated to the Village Board and the Applicant on Monday March 10, 2014.

A. Impellizzeri moved to approve the Planning memorandum on proposed B4A proposed local law amending village code Chapter 134 B4A and that the memo is consistent with prior drafts that were circulated and the discussions tonight **K. Dunn** seconded the motion. The vote was 3-1 with A. Saari opposed and J. Pergamo absent.

A. Saari declined to vote in favor of the memorandum to the Village Board, since the consensus of the Planning Board was that it not contain his statement above.

The purpose of the memo is primarily to seek clarification and prioritization of the Village Board's goals for the Butterfield concept plan and the B4a zoning amendment, and how best the Planning Board might reconcile them.

Ann Cutignola distributed a final version of the traffic study which, previously, was in a red line version.

K. Dunn moved to adjourn the meeting and **A. Impellizzeri** 8:54 P.M.

B.M. Molloy, Planning Board Chairman

Date