

CP/LWRS in Relation to Butterfield PUD and Conceptual Plans)

References in CP/LWRS	PUD Language/Conceptual Plans
General/Commercial	
Site considered as a whole and in context of surrounding area	Subdivision into four lots
See Principles for Land and Water Use. (L56) Goal 7: Integrate new development with the traditional Village. (L2) Be sensitive to the impact of development on the character of adjacent neighborhoods and the people who live there... keep development on a scale in terms of streetscape and mix of structure size that is consistent with the character of a community, in part by limiting the number and size of residential units.. (CP 67, L 56, 7.1.6)	1. 50 foot/3 story height, as well as a list of lot dimensions and setbacks. pg 2. 2. Conceptual plan of 10/25/11 Village Board workshop included “municipal/retail building, a fifty unit assisted, affordable rental housing project under NYS Housing Finance, forty units of senior, market rate condominiums and an area for green space” Conceptual plan for 51 affordable units and 36 senior condos presented 1/12/12 3. Planning board may modify the bulk and dimensional requirements by a maximum of 20%, page 4.
Planning for The Grove in conjunction with the Butterfield site. (7.5.1)	No mention, except for parking lot in conceptual plans.
Consider enacting regulations to prohibit outright teardowns of existing structures by instituting a demolition delay requirement to provide time to examine alternatives for a threatened structure. (1.1.8)	Determination of alternatives to teardown not required in PUD
Mixed Use District. ...include a variety of residential types (single family, two-family and multi-family), live-work units, community uses, restaurants, inns, retail, research, office and light industrial uses, and open space. (CP70, L58)	Any or one of the following to be allowed: Medical, housing, retail, service banks, restaurants, community services, municipal uses
Encourage businesses that provide local jobs, services to residents... at a scale that respects the ... small town character of the Village. (L58 CP 48, 4.1)	Not addressed
Encourage development of businesses that design, construct or supply green technologies. CP45, CP 48, 3.5.10	Concept plans show retail in municipal building

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References in CP/LWRS Tax Positive	PUD Language/Conceptual Plans
Goal 4: Enhance the economic vitality of the Village. Goal 6: Control property taxes. CP 7, L2)	1) allows multiple dwellings without regard to density (pg 1 exhibit a) 2) Conceptual plan of 10/25/11 Village Board workshop included “municipal/retail building, a fifty unit assisted, affordable rental housing project under NYS Housing Finance, forty units of senior, market rate condominiums and an area for green space” (50+40=90) 3) Conceptual plan for 51 affordable units and 36 senior condos presented 1/12/12 (51+36=87)
.. with consideration given to the impact of any proposed combination of uses, property tax implications...Revenue generation for the Village is a high priority. (L134) Promote the economic health of the Village and be “tax positive,” wherever possible. In other words, property tax revenues from new development or redevelopment should be greater than the total cost of services required by those properties, including school costs (L5, L56)	Not addressed
..fiscal impact analysis and phasing requirements should be included in the Zoning for this district to ensure that growth occurs in an orderly and planned manner with an appropriate ratio of residential, commercial, and other non-residential uses in the overall plan. (L59) Refer to Hierarchy of uses L55	Not addressed
Consider seeking additional payments in lieu of taxes (PILOTs). (6.1.5)	Not addressed
Residential issues	
Objective: Provide a variety of housing types and sizes to maintain the Village’s existing population diversity. 1.4.1 Recommendation: Amend the Zoning Law to require a variety of housing types and sizes in new major projects consistent with	1) Allows multiple dwellings without regard to density (pg 1 exhibit a) 2) Conceptual plan of 10/25/11 Village Board workshop included “municipal/retail building, a fifty unit assisted, affordable rental

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traditional Village neighborhoods, to accommodate a variety of age and income groups and residential preferences. Allow single family, two family, multi-family, cottage dwellings, live-work and work-live units, among others, all with multi-family, cottage dwellings, live-work and work-live units, among others, all with performance standards to control impacts. (CP23, L58, L65)	housing project under NYS Housing Finance, forty units of senior, market rate condominiums and an area for green space” (50+40=90) 3) Conceptual plan for 51 affordable units and 36 senior condos presented 1/12/12 (51+36=87)
Senior citizen housing would be allowed by special permit (L59)	Senior Housing part of the PUD
Consider impact of form of ownership on tax revenues and any calculations for the Fiscal Impact Analysis -- (L52)	Not addressed
Maintain healthy mix of ages. (L18)	Not addressed

