

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

February 25, 2016

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

Chairman M. Francisco opened the meeting at 7:03 P.M. by a roll call attendance and welcoming the public.

1. Public Hearing:

Form Factors, 178 Main St.

The property is located in the B1 District as well as the Historic District.

The applicant, James Hartford, presented the return request receipts for the public hearing notices that went out.

Mr. Hartford presented his proposal as an existing structure to increase usable area by renovating the basement space which will increase the total number of parking spaces required. A total of 4 parking spaces are required. One is grandfathered in and one is an existing driveway and there is parking for two cars on the side. The Applicant does not need any added parking. The application is for a change of use. The meeting was opened for public comments. There were no public comments. The meeting was opened for Board member comments. There were no comments from the Board. Chairman M. Francisco noted that the Board has reviewed this proposal and is very familiar with it.

J. Rose moved to close the public hearing and D. Marion seconded the motion. The motion passed unanimously. The public hearing was closed at about 7:22 P.M.

The Board reviewed the SEQRA process. Mr. Furst noted he emailed a sample Negative Declaration which goes through the steps. Mr. Furst noted that there is nothing the applicant is doing that will create any significant impact. The Board members agreed that it was a Type 1. Mr. Hartford noted that he completed the SEQRA form.

D. Marion moved to pass the Type 1 Negative Declaration and A. Saari seconded the motion. A roll call vote was taken with the following results:

D. Marion	Yes
J. Rose	Yes
A. Saari	Yes
M Francisco	Yes

Mr. Furst noted that the applicant has been before the HDRB and ZBA where they called it a Type II action.

D. Marion moved to pass the resolution as written and A. Saari seconded the motion. The motion passed unanimously.

Regular meeting:**1. Minutes:**

- The minutes of January 28, 2016 were reviewed and amended. A. Saari moved to accept the minutes as amended and D. Marion seconded the motion. The amended minutes were approved unanimously.
- The minutes of February 11, 2016 were reviewed and amended. A. Saari moved to approve the minutes as amended and D. Marion seconded the motion. The minutes were approved unanimously.

2. Correspondence:

D. Marion noted he had a sample of a lot line adjustment form which will be discussed at future meeting.

3. New Business:

Pre-application for Butterfield Realty

Steven Barshov, represented Butterfield Realty. Mr. Barshov reviewed the position statement dated February 18, 2016 but began first by correcting the record by noting there is no proposed change in use. All the uses remain the same. The only thing that is proposed in the application is the physical relocation of interior spaces of previously approved uses into previously approved buildings. The building footprints don't change, the building mass does not change and the building heights do not change. He maintained that they are not even changing the exterior appearances of any of the buildings. The only thing that changes is you take the previously approved uses with no greater increase of size of those uses from the Lahey Pavilion to Building 2 and switch some of them from Building 2 to the Lahey Pavilion. It is just a switch of interior uses. All square footage is the same. The Tenants are the ones that asked for the switch. Mr. Barshov reviewed the origination of the project. There will be a minor tweak to the parking only. This project and all of the uses were previously approved.

Mr. Barshov noted a public hearing does not have to occur and the proposal doesn't need a Planning Board review. With respect to Mr Barshov's statement that there would be no change to the exterior of the buildings, Chairman M. Francisco added that the loading area at Lahey would be a change as well as the patio area. Mr Barshov maintained that it was his understanding that the loading dock was already approved by the building inspector.

Board Member concerns:

- All roadways will remain the same which is all two way except the loop road by building 4,5,&6. The site plan notes that all internal roads are two way. The applicant will look into that.
- The entrance to the proposed senior center will not change. It will be the same entrance as currently at the Lahey Pavilion.
- There will be two handicap parking spaces in front of the senior center. Those spaces have not changed from previously approved.
- Discussion over approval from January 25, 2016 and September 15, 2015 approvals. It was noted that the September approval was for changes requested in January.

- Chairman M. Francisco reviewed the memo by Mr. Barshov. The parking spaces from the Lahey Pavilion remain the same, which was for 35 spaces for medical office use. He questioned if the existing parking was confirmed to have been sufficient and if so how. Mr. Barshov confirmed that multiple people said there was adequate parking at Lahey. He further stated that the existing 35 spaces were assigned to the medical use currently at Lahey, not the physical structure/location.
- Chairman M. Francisco compared the site plan that notes the Lahey pavilion is to remain the same. Mr. Barshov noted that it refers to the building itself not the use. The site plan was approved for the project as a whole.
- Chairman M. Francisco noted that in the local Law notes that the Lahey Pavilion is staying the same. Mr. Barshov noted that nothing has changed there are still going to be medical offices.
- Chairman M. Francisco asked if the applicant had confirmed that the Timme Arch that was removed from Butterfield and stored could be installed into Lahey given the ceiling height that appears to be at least 2 feet less than the Arch height itself. Mr. Guillaro confirmed that Matt Moran of Unicorn had confirmed that it could in fact be installed in Lahey. .

Building Inspector, Bill Bujarski, noted that the previously mentioned loading dock is not a loading dock per se, but rather a loading area space. He explained that as the USPS was now retail only they would only send small trucks. So it was a 30' space to accommodate a 20' truck. Chairman M. Francisco asked if 60' tractor trailers would need to be accommodated. Mr. Bujarski said it was not needed, but a USPS representative in the audience stated that 60' trucks would be used at night. Chairman M. Francisco asked Mr. Bujarski if he accommodated 60' truck use and he stated that the space will handle it. He further stated that minor changes were in the purview of the Building Department. The space is just being relocated. Parking has been moved a little bit to accommodate the loading parking space. The building change was a minor change to building two and it is just a change of space. Mr. Bujarski also noted it was not an oral approval there was no objections. The Parking would have to be moved with the building changes. The September 15, 2015 plan shows the change in parking. The building permit denial was written to do with parking is an amendment to the site plan as proposed. It is nothing more than a change to interior space.

Public Comment:

Trustee Marie Early – asked whether or not the Putnam County approval for tax exempt inducements on the project will remain the same with the change of interior space. Mr. Guillaro noted that the inducements are for buildings are for buildings 1&2 only. Mr. Guillaro noted he has checked on the issue because Ms. Early already spoke to him about it.

D. Marion moved to adjourn the meeting and J. Rose seconded the motion. The meeting adjourned at 8:15 P.M.

D. Marion moved to go into closed session for advice of Council and J. Rose seconded the motion. The meeting went into closed session at 8:15 P.M. Chairman M. Francisco invited the Mayor and Deputy Mayor to join the closed session.

Feb. 25, 2016

Matthew Francisco

5/26/2016

Matt Francisco, Planning Board Chairman

Date