

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

November 18, 2015

Present - Chairman Matt Francisco and members: David Marion, Judith Rose and Arne Saari.

Chairman M. Francisco opened the meeting at 7:03 P.M.

1. Chairman's remarks:

Chairman M. Francisco noted inaccuracies in the former Planning Board member's resignation letters. The corrections were the following:

- Local law – M. Francisco noted that he did not draft the B-4A local law as stated in Karn Dunn's resignation letter.
- Stop work order – there was no stop work order issued on Butterfield as stated in Karn Dunn's resignation letter. There was only a stop on the issuing of permits and inspections due to the Applicant's refusal to pay Consultant's billed charges totaling more than \$12,000 per the Village Accountant. The matter has since been resolved.
- M. Francisco noted that the Mayor followed the law for interim appointments when he appointed the new Planning Board members. Contrary to Mr. Molloy's claims that the matter was handled in secret as he believed was evidenced by the fact that there were no notices posted, resumes sought, or interviews conducted. None of that is required for interim appointments per the Village Attorney and further, the 3 coordinated resignations forced immediate action as it kept the Planning Board from being able to conduct the business of the Village.

The Board members discussed the Butterfield status as approved and noted Butterfield would not have to come before the Board again unless there are changes to the approved site plan.

2. Old Business:

a. 15 Main St. - EBII, LLC 16 Hanna Lane Beacon.

A. Saari noted apologies should be made to the Applicant due the delays of the processing of his application. The Applicant noted the code compliance issues and the drawings that previously needed to be cleaned up have been done.

The applicant noted that there have been many delays in the processing of his application due to the Building Department. The Board noted that notice of a public hearing must be advertised in two additions of the paper. The public hearing was scheduled for December 10, 2015 and that is also the next meeting.

b. 26 Rock St. - Fred Santivener, 36, Teller Ave. Beacon

The Board reviewed and discussed the application for a subdivision as it was previously discussed by the Planning Board. Escrow has not been established. Once escrow is established the application will go to

the Village Attorney and will be reviewed with the building inspector for any variances required to legalize the lots.

c. Scenic Hudson Land Trust – The Boulevard

The Board reviewed the most current drawing dated September 17, 2015. Mr. Glennon Watson reviewed the proposal. The original proposal was for a subdivision of the Campbell property for a park and a 5 acre piece with the existing house will be the second lot. Mr. Watson noted the whole project was under resident opposition.

The new proposal is to take a small section of property from the Campbell property and add it to the West Point Foundry property for the park since the properties boarder each other. The section of the property that will be sold will now be a larger section. Mr Watson felt it was within the applicant's right to proceed with a simple lot line adjustment in place of a subdivision. Chairman Francisco noted that the Planning Board will have to review this proposed lot line adjustment with the Village Attorney. The Applicant agreed to have their escrow money used for the Village Attorney for a review of the code as it appears to be silent on lot line adjustments. The conservation easement will still exist for the private sale of the remainder of the property. Mr. Watson noted that one condition of the sale would be the home owner would have to put access further down the road.

Elliott Hammond noted that he wrote a letter due to people going through his property to get to the park.

Mrs. Leonard noted she was not against the park. The maintenance driveway and her privacy were her concern. She would like to see the driveway secured with a gate and with buffers.

Mr. Watson asked if he can get the response via email as soon as possible to avoid his client having to pay him to attend another meeting to understand the Village Attorney's interpretation of their right to proceed with a simple lot line adjustment without Planning Board approval. The Board felt this was reasonable and agreed to this request.

Rita Shaheen noted that contrary to reporting in the local paper, Scenic Hudson has been paying taxes on the Campbell property since it was purchased.

There were only three responses and no objections for the Planning Board taking lead agency on SEQR.

3. Board Business:

- The Board discussed changing the meeting date from Wednesday to Thursday. The Board members agreed and noted that they will meet on the second and fourth Thursday of each month.
- The Board discussed on-line training.

4. Public comments:

Michael Robinson – Congratulated the Board on a great first meeting.

11/18/15

A. Saari moved to adjourn the meeting and J. Rose seconded the motion. The meeting adjourned at 8:09 P.M.


Matt Francisco, Planning Board Chairman

12-13-2015
Date