

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

March 18, 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 from the last meeting, which was a public hearing, are a transcript from a stenographer and are available on line, a hard copy is also available as part of the application file.

2. Correspondence:

Application for a subdivision from Richard Shea, 59 Morris Ave. will be put on the agenda for April 1, 2015 for review.

3. Bills:

- McCarthy Fingar LLP work for Butterfield Redevelopment LLC in the amount of \$3,915.00 dated February 20, 2015.
- Barton & Loguidice pending in the amount of \$3,432.00 for work done on the Butterfield Realty project.

4. Old Business:

Continued review of Butterfield Realty project.

Chuck Voss reviewed his technical memo dated March 13, 2015 which includes the comments from the public hearing and includes the March 10, 2015 comments from Greg Phillips, Water Superintendent. Anna Georgiou reviewed the site plan time line.

A. Saari questioned the following:

- Piping for the water and sewer lines – It was noted that it will be privately owned.
- Manholes will be village owned. And Greg asked for right ways to be incorporated.
- No mention of potable water upstream and downhill sanitary - It was noted that the capacity is more than adequate. Greg Phillips did not mention it in his report. **A. Saari** noted he will contact Greg regarding this matter.

Butterfield Realty LLC memo dated March 10, 2015 which was a response to public hearing comments from the March 4, 2015 public hearing was discussed.

A. Saari questioned and noted the following:

- The change to the number of parking spaces. Mr. Barshov noted that they removed the parking from the single family houses from the count as suggested by Chuck Voss.
- He noted he could not find a reference to senior housing being one parking space and asked where in the B4A section of the code it is found. Anna Georgiou pointed out the applicable

Village Code provision in §134-16G (3) (a) pertaining to Senior Citizen Housing as referenced in the B-4A regulations.

- He noted he thought it was a mistake to reduce the number of parking spaces. Chairman B.M. Molloy noted that the 21 spaces are still there; [semi-colon] they are just not adequate (not compliant as to size) to be part of the count. The concern with adding parking is losing green space. The project was designed for shared parking. A discussion ensued over the parking and it was noted that **A. Saari** is not in agreement with the reduction in the parking spaces.

Chuck Voss reviewed public comments which were all addressed in the memo.

A discussion ensued over an email from Trustee Bowman regarding an easement for a walkway from the cul-de-sac into the Butterfield property.

Anna Georgiou reviewed the next steps which, if all engineering comments and other review comments have been substantially addressed/satisfied, would include the preparation of two approval resolutions for Planning Board consideration; one would be site plan and the other is preliminary subdivision.

Ms. Georgiou highlighted and discussed some of the items suggested as approval conditions which would be listed in greater detail in the draft resolutions

- DOT approval for 9D access/egress
- DEC approval of SWPPP
- Gateway park easement agreement
- Easements for access of water lines, stormwater/drainage and sewer by the Village
- Demolition protocols
- Provision that open space on plan permanently remains open space
- HDRB - Certificate of Appropriateness
- Senior citizen housing /Enforcement of age restriction and two person occupancy
- Requirement of performance bonds per Village Code
- Roadways and infrastructure on private property will be privately maintained
- The Applicant will not file a petition for review of property assessment for a certain number of years (which was not known at this meeting).
- Cooper Beech tree - A condition could be added for a tree protection bond. An easement to protect the tree is noted on the plat/ site plan.

Chuck Voss read the following from Barbara Barosa of Putnam County Planning:

Recommendations, a maintenance plan should be included as part of the site plan documents. This should include details on aspects such as common areas in the proposed open space area, roadways, parking, sidewalks and buildings maintenance. Information should be on whether the condominium will be assessed common charges. “

Chuck Voss noted:

- The hardscape features are all being internally maintained by the applicant.
- Infrastructure will be maintained internally
- Recreation easement agreement is being worked out

Anna Georgiou reviewed generally the next steps the Planning Board must take after this round of approvals.

- Submission of a final plat for review of the Board
- Chapter 111 which requires a joint meeting between the Board of Trustees and the Planning board
- Public hearing for review of the final sub division plat.

J. Pergamo moved - Authorizing the Planning Board special counsel to draft two resolutions for the Board's consideration at the April 1st meeting-- one for site plan approval and the other for preliminary subdivision approval, and **A. Impellizzeri** seconded the motion. The motion was approved unanimously.

It was confirmed that the difference between the model the Planning Board viewed and the model for the HDRB is a change in building angle, color, and all agreed changes from the original site plan submission.

There were no public comments.

K. Dunn moved to adjourn the meeting and J. Pergamo seconded the motion.

The meeting adjourned at 8:24 P.M.

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

Date