

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

April 1, 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 7:01 P.M.

1. Minutes:

The minutes of March 18, 2015 were reviewed. **A. Impellizzeri** moved to approve the minutes as amended and **J. Pergamo** seconded the motion. The amended minutes were approved unanimously.

2. Correspondence:

Two outstanding vouchers for review

1. SMI Court Reporting dated 3/19/15 in the amount of \$732.50 for transcription of public hearing for Butterfield Realty LLC.
2. Putnam County News and Recorder dated 2/27/15 in the amount of \$40.42 for legal notice for Butterfield Realty LLC.

3. New Business:

Richard Shea, 57 Morris Ave.

The Applicant proposed a subdivision application for two lots. Currently there is a residence on the property. There is a 75 frontage lot, next door is 75 foot to the side, which is consistent to the neighborhood. It was noted by the applicant that he was told by the building inspector that the lots were at one time two separate lots and were joined. There are no zoning requirements involved. A follow up memo will be submitted by the Village Attorney Bill Florence. The next meeting regarding this subdivision will be April 15, 2015.

4. Unfinished business:

Butterfield Realty

Chuck Voss reviewed the Barton & Loguidice technical memo dated March 27, 2015. Chuck Voss noted the applicant responded to all outstanding issues.

Anna Georgiou reviewed the draft resolution of Site Plan Approval. She noted there were suggested revisions pertaining to Gateway Park and other recommendations for revisions were made by the Board and discussed.

Anna Georgiou noted that all references in the resolution which state "Village engineer" will be changed to "Villages consulting engineer" in one place and all other notations of "Village engineer" will be changed to "Consulting engineer".

Anna Georgiou then reviewed the draft resolution for Conditional Approval of the Preliminary Plat.

All recommended changes will be made and redistributed.

Chuck Voss noted the resolution was very thorough.

A. Impellizzeri moved to adopt the Site Plan Approval resolution as amended and **K. Dunn** seconded the motion. **A. Saari** stated he was opposed to the site plan approval resolution. It was approved and adopted 4-1, with A. Saari voting against.

J. Pergamo moved to adopt the Conditional Approval of the Preliminary Plat resolution as amended and **A. Impellizzeri** seconded the motion. It was approved and adopted unanimously.

Anna Georgiou noted that procedures set forth in pertinent local laws and state laws were applied to these applications.

The next procedural steps pertaining to final subdivision review will be the following:

- Sewer and water approval by the Putnam County Dept. of Health is required.
- A joint meeting with the Village Board of Trustees.
- A public hearing for the final subdivision plat cannot take place until that meeting occurs. Chair B.M. Molloy will schedule a meeting between the Planning Board and the Board of Trustees. A tentative public hearing date was scheduled for May 6, 2015.
- Compliance with all conditions pertaining to final subdivision approval .

It was noted that Butterfield Realty LLC submitted a draft recreation easement agreement pertaining to public use of Gateway Park for review by the Village Attorney and subject to approval by the Board of Trustees.

Comments:

A. Impellizzeri - noted she was impressed with the detail of the document.

Paul Guillaro - thanked the Board for its hard work and appreciated the results.

Public comments: agenda items or items discussed by the Board

Putnam County Legislator Barbara Scuccimara – The Board had certainly done their due diligence and she is thrilled with the outcome and congratulated Paul Guillaro.

Charlene Norton – agreed and is so grateful to witness all that the Board has been doing and what it has done.

K. Dunn moved to adjourn the meeting and **J. Pergamo** seconded the motion. The meeting adjourned at 8:16 P.M.

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

Date