

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

October 7, 2015

**Members present:** Acting Chair, B.M. Molloy Members: Karn Dunn and James Pergamo

**Members absent:** Chairman, Donald MacDonald and Arne Saari

Acting Chair B.M. Molloy opened the meeting at 7:02 P.M. by introducing board members and noting that Chairman D. Mac Donald could not be present.

**1. Minutes:**

The minutes of September 2, 2015 were reviewed. J. Pergamo moved to approve the minutes as presented and K. Dunn seconded the motion. The minutes were unanimously passed.

**2. Correspondence:**

- B.M. Molloy read the following letter from Al Zgolinski, Chair of the Historic District review Board dated 10/2/15:

*On September 30<sup>th</sup> 2015, the HDRB met in workshop session with Scenic Hudson regarding the Subdivision of its property located at parcel #48.12-1-13, number 20 The Boulevard, known as the Kemble or Campbell Property.*

*The HDRB asserts its status as an interested Agency for the purposes of SEQR. We look forward to working with the Planning Board on the review of this application.*

- Building inspector correspondence, regarding a change to a handicap parking space for the post office. It was noted that this parking space change was not a significant change and no further action was required.
- The United States Post Office signed the lease for space in building 1 on the Butterfield Property.

**3. Board Business:**

B.M. Molloy moved to nominate K. Dunn as the Board Secretary and J. Pergamo seconded the motion. The motion was passed 3-0. K. Dunn did not vote.

B. M. Molloy reviewed the process of posting minutes on line.

**4. New Business:**

***Scenic Hudson, Campbell property, Kemble Ave.***

Present for the applicant were Glennon Watson from Badey and Watson and Rita Shaheen from Scenic Hudson.

Mr. Watson noted that Scenic Hudson is proposing to divide the property into two parcels. One would be a private residence which would include the existing house being restored. The property will be subject to a conservation easement which would put restrictions to the building and the destruction of the house. The second parcel will be developed into a public park. Visitors to the park will reach the park from an existing road known as the "rail road" which was previously used for clean-up. A second driveway will be made for the private residence at the end of the Boulevard. A locked gate will be proposed to keep people out. This would increase the amount of traffic on the Boulevard by one or two cars for the private residence.

The Planning Board accepted The Scenic Hudson application.

The Planning Board will circulate a letter acknowledging their intent for lead agency on the project.

#### **5. Public Comments:**

Eva Leonard 1 Constitution Drive –noted she lives right by the driveway that is going to be kept open for maintenance. A gate will not stop people from going into the park. Currently she sees the maintenance truck speeding down that driveway, people come through at all hours of the night yelling, drinking, people are urinating and doing other business in the Gate House. There are people sitting on the stone wall facing her property, people with and without dogs coming through her property. People come from train and go through her property to get to scenic Hudson. How is scenic Hudson going to do 24 hour security? She noted she would like to see the driveway closed up. Her concern was who is protecting the people living there? Mrs. Leonard added she feels like she has to police the area noting she tells people the property is closed. She noted she has called the police on people several times.

Elliott Hammond, 6 Constitution Dr. - concerned about the impact the park will cause to their dead end street just so people can see the river. There is already a park for people to see the river. He noted he would rather see houses going up because home owners will take care of their property.

Phill Calendrillo, 11 Constitution Dr. - already had trouble with people getting lost. The people already living there are not being thought of at all. It's a bad situation. The nice quality of life is going right out the window.

Steve Villoto, 9 Constitution Dr. – asked "how long the project will take"?

B. M. Molloy responded that this is an "as a right development" and is well within the scope of what they are allowed to do. The Planning Board will do a full review of the project and it will take several months. There will be a public hearing and public comment then it will have to be referred to the Village Board. The Planning Board cannot determine when the property will be sold and who it will be sold to. The planning board is responsible for the disposition of the land.

Mr. Watson noted he will discuss the issues of privacy with the client and they will consider the comments that were made. Mr. Watson noted that public access is not intended in that area.

[October 7, 2015]

Rita Shaheen noted she appreciated the comments and that scenic Hudson's goal is to protect the property which will allow for someone who loves the house to restore it. The rest of the property will be for public use. They will take into consideration all the comments that were made.

J. Pergamo moved to adjourn the meeting and K. Dunn seconded the motion. The meeting adjourned at 7:32 P.M.

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B.M. Molloy Acting Chairman for the Village of Cold Spring Planning Board

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Date