

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

February 11, 2016

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

Chairman M. Francisco opened the meeting at 7:02 P.M. by a roll call attendance.

**1. Minutes:**

The minutes of January 28, 2016 was deferred until the next meeting due to the Board Members had not reviewed them.

**2. Scenic Hudson:**

Chairman M. Francisco noted that Scenic Hudson has been very willing to work with the Planning Board regarding the information the Planning Board has asked for. The Planning Board received a Package from Badey and Watson for Scenic Hudson which contained drawings showing that no non-conformities were created with the lot line adjustment. They explained that a new site plan showing the right of ways would be too time consuming and costly to create so an existing survey showing right of ways was submitted by the applicant and approved by the building inspector. The Application for a lot division has been formally withdrawn.

**3. Correspondence:**

Chairman M. Francisco noted that a letter was received from Mr. Florence indicating he is working for the neighbor of Fred Santivenere, 26 Rock St. The process is proceeding through the involved Attorney's.

**4. Unfinished Business:**

Form Factors, 178 Main St. which is for a reconstruction and potential change of the use. Mr. Hartford reviewed the parking table. The parking spaces needed have been increased due to the addition of work space in the basement. It was determined by Mr. Hartford that he would need a total of 4 parking spaces. 3 are accommodated on site and one on-street is grandfathered to Main St businesses. A. Saari noted the foundation is not in good shape Mr. Hartford responded that they plan to work on the foundation. They plan to remove the shed addition so the basement can be accessed. A. Saari also noted that the retaining wall owned by the neighbor is in very bad shape. Mr. Hartford responded that it is a very big concern of his. A. Saari noted the Building Inspector should be notified.

The Board reviewed a list of neighboring properties to notify of the public hearing. Mr. Hartford will have to go to the town to find the owner of the gas station. It was determined by the Board that Lot #'s 14, 32, 33 and 35 will have to be notified of the public hearing.

Mr. Hartford asked about the SEQRA review. Chairman M. Francisco noted he will speak to the Village Attorney regarding classification of SEQRA and it can be decided at the public hearing.

The Board discussed the condition of the neighboring retaining wall. It was agreed by all Board members that a letter stating the Planning Board's concern over the condition of the retaining wall will be sent to the Building Inspector.

D. Marion moved to schedule a public hearing and A. Saari seconded the motion. A public hearing was scheduled for February 25, 2016 by a unanimous decision.

#### **5. New Business:**

Butterfield Realty LTD. Pre-application packet. It was noted that the applicants were not present. Chairman M. Francisco read the following building permit denial:

Reason for referral: Assorted modification to portions of the Existing Lahey Pavilion from current Medical Offices to a Senior Center & Wellness Center (Approx. 6,200 Sq. Ft.) and a US Post Office (Approx. 1,350 Sq. Ft.), per applicant plans. Both uses are compliant with the Use Provisions of Village Code 134-15a(B)6. Pursuant to Village Code 134-15A(A), a Site Plan review and approval is required. Those portions of the Lahey Pavilion not included in this application remain as an Office Use.

The Board reviewed the drawings submitted by Butterfield LLC. The Board discussed the proposed parking plan, the changes for the new use, a new proposal for a patio, a discussion ensued over the difference in parking requirements for medical offices and medical facility. There was concern over the trucks picking up and dropping off at the Post Office and the busses dropping people off at the senior center. A change was made to the rain water harvesting system and the Board questioned what was driving the change. Chairman M. Francisco noted a \$5,000 escrow should be set up for legal review, a possible traffic study review and a planning engineer will be needed and the applicant will come in on February 25, 2016 to review the changes to the site plan. The Board noted that the denial did not specifically call for a change of use. And as of the time of this meeting, there has not been a formal application submitted. Chairman Francisco noted that the Board members should look at the parking table and site plan before the next meeting.

#### **6. Board Business:**

The Board reviewed lot line adjustments. The Planning Board agreed that a section should be added to the sub-division code that would require the applicant to provide a drawing and a table showing conformity. If non-conformity is created then it would trigger a minor sub-division. There will be no escrow required for that Planning Board review. Chairman M. Francisco will draft a letter to the Code Update Committee for review.

A. Saari moved to enter into executive session for an interview for a potential board member and D. Marion seconded the motion. The Board went into executive session at 8:26 P.M.

A. Saari Motioned to exit the Executive Session at 9:15 P.M. and D. Marion seconded the motion. The Executive Session ended at 9:15 P.M.

A. Saari moved to adjourn the meeting and D. Marion seconded the motion. The meeting adjourned at 9:20 P. M.

*Matthew Francisco*

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Matt Francesco, Planning Board Chairman

5/25/2016

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Date