

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

July 15, 2015

Members present: Vice Chair, B.M. Molloy and Members: Karn Dunn, James Pergamo and Arne Saari

Member absent: Chairman, Donald MacDonald

Vice Chair B. M. Molloy opened the meeting at 7:05 P.M.

1. Minutes:

The minutes of July 1, 2015 were reviewed. J. Pergamo moved to approve the minutes as presented and K. Dunn seconded the motion. The minutes were unanimously approved.

2. Correspondenc:

Invoice from B & L in the amount of \$1,379.00 for calculations for bonding for Butterfield Realty LLC. B.M. Molloy noted Butterfield received a copy as well.

3. New Business:

– ZBA file review – Per 134–26 (D) of the Village Code review ZBA variance application of Anne E. Impellizeri, PO Box 176, Cold Spring, New York to replace an existing residence which was destroyed by fire in 2014, at 15 High Street, Cold Spring, New York for any planning considerations/issues. The Board found there were no planning issues and due to the nature of the applicants' relationship with the board the board will respond to the ZBA by noting they were aware of the application and had no comment. K. Dunn moved to send the file back to the ZBA marked as no comment and J. Pergamo seconded the motion. The motion passed unanimously.

– Review permitting of 1 Market St. (SW corner Market and Main) café with respect 134–9 (B) of the code. This matter was tabled to a date to be determined to discuss the disposition of that application with the building inspector and the Village Attorney.

4. Unfinished Business:

Application EBII, LLC, 15 Main St. (16 Hanna Lane, Beacon) Jason Hughes, reviewed the updated drawings and discussed location for propane tanks as suggested by Jim Pidala from Pidala Oil. B.M. Molloy reviewed the process to the applicant by noting the complete drawings must be stamped by the architect and submitted and reviewed by the building inspector. Parking requirements were reviewed and discussed. The Board reviewed a couple of unanswered EAF questions.

B. M. Molloy noted that Chairman D. MacDonald reviewed and marked the drawings of items that needed attention. An Ansel system and propane tank location discussed at this meeting also need to be added to the next set of drawings. A complete set of plans is needed before a public hearing can be scheduled.

5. Public comments:

Cathryn Fadde noted she will no longer have to go to Beacon to buy her Gluten free bread.

J. Pergamo moved to adjourn the meeting and K. Dunn seconded the motion. The meeting adjourned at 7:37 P.M.



Donald MacDonald - Chair Village of Cold Spring Planning Board

08.20.15

Date