

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

January 7, 2015

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 7:00 P.M.

1. Minutes:

The minutes of December 17, 2014 were reviewed **A. Impellizzeri** moved to approve the minutes as amended and **K. Dunn** seconded the motion. The amended minutes were approved unanimously.

2. Correspondence:

- Pace Land Use Conference – enrollment forms are now available for the regional classes for local Planning, Zoning and conservation Boards. Classes are free. 2 sessions scheduled for Putnam January 26, 2015 and February 9, 2015 classes will be held at the Putnam golf course.
- Blu Homes -37 Fair St. – Withdrawal of application due to there is not sufficient traffic volume which was decided after further study.
- Building Permit Denial dated 12/5/14 for Joseph Pirraglia, 4 Benedict Road for a sign. Will review the application at the next meeting, pending submission.

Anna Georgiou reviewed Village Code section 111 regarding sub division and street designs which was a concern of A. Saari at the previous meeting.

3. Joint meeting with HDRB:

At about 7:40 P.M. a joint meeting with HDRB and the Butterfield Redevelopment LLC Applicants started. Present for the HDRB were Chairman, Al Zgolinski Members: Carolyn Bachan, Peter Downey, Kathleen Foley and Michael Junjulas

Present for the Applicant were Paul Guillaro, Property owner; Matt Moran, project manager, Unicorn Contracting and Steve Barshov the Applicants Attorney.

The Boards reviewed and discussed the rotation of the retail/office buildings 1 and 2 as suggested previously by the HDRB. The Applicants present four different designs for each of the two buildings. Discussion focused on the preferred options, option Z for Building 1 and option D for Building 2. Voss said he had no major questions about their conformance.

After the review of the drawings the members of the Boards had the following concerns and suggestions:

- Breaking up the mass of building 4, 5, 6 by designing it to step down.
- Entry ways of the retail/office buildings. Entry ways will be shown on future drawings.
- Parking - all current calculations will be available at the next meeting.
- Enlarge the parking lot for the retail/office buildings - a retaining wall would be needed. An updated site plan will be expected by the Planning Board at the next meeting which will be January 28, 2015.

4. Public comment

Chairman Molloy again noted that public comment is limited to agenda items or matters discussed by the Planning Board during the course of a meeting.

Frank Haggerty – asked if the board looked at overhangs on buildings? Chairman Molloy responded that that question was more properly the purview of the HDRB and not a matter reviewed by the Planning Board.

J. Pergamo moved to adjourn the meeting and **K. Dunn** seconded the motion. The meeting adjourned at 8:17 P.M.

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

Date