

DRAFT

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

October 15, 2014

Members present: Chairman, B. M. Molloy; Members: Karn Dunn, Anne Impellizzeri, James Pergamo, Arne Saari and Village Attorney, Michael Liguori.

Chairman B.M. Molloy opened the monthly meeting at 7:04 P.M.

1. Minutes:

A. Saari moved to attach a copy of the article written by Kevin Foley from Philipstown.info to the minutes of September 17, 2014 which described the Board's frustration to the mass and size of the Butterfield realty LLC proposal. It was seconded by **J. Pergamo**. **K. Dunn** agreed to attach the article. **A. Impellizzeri** and **B.M. Molloy** abstained. The motion passed by a majority vote.

The minutes of September 17, 2014 were reviewed and amended. **J. Pergamo** moved to accept the minutes as subject to the revisions as discussed and incorporated this evening. **K. Dunn** seconded the motion. The minutes were approved unanimously. The minutes will be recirculated to all board members, with the addition noted, and will then they will be posted.

2. Correspondence:

- Submission of the Butterfield subdivision plat for the three houses on Paulding Ave. This subdivision will be incorporated in the next site plan submission. The site plan referral does not require any other action of the Planning Board and will now go to the HDRB. The next site plan review will be held November 5, 2014.
- Blu Homes, 37 Fair St. Chairman, **B.M. Molloy**, reviewed and distributed the proposed site plan from Blu homes that was submitted to the Building Dept. It was noted that there is no application at this time. They are proposing to demolish the Impellitteri Motors building and propose to build a home/sales office on the property. The proposal will require site plan approval and likely several area variances from the ZBA. Before Blu Homes is ready for a workshop the following two items are needed:
 - An authorization letter of permission to demolish and rebuild from the owner.
 - Completed certificate of occupancy. Owner needs to demonstrate that he has closed his spill permit from the DEC and that the site is clean.

If the requested information is received by October 24, 2014 they will be ready for a workshop meeting on November 5, 2014.

The Planning Board is required to sign a task request for B&L to engage them to do the analysis on the Blu Homes, 37 Fair St application. The cost will be fully funded by the application's escrow deposit. **J. Pergamo** moved a resolution to have B&L's Chuck Voss, the Planning consultant to conduct the analysis on the application for Blu Home Designs for a project application at 37 Fair St. consistent with our code 137.4-28. **A. Impellizzeri** seconded the motion. The motion passed by a vote of 4-1. **A. Saari** opposed the motion.

DRAFT

A. Saari noted the Blue Home site plan have should have been distributed earlier so it could have been reviewed before a vote was taken. Chair **B.M. Molloy** noted that any correspondence was forwarded by email over a week prior to the meeting and that the site plan was delivered to the Village only a few days before the scheduled meeting. It was available and that the Blue Homes application is not scheduled to be reviewed for another 3 weeks. That being the case, there is ample time for members to review before Blue homes representatives appear before the Board, provided they furnish the information that is still outstanding. Chairman Molloy noted **A. Saari's** request that he be furnished with paper copies of all materials, due to his difficulty with reviewing electronically distributed versions.

3. Unfinished Business:

Draft consolidated land use application – Circulated to other boards. Comments have been received by HDRB board members A. Zgolinski, K. Foley, C. Bachan and ZBA Chair M. Early. A joint meeting has been scheduled for Wednesday October 29, 2014 at 7:30 and will be held at the Cold Spring Fire House.

All the forms listed below are on the Planning Board page of the village web site under draft land use documents.

The three parts of the form are as follows:

- Instructions for land use applicants
- Schedule A - Planning Board instructions
- Schedule B - Short SEQRA form

Village Attorney, Mike Liguori, reviewed the Draft Consolidated Land Use Application. The most resent copy with several changes included will be distributed to other board members so it can be reviewed and discussed at the meeting on October 29, 2014.

Mike Liguori reviewed with the Board the Draft Land Use Application which was submitted to Blu Homes as a demo.

Changes to schedules A & B are as follows:

- Schedule A Heading will be Village of Cold spring application to Planning Board for site plan approval, sub division approval lot line adjustment next line will read (Schedule A instructions for land use applicants)
- Schedule B heading will be short Environmental Assessment form next line will be (Schedule B).

There were no comments or questions to Mike Liguori from the Board regarding the Draft Land Use Application.

4. Public Comments:

Carolyn Buchan (resident and HDRB member) – she noted that property that Blu Homes is proposing is the former Ford Dealer ship and noted that the property is the last property in the local historic district and would have to come before the HDRB and can come to a workshop at any time. Chairman **B.M. Molloy** responded this is the first time it was known an HDRB requirement is needed. Village Attorney, Mike Liguori, noted the HDRB requirement will be captured at some point. At this point there is no formal application.

DRAFT

Matt Francisco – asked to include Philipstown.info’s article of mass and scale and noted that the PCNR received a privileged and confidential letter from Anna Georgiou’s firm on the same day of the publication which says “Trustee Hawkins believes that there may have been some confusion by yet to be identified planning Board members” so when the four of you sat and had the discussion on mass and scale you did not identify yourselves.

K. Dunn moved to adjourn the meeting and **A. Impellizzeri** seconded the motion. The meeting adjourned at 8:38 P.M.

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

Date