

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

July 1, 2015

**Members present:** Chairman, Donald MacDonald; Members: Karn Dunn, James Pergamo and Arne Saari

**Member absent:** B.M. Molloy,

Chairman D. MacDonald opened the meeting at 7:02 P.M.

**1. Minutes:**

The minutes of June 17, 2015 were reviewed. A. Saari moved to approve the minutes as presented and J. Pergamo seconded the motion. The minutes were unanimously approved.

**2. Correspondence:**

- B&L approval letter for Butterfield Redevelopment Project Engineer's Bond Estimates dated 6/25/15.
- Invitation from Unicorn Contracting for Butterfield Groundbreaking received 06/26/15.

**3. Unfinished Business:**

***Richard Shea, 57 Morris Ave. proposed minor subdivision***

Per the advise of Village Attorney Bill Florence the Board reviewed and voted on a revised subdivision approval resolution prepared by same. During the Board's review K. Dunn stated she was uncomfortable with that portion of the revised resolution that states "*WHEREAS the Planning Board found, on May 20, 2015 the proposed action will not result in any significant adverse environmental impacts*". Ms. Dunn stated she felt the language was too broad and suggested adding to the resolution a statement that, in making its determination the Board had relied on the information the Applicant provided in his EAF question responses.

Mr. MacDonald stated he felt it did not need to be stated the Board relied on the applicants EAF responses as that fact is self evident in any Board proceeding of this kind and further he was reluctant to alter the Village Attorney's work. Mr. Sarri and Pergamo agreed.

A. Saari moved to accept the language in the resolution as written by the Village Attorney and J. Pergamo seconded the motion. The resolution was approved 3-1. K. Dunn voted against.

**4. New Business:*****Jason Hughes, 15 Main St.***

Chairman D. Mac Donald reviewed the referral from the Building Department. The applicant proposes to convert an office space into a bakery café with interior and exterior seating, counter service and a separate retail space. The Board reviewed the proposal. The applicant noted the following:

- There will not be a full kitchen in that the purpose will be to warm and fresh bake (Oven is double stack) items prepared elsewhere.
- The existing fuel oil tank will be removed and propane tanks added.
- There will be no service to the tables proposed.
- The garbage will be removed to another location every evening after closing.

The Board requested the following:

- A revised propane tank location needs to be added to the drawing.
- A parking space requirement chart that has the following headings: Space Name, Area (s.f.)/# seats, required parking spaces.
- A narrative description of all aspects of the proposed operation.
- Pertinent photos of the applicant's existing business in Beacon that depict aspects that will be similar in this proposal.
- Cut sheets for the proposed kitchen appliances.

The Applicant will come back to the Planning Board on July 15 for another review the above items discussed.

**5. Public Comment:**

Frank Haggerty - a member of the Village Parking committee commented the 15 Main street bakery café and a similar business recently permitted at 1 Market St., very close by will have effect on the parking situation in that area.

The Board noted 1 Market St. has not been referred to the Board by the Building Inspector for review. Mr. MacDonald was asked to query the BI about this.

A. Saari moved to adjourn the meeting and K. Dunn seconded the motion. The meeting adjourned at 8:20 PM.




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Donald MacDonald, Village of Cold Spring Planning Board Chair

08.20.15

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Date