

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

February 18, 2015

Present: Chairman B.M. Molloy members: Karn Dunn, Anne Impellizzeri, James Pergamo, Arne Saari and Anna Georgiou from McCarthy Finger LLP and Charles Voss from Barton & Loguidice

Present for the applicant: Paul Guillaro, Property owner; Matt Moran, project manager; Joseph Riina, Site Design Consultant Engineer; Ray Sullivan, Architect; Earl Goven, Landscape consultant and Steve Barshov, applicant's attorney.

Chairman **B.M. Molloy** opened the meeting at 7:02 P.M.

1. Minutes:

The minutes of January 28, 2015 were reviewed amended. **A. Impellizzeri** moved to approve the minutes as amended and **K. Dunn** seconded the motion. The minutes were approved unanimously.

2. Correspondence:

- McCarthy Finger LLP dated January 20, 2015 – for the January monthly invoice for Attorney Anna Georgiou for her services to the Planning Board. A copy of the invoice was shown to the Planning Board members for the amount of \$3,915.00 It was noted by Chairman B.M. Molloy that no check or voucher was attached as per previous discussions regarding viewing bills before being approved for payment.
- Budget request for the fiscal year 2015-2016 - Currently the budget is \$2,100.00. **Chairman B.M. Molloy** suggested to keeping the budget the same. **J. Pergamo** moved to keep the budget the same and **A. Impellizzeri** seconded the motion. The motion passed unanimously.

3. Unfinished Business:

Continued review of the Butterfield Realty LLC, proposal.

Chuck Voss reviewed the latest submission which showed the Board's most recent recommendations. The Storm Water Management Plan Summary prepared by Site Design consultants dated February 2015 was reviewed.

Joe Riina reviewed a parking summary that was requested by the Board at the last meeting. Anna Georgiou reviewed the B4-A parking requirements. The Board reviewed the parking summary.

It was noted by **A. Saari** that that the site plan has the project labeled as a multi-family housing complex and it should be labeled as senior housing. It was noted by Anna Georgiou that the site plan's parking schedule is labeled incorrectly as Multi Family parking and must be changed to reflect parking for Senior Housing.

A. Saari expressed and discussed his concern that in his opinion there is inadequate parking for the proposed project. **Chairman B.M. Molloy** and Chuck Voss noted that the site is a mixed use site; residents will be leaving for work when the businesses are open. Mr. Barshov noted that everyone has

to comply with the code and noted they are very close to the amount of parking spaces that are required by the code.

The Board discussed Zoning Code Section 134-15A (F) (7), the shared parking concept and a parking space waiver to authorize a reduction in the number of required parking spaces. It was noted that 16 nonconforming parking spaces with an additional 5 nonconforming spaces located in the garage should not be counted. The conforming parking spaces reflect a reduction of approximately 12% and would require a 12% waiver by the Planning Board. The 21 nonconforming spaces are shown on the plan but they do not conform to required parking space dimensions. The number of parking spaces shown on the site plan will not change but the parking schedule will be revised and will reflect the number of parking spaces required by Code, the number of conforming spaces provided, and the total number of spaces provided. The parking space waiver and vote would be stated in a resolution. **A. Saari** noted he felt the parking would be over-utilized.

Chuck Voss noted that when a site plan approval resolution is ready to be voted on, each section could be voted on separately, to reflect votes on any waivers.

Other items reviewed were the following:

- Matt Moran reviewed his conversation with the Building Inspector and Fire Chief, Josh Dinardo. Matt reviewed the connections for buildings one and two since they were shifted. It was noted that the Fire Department is satisfied with the location, fire hydrants and they did not find any access issues. The trees around the turning lanes should be narrow trees.
- The Bill Bujarski from the Building Department has been in touch with the County regarding street names.
- The applicant has met with the local DOT permit administrator for this area regarding the cut out for Route 9D. The request will then forward it to Poughkeepsie where it will be reviewed again. The DOT reviews will not be ready at the time of the public hearing. Any approvals will have to be conditioned on the DOT approval.
- Earl Goven - updated the Board regarding the landscaping. Screening was changed. A clearing of branches will be done. The location and selection of trees did consider the impact of the wires. In the area of Gateway Park, benches were placed to look at the lower heavily planted area. People can sit on the wall to look at the Gateway park as well as benches placed higher on the hill.
- Lighting has been changed to all LED and night sky friendly.
- Pedestrian traffic –there is no way to predict the pedestrian flow.

The Board suggested the following:

- A path should access the Gateway Park area to the benches.
- Joe Riina will update the schedule for parking on the site plan. He will do two charts, one showing the actual spaces and why they are not required by the code and the other showing the waived spaces.

A discussion ensued over setting the date for the public hearing for the site plan/preliminary subdivision applications. It was noted that the HDRB declined to have a joint public hearing with the Planning Board.

J. Pergamo voted yes.

K. Dunn voted yes.

A. Saari – noted he is still concerned about parking and voted no.

A. Impellizzeri - noted that the HDRB is not ready yet for a public hearing. **Chairman B.M. Molloy** noted their review of the project is the subject of different criteria, and is not contingent on the Planning Board.

K. Dunn moved to (i) set the public hearing for site plan and preliminary subdivision review for what is commonly known as the Butterfield project for March 4th 7:30 P.M. to be held at the Cold Spring Fire House, (ii) refer the applications to the Board of Trustees for comment and (iii) refer the applications to the County Planning Department under General Municipal Law 239 and **A. impellizzeri** seconded the motion. **A. Saari** was opposed to setting a public hearing due to his parking concerns. The motion was approved 4-1. The minutes of this meeting will be forthcoming within a week and sent to the Village Board.

The following items will be done:

- Anna Georgiou and Chuck Voss will do the 239m and 239n referral to the County.
- Anna Georgiou will do the legal notice.
- The Village Board will be notified and the Applicant will be formally notified of the public hearing.
- The legal notice should include that drawings will be available for public review.
- A stenographer will record the meeting.
- The revisions to the parking schedule will be made as soon as possible and sent to Chuck Voss by the end of the day Friday, February 20, 2015. The revisions will include two paper copies and a digital copy.

4. Public Comments:

Donna Anderson – asked to make sure that when the hospital building comes down that certain things are saved as a memorial. Chairman B.M. Molloy noted there is a stipulation to save certain items already listed in the demolition plan.

J. Pergamo moved to adjourn the meeting and **K. Dunn** seconded the motion. The meeting adjourned at 9:17 P.M.

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

Date