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Traffic, Parking	
Consider conducting a qualitative traffic analysis in the Village to identify ways of improving safety and convenience for pedestrians and vehicles alike. ...assure a good entrance from the Chestnut Street/Route 9D area for both pedestrian and vehicular access.. Minimize traffic congestion..Assess the feasibility of having more than one entrance to the site... (CP29, L56, 4.5.9, L87, L91, 7.4.5)	Incorporate appropriate transportation improvements in terms of access to and from Route 9D and interior road circulation and pedestrian circulation systems
Amend the Site Plan requirements for commercial development to include locations for parking lots (e.g., requiring them to be located to the rear or side of buildings to minimize their visual effect or suitably screened if they are located to the side of buildings), and to require landscaping within and around parking lots. (CP 29)	Parking shall be permitted within the required setbacks provided such parking areas are appropriately screened.
Reduce the amount of required off-street parking (consistent with recommendations of the American Planning Association and the National Parking Association). (4.1.4)	There are numerous parking references with specific allotments in relation to use. Page 3. Conceptual drawing of 12/6/11 includes underground parking.
References in CP/LWRS	
Prohibit gated communities, cul de sacs, dead ends and private roads (7.1.6)	Conceptual plans appear to show private roads.

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Environmental and Health Concerns	
Require that new development meets ENERGY STAR standards and encourage the use of LEED (Leadership in Energy and Environmental Design) or other similar standards. (3.5.2) Incorporate green building and landscaping techniques. Protect the natural environment, green spaces, scenic landscapes, and the health of residents. (L56)	...balancing concerns of community's health, safety and welfare. Pg 4
Encourage low-volume toilets and other low-volume plumbing fixtures (5.5.4)	Not addressed
Consider mandating installation of sprinkler systems in any new construction in areas of the Village with less than 100% NFF. (5.6.4)	Not addressed
Encourage pervious surfaces for all new commercial, multiple automobile parking areas and explore converting impervious parking areas to surfaces that are pervious. (3.3.4)	Opportunities for shared parking shall be maximized to avoid unnecessary pavement and impervious surface coverage.pg 2

References in CP/LWRS Community Needs	PUD Language/Conceptual Plans
Retain the location of the Cold Spring Post Office within a commercial area in the Village. (5.9)	Developer has advised that there is room for post office.

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Fund construction of a new firehouse with sufficient space to house the existing equipment plus a ladder truck, cleaning facilities, a second office, and adequate parking, either at the current location or the Butterfield Hospital site ...subject to resolution of traffic issues. (5.1.1, 7.4.3)	Not part of PUD
Consider consolidating Village functions for police, administration, and Village courts in the Butterfield Hospital location (7.4.1)	Developer has advised that municipal function can be included if they receive the Grove Ct parking (presentation to PB 1/12)
Assess existing facilities and determine the feasibility of funding new facilities for a community center for residents of all ages. (5.3.1)	Concept plan 12/6 shows community space
Support the development of a facility for seniors that accommodates the preparation of meals on site and is adequately sized to allow social activities. (5.3.2)	Not addressed
Urgent care facility was highest health care need identified in survey by 54% of respondents (Appendix, C90, L157)	Not addressed

References in CP/LWRS Design Guidance	PUD Language/Conceptual Plans
Development in this (mixed use) district would be subject to design standards to ensure that site layout, streetscape elements, and architecture are compatible with the character of traditional 19th century streets in the Village as discussed above under “Residential” (L59) Whenever changes are made, encourage integration of the design with the traditional Village. (4.5.5)	Ensure that the appearance of all buildings permitted under this section is harmonious with the general visual environment of the village and promote a high standard of architectural design
Make signage in the Village effective and reflective of Cold Spring’s 19th century character. (1.8)	Not addressed
Amend the Village Code to strengthen outdoor lighting standards and make them consistent to assure safety and security, to minimize light pollution and excessive brightness), control lighting on signs throughout the Village, and preserve the Village’s nighttime character. (1.10.1)	Not addressed
Significance of the site as gateway, especially lawn (C28, 69, L68, 7.4, 134)	PUD called Gateway PUD

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References in CP/LWRS Landscaping	PUD Language/Conceptual Plans
Work with the landowner to promote preservation of the Butterfield lawn as a “Village Green”. (7.4.4)	At least 15% of planned unit development site shall be reserved as open space. Distance between buildings as 1 x building height. Building percentage of lot 35%. Pg 2. There is a list of minimum requirements for lots, setbacks etc. Incorporation of a property owners association which shall be required to maintain such open space and recreational area.
Encourage use of rain barrels (covered for safety and health reasons), planting of street trees and rain gardens, and a reduction of impervious surfaces throughout the Village to reduce storm water runoff and sewer inflow and infiltration. (3.3.8)	Not addressed
Enhanced landscaping within parking lots and in the planting strip adjacent to the sidewalk will soften views of the buildings and provide shade to reduce the “heat island” effect of the pavement. (L58)	Appropriate landscaping shall be provided to ensure an attractive view from the street and from adjacent properties, Enhanced landscaping shall be provided along lot lines that are adjacent to residential uses.
Map and Inventory significant and “at-risk” trees. Create a tree planting plan for the Village making use of noninvasive, low-allergenic, urban-tolerant species, both for places with no trees currently and to replace damaged and “at risk” trees”. (3.4.1, 3.4.2)	Concept plan of 12/6 shows “copper beech to be preserved.”