

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

April 15, 2015

**Members present:** Chairman, Donald MacDonald; Members: B.M. Molloy, James Pergamo and Arne Saari

**Member absent:** Karn Dunn

Chairman D. MacDonald opened the meeting at 7:04 P.M. by noting he is happy to be on the board, reviewing the process of the Planning Board and thanked B. M. Molloy for staying on the Board.

**1. Minutes:**

The minutes of April 1, 2015 were reviewed and amended to correct Barbara Scuccimara's title. The amended minutes were approved 3-0. D. MacDonald abstained since he was not on the Board at that time.

Chair D. MacDonald noted the Village Board asked all Boards to start meetings at 7:30 P.M. After a short discussion all members agreed.

**2. Correspondence:**

- Department of Transportation dated April 8, 2015 and it was noted that they used an old version of Butterfield Realty LLC. submission of the EAF. A follow up letter will reflect the approved submission dated April 1, 2015.
- Meeting with the Village Board of Trustees for a joint meeting will be held on April 28, 2015. A public hearing on the final subdivision plat will be held on May 20, 2015 providing a sign off on the project from the Putnam County Board of Health is received which is what will allow the Planning Board to have a public hearing.

**3. Old Business:**

***Richard Shea, 57 Morris Ave. (minor sub division)***

The Board reviewed the site plan for 57 Morris Ave. Chair D. MacDonald asked for a table that represents the two proposed lots status as to the dimensional lot requirements of the zoning code. The board members had no comments. A public hearing was scheduled for May 6, 2015. Richard Shea noted he has spoken to all his neighbors regarding the proposed subdivision. There is no code provision for subdivisions which means the Applicant is not required to notice neighbors of the proposed subdivision.

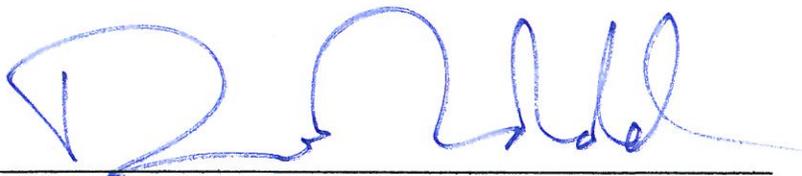
**4. Board Business:**

***Referral from ZBA for Jennifer and Christopher Daly, 19 Garden St. (addition)***

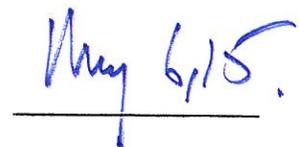
The Board discussed planning issues for the proposal. It was noted that the referral was received and filed without comment since the referral came after the ZBA public hearing. A letter will go out to ZBA Chair, Greg Gunder.

A discussion ensued over the calendar issues of ZBA and Planning Board coordination with respect the code required referrals from ZBA to planning. Frequently there is not a planning board meeting scheduled at which the board can act after it has relieved a referral and before the ZBA public hearing. It was agreed planning should only be referred those applications where planning issues may be present. It was agreed most of ZBA's applications do not have such issues and that therefore an agreement of understanding between the boards should be undertaken which will define the issues more closely.

B. M. Molloy moved to adjourn and J. Pergamo seconded the motion. The meeting adjourned at 7:49 P.M.



Donald McDonald, Village of Cold Spring Planning Board Chair



4/15/15