

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

December 3, 2014

Members present: Chairman, B. M. Molloy; Members: Karn Dunn, Anne Impellizzeri, James Pergamo and Arne Saari also Anna Georgiou from McCarthy Fingar LLP and Charles Voss from Barton & Loguidice

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

1. Minutes:

The minutes of November 19, 2014 were reviewed **J. Pergamo** moved to approve the minutes as filed and **K. Dunn** seconded the motion. The minutes were approved unanimously.

Chairman B.M. Molloy distributed the draft application process information and instructions to the Planning Board members. Updated version of the application will be ready for distribution by the end of this week. **Chairman B. M. Molloy** will look into whether or not the signature of an applicant who is not the land owner will need to be notarized.

2. Correspondence:

- New York Planning federation – renewal of annual dues for \$250.00. **K.Dunn** moved to renew dues and **J. Pergamo** seconded the motion. It was unanimously approved. Charles Voss encouraged members of the Planning Board to attend the conference in April 2015 at the Sagamore.
- Pace Land Use Conference – doing regional classes at no cost for local Planning, Zoning and conservation Boards. 2 sessions scheduled for Putnam at the Putnam golf course.
- Memorandum from Anna Georgiou dated December 3, 2014 regarding how the subdivision review should occur. Anna Georgiou reviewed the memo regarding differences between state law and village code for subdivision procedures. The clock does not run until there is a complete submission. Anna Georgiou will prepare a chart of the subdivision process with dates when she has the technical review from Chuck Voss. Mr. Barshov, attorney for the applicant, agreed that the Planning Board has not yet received a complete submission from Butterfield Redevelopment LLC.

Chuck Voss reviewed his meeting with Butterfield redevelopment LLC's consultant engineer and planners. They will be ready for the next meeting on December 17, 2014 with responses to the technical questions from Chuck Voss.

Joint Meeting with HDRB:

The meeting with the HDRB opened at 7:30 with the following members of the HDRB present: Chairman Al Zgolinski, members: Carolyn Bachan, Peter Downey and Kathleen Foley.

Chairman, A. Zgolinski noted the HDRB would like to see the following two changes to the Butterfield Redevelopment LLC proposal.

1. Orientation change of buildings 1 and 2. Chairman A. Zgolinski and C. Bachan differed as to whether the buildings should be parallel to Lahey or to 9D. Chairman Zgolinski noted he felt a smaller turn would be better than the larger turn suggested by C. Bachan. The degree of the turn suggested will be looked into by Chuck Voss and the Planning Board.
2. Requesting deeper setbacks on Route 9D, possibly reversing building 1 with the parking lot. Chairman Zgolinski noted the proposed setbacks are not in-line with the setbacks in that area. B&L's staff will review the issues raised, once the technical data and calculations relative to the requests are supplied by the Applicant.

Chairman **B.M. Molloy** distributed additional copies of the HDRB memo to the Planning Board. There is flexibility within 15 ft. to make adjustments that will have an impact on the proposed site plan. The HDRB noted that they are looking at the streetscape in that area. The HDRB members noted they do not have specific numbers regarding how many feet the buildings would be moved or for the setbacks. The idea of the meeting was to see if the two issues can be feasibly addressed, and to avoid having the Applicant go back and forth between the boards. The Planning Board requires that the scope and potential impact of any proposed changes, as well as the technical review is done prior to any decisions being considered. Chuck Voss suggested having the Applicant present drawings showing the HDRB's suggestions. **A. Impellizzeri** noted she would not want to see the cars being the dominant feature at Building 1.

Mr. Guillaro of Butterfield Redevelopment was asked to comment and reviewed some of his constraints. He showed the area for which there is a ground lease for the Lahey Pavilion, which he cannot encroach on. He noted that if Building 2 is rotated it will negatively impact the existing trees and reduce available space for Butterfield Square. These constraints, as well as others that are identified will be incorporated in the next set of Site Plan comments. Chairman, A. Zgolinski asked if Chuck Voss can attend the next HDRB meeting which will be Wednesday, December 10, 2014. Mr. Barshov thanked the HDRB for presenting these issues now. More joint meetings may occur as necessary.

Public comment:

Mr. Guillaro noted his landscape architect was present in case the Board had any questions for him. **Chairman B.M. Molloy** said that a full Site Plan presentation with all of the Applicant's consultants would be scheduled for a future meeting.

K. Dunn moved to adjourn the meeting and **J. Pergamo** seconded the motion. The meeting adjourned at 8:03 P.M.

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

Date