

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

December 17, 2014

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

Trustee liaison Stephanie Hawkins arrived during the meeting.

Chairman B.M. Molloy opened the meeting at 7:01 P.M.
Chuck Voss introduced Brad Grant, Senior Engineer from B&L

1. Minutes:

The Board reviewed the minutes of December 3, 2014. **A. Impellizzeri** moved to approve the minutes as presented and **K. Dunn** seconded the motion. The minutes were approved unanimously.

2. Correspondence:

- Reviewed a memo from Marie Early dated 12/10/14 regarding the Planning Board draft application. A full ZBA review will be done by the first Planning Board meeting in January.
- Building Permit Denial dated 12/5/14 for Joseph Pirraglia, 4 Benedict Road for a sign.
- Public hearing from the New York Metropolitan Transportation Council dated 12/14.
- Bill from Barton & Loguidice 11/14 for \$16,900.00 for work done on the Butterfield Redevelopment proposal.
- Invoice from Wormser, Kiely, Galef and Jacobs LLP dated 11/25/14 for the amount of \$638.00 for work done on the Butterfield Redevelopment proposal.
- Notice of payment of bills for the following:
 - Barton & Loguidice dated 10/22/14 Butterfield Redevelopment LLC for \$16,961.92.
 - Wormser, Kiely, Galef and Jacobs LLP dated 10/30/14 for the amount of \$2,233.00.

Chairman B.M. Molloy again noted that Butterfield Redevelopment LLC receives the invoices for their approval for payment before the Planning Board approves their payment. A discussion ensued over the Planning Board's review of all invoices with adequate time for before approval. This modification of the process would push the payment of bills back by one month.

Unfinished Business:

A. Blu Homes, 37 Fair St.

Chuck Voss noted that the ZBA cannot act on a decision until a SEQRA review is done by the Planning Board. The Planning Board needs to establish itself as lead agency.

B.M. Molloy noted he received a letter from ZBA to the Planning Board dated December 6, 2014 regarding the SEQRA process. A discussion ensued over the Planning Board reviewing SEQRA. Chuck Voss noted he does not see any environmental issues at this time.

A. Saari expressed concern over the SEQRA review being done before the ZBA approval due to the amount of variances required. A discussion ensued over the SEQRA being done before the ZBA approvals. **A. Saari** noted he will vote against the SEQRA being done at this time due to many items being currently unanswered. **K. Dunn** noted she would like to see something from the ZBA noting they are ready to move forward.

Mr. Glennon Watson from Badey and Watson reviewed the project for Blu Homes as a clean site down to a vacant lot. Three buildings are being proposed. The site will function as an office design center, a model home and a garage. A patio and deck will connect the 2 buildings. A new curb and a sidewalk will connect to the existing sidewalk. Mr. Watson reviewed the variances needed.

Mr. Watson noted that the ZBA had concern over the size of the proposed garage due to it being close to the neighboring property. The issue will be discussed with the ZBA at another time.

Chuck Voss read the proposed resolution which was broken into the following two parts:

1. Intention for the Village Of Cold Spring Planning Board to establish itself as lead agency under part 617 for the purposes of the review of the Blu Homes application located at 37 Fair St. A vote was taken and was unanimously accepted.
2. Resolution adopting and issuing a negative declaration for the purposes that this is a type 1 action recommended under the attached EAF and that the attached EAF be filed. A vote was taken the resolution was adopted by 4-1. **A. Saari** voted against the proposal due to reasons listed above. A copy of the proposal will be sent to the Village Board of Trustees and the ZBA.

B. Butterfield Redevelopment LLC.

Present for the applicant: Paul Guillaro, Property owner; Matt Moran, project manager, Unicorn Contracting; Joseph Rinna, Site Design Consultant Engineer and Earl Given, Blades Given LLC.

