

The Village of Cold Spring Planning Board (PB) held a workshop meeting on June 23, 2016 at 6 pm at the Village Hall, 85 Main Street.

Attending were board members: Matt Francisco, Ezra Clementson, Judith Rose and Arne Saari. Also in attendance was village attorney John Furst. David Marion was absent. The meeting was called to order at 7pm.

1. Chair's Remarks

None

2. Approval of Minutes

None.

3. Reports of Members

None.

4. Correspondence

An unsigned letter addressed to the village clerk regarding parking/pedestrian issues at the Butterfield property was read into the minutes.

5. Unfinished Business

Butterfield Realty has filed an 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 historic district.

6. Site Plan Review

- a. Board members reviewed the revised site plan (MOD-3). Consensus is that the 213 conforming parking spaces meet code requirements with the full 20% waiver.
- b. J. Rose asked applicant to identify the five non-conforming spaces (#170-174.)
- c. The board noted that parking space #190 is non-conforming.
- d. The board requested the applicant make the following changes to the site plan.
 - i. Identify spaces #170-174 & 190 as dedicated "compact car" spaces.
 - ii. Identify spaces #16, 17, 22-30 as "reserved for medical use."
 - iii. Indicate that Putnam County will provide round trip bus service for all participants in all programs for the entire term of their lease/occupancy.
(Chairman Francisco confirmed with Deputy County Executive Walker and

Legislators Albano and Scuccimarra, in attendance, that the Physical Services Committee voted and agreed to a change to the lease to include a binding clause to this effect. They were confident that the lease would be executed within one month's time. John Furst asked if the Board wanted to condition the approval on site plan approval or issuance of a permit. Applicant was confident the County lease execution timing would work with his readiness for pulling permit(s).)

- iv. Provide signage at Building #3 indicating the road is one-way and that there is no outlet.
- v. Put the parking table onto the site plan.
- vi. Change the drawing title to Amended Site Plan.
- vii. Add note that, as design progresses, building inspector will note any changes and refer project to Historic District Review Board as may be necessary.

7. 239M

- a. J. Furst noted that he had received the 239M from the county. They identified the project as "a matter of local concern" and made no other comments or recommendations.

8. SEQR

- a. The project is a Type 1 action. No other agencies are involved and no coordination is required.
- b. Applicant has submitted an Environmental Assessment.
- c. Board reviewed the draft resolution.
- d. E. Clementson made a motion for a SEQR negative declaration. J. Rose seconded and the motion was passed unanimously.
- e. A. Saari made a motion to approve the application subject to conditions identified by the planning board. E. Clementson seconded and the motion was passed unanimously.

9. Adjournment

- a. J. Rose made a motion to adjourn the meeting. ____seconded and the meeting was adjourned at 8pm.

Matthew Francisco

8/11/2016

Matt Francisco, Chair

Date: