

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

June 18, 2014

Members present: Chairman, B. M. Molloy; Members: Karn Dunn, Anne Impellizzeri, James Pergamo and Arne Saari also present were Anna Georgiou from Wormser, Kiely, Gale and Jacobs LLP and Charles Voss from Barton & Loguidice [spelling] Present for Butterfield was Paul Guillaro and Matt Moran from Unicorn Contracting.

Chairman Molloy opened the meeting at 7:01 P.M.

1. Future meetings:

- July 2, 2014 will be cancelled due to not enough members that will be present to make a quorum.
- July 16, 2014 next meeting

2. Minutes:

The minutes of June 4, 2014 were reviewed. A few revisions were suggested. **A. Impellizzeri** moved to approve the minutes as revised and **A. Saari** seconded the motion.

3. ZBA referrals

Chairman B.M. Molloy noted the ZBA referral letters requesting the Planning Board's opinion for the following applications:

- Jeffrey Phillips, 35 Parsonage St.
- Peter Farrell, 191 Main St.

After review of the file it was determined by the Board that there were no Planning Board issues. Chairman **B.M. Molloy** noted that he will advise the ZBA Chair that the Planning Board has no comment on either of the two applications.

The Board discussed form based code.

4. Butterfield Realty LLC

Anna Georgiou reviewed the newly approved B4-A zoning.

Paul Guillaro reviewed the concept plan and discussed possible changes for the site plan:

- One way traffic between buildings three and four and five and asked for the Boards opinion. The change in the parking would increase landscaping buffer by three to five feet. The Board discussed the proposed change in traffic direction. Anna Georgiou recommended that the Board should not make any decision at this time
- Sidewalk vs walkway – The Board discussed the sidewalk on Paulding vs the walkway into the site. The tree line will be lost in either case. After a discussion the Board agreed to prioritize the walkway through the property as opposed to a sidewalk.
- Possibly having the municipal\civic uses building 2 rather than building 1 as previously proposed.
- Change parallel parking to perpendicular parking to gain more parking spaces along the north eastern property line and change the garage entrance for building 3.

The Planning Board will recommend pervious surfaces throughout the project.

A Saari noted the following:

- (1) B4A places strict limits on changes to the location and orientation of the buildings, as defined by the Concept Plan. Although the Applicant has staked out the buildings for the site walk and prepared a detail project model, the Applicant has not submitted the location and orientation of the buildings to the PB.
- (2) B4A gives the PB the option to reduce the overall mass of the project, especially as it applies to the senior housing.

Butterfield Realty noted they will take the suggestions under advisement and be prepared to submit an initial site plan at the Planning Board's August 20, 2014 meeting

Chuck Voss noted the village clerk should receive the plans and stamp them, then they should be sent to him and cc'd to the Board members. He requested that he receive the required items two weeks prior to any meetings.

5. Public comment:

Mike Armstrong – noted he liked the one way concept.

K. **Dunn** moved to adjourn and **J. Pergamo** seconded the motion. The meeting adjourned at 8:27 P.M.

B.M. Molloy, Village of Cold Spring Planning Board chairman

Date

DRAFT