

The Village of Cold Spring Planning Board (PB) held a meeting on May 26, 2016 at 7 pm at the Village Hall, 85 Main Street.

Attending were board members: Chair, Matt Francisco, Ezra Clementson, Dave Marion, Judith Rose and Arne Saari. The meeting was called to order at 8pm.

1. Chair's Remarks

None

2. Approval of Minutes

The February 11, 2016 and March 10, 2016 meeting minutes were approved as amended.

3. Reports of members

There were no reports from members of the board.

4. Correspondence

A letter from Margaret Whalen, dated 26 May 2016, was received by the Planning Board regarding the proposed relocation of the senior center (at Butterfield) from Building 2 to the Lahey Pavilion. She objected to the move of the medical services.

5. Unfinished Business

Butterfield Realty application for an amended site plan for the change of use of the existing Lahey Pavilion. The subject property within the Butterfield redevelopment site is known as Tax Map Section 49.5, Block 3, Lot 45. The property is located within the B-4A zoning district as well as the local historical district.

M. Francisco confirmed the board was working from the 22 April 2016 village attorney memo, which advises that the application is a "change of use" and that an updated parking table and plan is required. The applicant submitted a revised parking table on 21 May 2016.

The Village of Cold Spring has allocated funding for a second legal opinion regarding whether relocation of the senior center from Building 2 to the Lahey Pavilion represents a "change of use." Until this opinion is rendered, the Planning Board will not rule on the application, but will begin its technical evaluation (based upon the approved 19 January 2016 site plan.)

Board members discussed allocation of certain parking spaces as "shared" and how this allocation relates to the site plan's approved 11.2% waiver for shared parking. Also

discussed was parking requirements based upon seat count at the senior center and how parking for “non-conforming uses” is factored into computations for shared parking.

Board members discussed vehicular circulation and safety for post office trucks.

6. **Public Comment**

A 25 May 2016 letter to village building inspector Bill Bujarski, from the USPS supports the swap of the senior center from Building 2 to the Lahey Pavilion. M. Francisco read this letter into the record.

A 20 May 2016 letter to the village building inspector Bill Bujarski, from Putnam County Commissioner of Highways and Facilities Fred Pena stated reasons to support the swap of the senior center from Building 2 to the Lahey Pavilion. M. Francisco read this letter into the record.

Cold Spring resident Grace Wilke requested clarification of the parking space calculations and asked how the discrepancy between the number of spaces currently indicated and the larger number of spaces required by the building code will be reconciled.

Cold Spring resident Frank Haggerty asked if a level surface is required (per USPS requirements) whether Building 1 should be used (for the post office.)

Cold Spring resident James Geppner said that the amended site plan does not benefit the Village and that the planning board should not be vilified.

Putnam County Legislator Barbara Scuccimarra said the amended plan will benefit Cold Spring and that she doesn't understand what is taking so long.

Paul Guillaro noted that Butterfield Realty has solicited a second opinion regarding code interpretation, which supports his position that the swap does not constitute a change of use.

Cold Spring resident Donna Anderson said the senior center should be finished as soon as possible.

Cold Spring Post Master stated that locating the new post office at the Lahey Pavilion works better for the USPS.

Cold Spring resident Shirley Norton said she was speaking for other seniors who could not be present and that the senior center should be completed as soon as possible.

Cold Spring resident John Cronin asked the planning board to use its discretion to resolve the parking issues in a manner that will benefit the village.

M. Francisco made a motion to close the public comment period. D. Marion seconded and the motion was unanimously passed and public comment was closed at 9:45pm.

7. Board Business

The board discussed proposed revisions to the Affidavit of Ownership form. A. Saari made a motion to accept the form subject to edits. E. Clementson seconded and the motion was unanimously passed

A. Saari made a motion to adjourn. E. Clementson seconded and the meeting was adjourned at 10pm.

The next planning board meeting will be held on 9 June 2016 at 7:30p.

Submitted by

Matthew Francisco

8/11/2016

Matt Francisco, Chair

Date