

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

November 5, 2014

Members present: Chairman, B. M. Molloy; Members: Karn Dunn, Anne Impellizzeri , James Pergamo , Arne Saari and Chuck Voss and Craig Marti, Senior Engineer, from Barton & Loguidice

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

1. Minutes:

- The minutes of October 15, 2014 including the article by Kevin Foley from Philipstown.info which was previously recommended by **A. Saari** to be included in the minutes were reviewed **J. Pergamo** moved to approve the revised minutes as noted and **K. Dunn** seconded the motion. The minutes were approved unanimously.
- The record of the joint meeting of October 29, 2014 between the Planning Board, Historic District Review Board and the Zoning Board of Appeals were presented to the Board members. It was stated that the notes did not need to be approved since it was not a formal meeting.

2. Correspondence:

- Barton & Loguidice, dated 10/22/14 for work done on the Butterfield proposal in the amount of \$16,961.92 has been submitted to the applicant for review.
- Michael Liguori of the firm, Hogan and Rossi is resigning village attorney as of December 5, 2014.

A discussion ensued over the Board members having more time to review the invoices before approving them. **Chairman B.M. Molloy** noted that review of invoices will add two weeks to the process.

A. Impellizzeri noted the Board members did not intend to have the payment of the bills extended for two weeks.

3. Bills:

- Wormser, Kiely, Galef and Jacobs LLP dated 10/15/14 for work done on the Butterfield proposal in the amount of \$261.00
- Wormser, Kiely, Galef and Jacobs LLP dated 10/30/14 for work done on the Butterfield proposal in the amount of \$2,233.00

A. Impellizzeri moved to accept the vouchers for legal work and **J. Pergamo** seconded the motion. The motion was approved 4-1. **A. Saari** was against the payment of these vouchers due to his feeling that there was insufficient time for review, before being presented for approval.

4. New Business:

Blu Homes:

Present for the Applicant were Glenn Watson from Badey and Watson, and Blu Homes representatives Bradley P. Robinson, Senior Director of Integrated Marketing and David McCoy, Manager of Project Delivery. Blu Homes is proposing to build on the Impellittiere property which is located on Fair St. in the I1 district. The proposal is for two homes one would be a sample home and the other would be a design center the two units are connected. Variances are required. The audience they are looking for is young professionals in the area from Dutchess County to New York City. The site was picked due to it being close to a railroad. The property is not in the Historic District.

The contamination issue mentioned at the last meeting has been resolved. **Chairman B.M. Molloy** asked if they would agree to have deed restriction listed on the deed, so that at some future date the sales office could not be converted into an additional residence. Mr. Watson noted they would agree to a note on the plan.

A. Saari moved to refer the applicant to the ZBA for the requested variances and a letter of intent for the Planning Board to act as lead agency for the SEQRA review. **J. Pergamo** seconded the motion. It was unanimously accepted.

5. Old Business:

Butterfield Redevelopment LLC

Present for the applicant: Paul Guillaro, Property owner; Matt Moran, project manager, Unicorn Contracting; and Joe Riina site design consultant engineer

Chuck Voss reviewed the site plan page by page as submitted by the applicant.

Items missing are the engineers report for water and engineers report for sewer.

Craig Marti reviewed the consultant's report relating to the materials submitted by Butterfield Redevelopment LLC.

The fire department will get a copy of the final site plan.

The Applicants noted the beech tree will be protected during construction. **B.M. Molloy** asked for PDF copies of the site plan to be posted on the web site

The Applicant will follow up on several of the issues that the consult reviewed. The next meeting will be held November 19, 2014 at 7:00 P.M.

K. Dunn asked how the surfaces relate to the drainage

The Applicants responded the total impervious surface including new construction will be result in a 5% reduction over the current coverage.

Matt Moran noted that the HDRB had suggestions regarding the location and orientation of proposed commercial buildings and inquired as to the Planning Board's thoughts on the subject. **A.Saari** commented that the B4A zoning ordinance limits the scope of any proposed change.

Chairman B.M. Molloy suggested having the Attorneys for the applicant and the Village discuss it.

The proposed subdivision plan has been sent to Anna Georgiou for review and comment. It consists of four lots, one for each of the single family houses and the fourth one is the main lot.

K. Dunn is concerned about pervious surfaces and landscaping, and asked that any parking in excess of what is required be looked at closely. Her concern is shared by other members of the Planning Board.

6. Public comments:

Stephanie Hawkins: reviewed comments from residents that could not make the meeting relating to the previous discussion regarding mass and scale.

Chairman B. M. Molloy noted those issues were not agenda item, or pertained to matters discussed by the Planning Board. **A. Impellizzeri** moved to adjourn the meeting and **J. Pergamo** seconded the motion. The meeting adjourned at 8:45 by a vote of 4-1. **A. Saari** voted against adjourning the meeting.

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

Date