

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

September 3, 2014

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

Member absent: Anne Impellizzeri

**Minutes:**

No approval of minutes – last meeting was in July.

**New business:**

Chair B.M. Molloy distributed proposed meeting dates for year 2015.

**Old Business:**

***Butterfield Reality LLC***

Chuck Voss introduced Craig Marti senior managing engineer at Barton & Loguidice and will take the lead on the heavy technical review on the Butterfield project. Chuck Voss reviewed a proposed site plan which showed details such as utilities, driveway cuts, sewer lines and parking areas.

Chuck Voss reviewed a preliminary memo dated August 28, 2014 which is posted on the Village of Cold Spring web site. The document can be found under Planning Board, Butterfield Development. Mr. Paul Guillaro introduced the following: Matt Moran, project manager; Joe Riina site design consultant engineer; ray Sullivan, Architect and Paul Guillaro property owner.

Mr. Guillaro asked for a referral from the Planning Board to start the process with the HDRB.

Mr. Guillaro reviewed recent proposed changes to the site plan. The following site plan changes were discussed:

- One way traffic through the site.
- Drip line from Beech tree is irregular. To preserve the tree the building will not be within 10 ft. of the drip line of the beech tree.
- Site wide parking has increased 30 spaces.

Chair **B. M. Molloy** asked for the following changes:

- Details on drawings - as many notes on the site plan as possible.
- Revision dates of all changes.
- Show details such as a location for a generator if one will be used.
- Latest drawing calculations.
- Tabular drawing which would be compared to the EAF original concept plan.
- Submissions from the applicant should be in PDF form so they can be posted on the village web site.

**A. Saari** expressed concern over the mass of the project. The concern over the mass will be discussed at the next meeting when the full board is present.

After a discussion regarding referring the Applicant to the HDRB, the Board felt they would be more comfortable giving a formal referral to the HDRB after the next meeting with a formal submission that addresses the issues discussed at this meeting.

Anna Georgiou discussed the time line of the site plan process.

**Public comments**

Alexander Saunders from Garrison – In his opinion the project is too big for the village of Cold Spring on its own and suggested involving the Town of Philipstown in the process.

**K. Dunn** moved to adjourn the meeting and **J. Pergamo** seconded the motion. The meeting adjourned at 8:10 P.M.

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

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Date