Joe Rinna reviewed the Butterfield redevelopment LLC proposal as the following:

- Two main entrances one across Chestnut St. on 9D and the other is further north on 9D.
- 238 parking spaces which meet code requirements. Resident parking for the residential buildings will be underground.
- Beech tree protection.
- Demolition plan.
- Grading plan including retention wall.
- Bio-retention plan
- Benches and landscaping.
- Utility plan showing underground systems.

A. Saari question sub division Code 111-15of the Village Code. Anna Georgiou reviewed Village Code 111.

A discussion ensued over possible designating parking spaces and leaving some open for seniors.

Earl Goven, Licensed Landscape Architect, reviewed the proposed landscaping as follows:

- Reviewed type of plantings proposed
- Currently reviewing existing trees to see what needs to be removed.
- Ornamentals and native plants will be used in the gateway which will include benches.
- Flowering trees, grasses, hedging material and flowers will be planted.

The Board requested the following:

- Elevations of what the height of the maturity age of hedges will be and what they will look like against the structures.
- A pictorial form of the planting schedule is needed of what plantings will be used and where.
- Something that will delineate the lot that abuts the green, gateway property.

Lighting - some parking lot lighting will be reissued. The proposed lights will be battery type LED fixtures.

Joe Rinna noted they will review the memo. There should be nothing that can't be addressed. The technical review memo dated December 16, 2014 it will be posted on the village web site.

Matt Moran distributed copies of the proposals from the HDRB which consisted of the rotation of the retail buildings. The Applicant presented 4 different positions of building 1 and building 2. The Board members commented on the 4 drawings. The Board members preferred drawing D over the other choices presented for building 2 and was noted that 4 parking spaces would be lost and now they would not be in compliance with the code.

Board member opinions on the building 2 rotation choices:

- A. Impellizzeri preferred the original over the other choices
- K. Dunn noted D is the best of the new drawings presented but makes parking very awkward and like original the best.
- J. Pergamo noted landscaping can be added to one side.
- A. Saari deferred to the HDRB.

Option Z was the best choice for building 1 of the 4 choices of the ones that were presented.

Options for Board members for building 1:

- K.Dunn liked the way it opened the area makes it very nice.
- J. Pergamo also liked the way drawing Z opened the area.
- A. Saari noted that x and y concerned him due to loss of parking.
- B.M. Molloy, Option D and Z addition of plaza for reasons stated, setback of building. Respond to concerns that were enumerated by the HDRB and still maintains compliance with B4A requirements and that the two options do not further disturb or invade site plan.

Chuck Voss will perform technical review of the preferred options, after reviewing the Boards comments.

The minutes from this meeting should be forwarded to the HDRB. A joint meeting will be held with the HDRB on January 7, 2015.

Since these drawings are in draft form and the HDRB has not yet reviewed it. The Planning Board will reserve public decimation of this until it is reviewed by the HDRB.

Mr. Guillaro asked if a public hearing can be held for a preliminary plat. Chuck Voss and Anna Georgiou will discuss what is needed for a preliminary plat. Chuck Voss and other members of Barton & Loguidice will meet with Joe Rinna and his staff next week.

A. Saari questioned whether the requirements of Chapter 111, Subdivision, of the Village code had been addressed. Anna Georgiou suggested that the Planning Board not schedule a public hearing yet. Brad Grant and Chuck Voss felt a public hearing should be scheduled when the plans are 90% complete and any outstanding material must be received in a timely fashion. A public hearing will be determined by the responses from the applicant in terms of technical questions answered, and only after outstanding information has been submitted.

Public comments:

Chairman B.M. Molloy reminded the members of the public that they have the opportunity to comment on any agenda item or issue that is discussed during meetings.

Kathleen Foley – noted that the reconfiguration of building one is also due to comments made by the building inspector. She noted she hoped that soon they will be looking at building elevations. Kathleen Foley thanked the Planning Board and the applicant by going through the exercise.

Stephanie Hawkins - echoed A. Impellizzeri's comment regarding elevations and what building should look like according to scale.

J. Pergamo moved to adjourn the meeting and **K. Dunn** seconded the motion. The meeting adjourned at 9:53 P.M.

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

Date