

June 3, 2015

Planning Board

VILLAGE OF COLD SPRING PLANNING BOARD

85 MAIN STREET, COLD SPRING, NEW YORK 10516

Workshop meeting with Butterfield Redevelopment LLC

June 3, 2015

Present: Chairman Donald Mac Donald members: Karn Dunn, B.M. Molloy, Arne Saari and Anna Georgiou from McCarthy Fingar LLP

Member absent: James Pergamo

Chairman D. Mac Donald opened the meeting at 7:04 P.M.

1. Minutes:

The minutes of May 20, 2015 were reviewed. B. Molloy moved to accept the minutes as presented and A. Saari seconded the motion. The minutes were approved unanimously.

2. Consideration of Butterfield Realty Final Subdivision Plat:

Anna Georgiou reviewed the proposed resolution she had drafted which, if adopted by the board would approve the final subdivision plat of the proposed Butterfield Redevelopment.

Ms. Georgiou read the following conditions of the resolution that must be met to allow the board to act on it:

“conditions pertaining to approval of the Final Plat/Final Subdivision Approval set forth in the Approval Resolutions including: Water and sewer approval by the Putnam County Department of Health, Submission of SWPPP in final form to NYS Department of Environmental Conservation and filing of Notice of Intent, and Payment of any outstanding consultant review fees in connection with Planning Board review of the site plan and preliminary /conditional subdivision applications.”

Chairman MacDonald noted the following items have been received by the Village and that all three conditions had been met:

- An approval letter from the Putnam County Department of Health.
- SWPPP and NOI filing acknowledgment – both have been received by the Board.

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- A letter from the Village Treasurer acknowledging payment for all outstanding invoices regards the redevelopment that she had in her possession.

Mr. Saari raised the issue of Board discussion of the VBOT's "advise" regarding the proposed subdivision (received in a joint meeting between the Planning Board and the VBOT, April 28, 2015)– namely Mayor Merandy's observation the size of the three proposed residential lots along Paulding Ave. were smaller than typical Paulding Ave. lot sizes and the Mayor's opinion was the three proposed lots should be larger, closer to the typical Paulding ave. lot size..

Mr. Molloy stated the three lots comply with the B4–A zoning requirements, as well the R–1 zoning code requirements that the surrounding Paulding Ave. lots must meet.

Mr. MacDonald stated he felt the lots sizes should be judged in the context of the other issues the applicant was trying to provide for in the redevelopment proposal – such as the amenity of the large open park area which would surely be shrunk if the proposed lots got bigger.

Anna Georgiou recommended to add to the final plat resolution the date of the map it is tied to, that being October 2, 2014, last revised April 21, 2015 as produced by Badey and Watson Engineering.

Ms. Georgiou noted the plat and resolution are signed by the planning board chairman, the following items must be satisfied as listed in Village Code section 111–7(G) listed before signing the actual plat mylar:

- Satisfy security/performance bond
- To provide reimbursement to Village for all outstanding consultant review fees.

Chairman Mac Donald read the following:

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

I. The Planning Board hereby grants approval of the Final Plat for the Project.

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II. In accordance the Village Code 111-7(G) prior to endorsement of the Final Plat by the Chairman, Applicant to satisfy security/performance bond requirements and to provide reimbursement to Village for all outstanding consultant review fees.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the foregoing resolution is hereby adopted.

B. Molloy moved to adopt the above resolution as read by Chairman D. Mac Donald and seconded by K. Dunn.

The vote was as follows:

Arne Saari Aye

Barney Molloy Aye

Karn Dunn Aye

Donald Mac Donald Aye

James Pergamo Absent

K. Dunn moved to adjourn the meeting and B. Molloy seconded the motion. The meeting adjourned at 7:24 P.M.



07.17.15

Donald Mac Donald, Village of Cold Spring Planning Board Chair
Date