



RESOLUTION
VILLAGE OF COLD SPRING
PLANNING BOARD
Adopted: June 3, 2015

**RE: BUTTERFIELD REALTY
APPROVAL OF FINAL PLAT**

WHEREAS, Butterfield Realty, LLC (“Applicant”) has applied to redevelop its 5.7 acre parcel in the Village located near the intersection of Route 9D and Paulding Avenue (tax lot ID 49.5-3-45), the former site of the Butterfield Hospital (“Premises” or “Property”) as a mixed use development and with three single family homes to be constructed along the northern portion of the Premises on lots to be created by subdivision (“Project”); and

WHEREAS, the Project was subject to a coordinated review under the New York State Environmental Quality Review Act (“SEQRA”) by the Village of Cold Spring Planning Board as the Lead Agency, which included the preparation of an Expanded Environmental Assessment Form and on February 19, 2014, the Planning Board adopted a Negative Declaration, determining the Project will have no significant adverse environmental impacts; and

WHEREAS, on May 13, 2014 the Board of Trustees adopted a local law enacting conditional zoning adding a new sub-district to the B4 Zoning District, the B-4A Zoning District (Medical and Health Care Facility Mixed Use District) and amending Chapter 134 and the Village’s Zoning Map (Section 134-4) to rezone the Premises with the Zoning Map designation of the majority of the Premises changed from Zoning District B-4 to Zoning District B-4A (Medical and Health Care Facility Mixed Use District) and a small portion of the Premises along Paulding Avenue changed from Zoning District B-4 to R-1, conditioned upon approval of a site plan that substantially conforms to a Concept Site Plan prepared by Stephen Lopez, Landscape Architect (Tim Miller Associates Inc.), dated January 18, 2013 and last revised on May 6, 2013; and

WHEREAS, the Project required subdivision and site plan approvals by the Planning Board as well as approvals by other agencies; and

WHEREAS, the Applicant applied for a four (4) lot subdivision in conjunction with site plan approval for the Project; and

WHEREAS, the proposed subdivision will create three (3) new residential parcels along Paulding Avenue, with a single family home to be constructed on each lot, with the remaining mixed use parcel containing approximately 5.2 acres; and

WHEREAS, on April 1, 2015, the Planning Board adopted certain resolutions granting Conditional Approval of the Preliminary Plat and Site Plan Approval for the Project subject to conditions of approval (“Approval Resolutions”); and

WHEREAS, the Applicant thereafter applied for final subdivision plat approval, having received required approvals and endorsements by the Putnam County Department of Health and the Final Plat (prepared by Glen Watson, L.S. of Bady and Watson Surveying and Engineering PC, dated October 2, 2014 and last revised on April 21, 2015) being in substantial agreement with the approved Preliminary Plat; and

WHEREAS, on April 28, 2015, in accordance with Village Code 111-7(E), the Planning Board conducted a joint meeting with the Board of Trustees to receive advice and comment on the Applicant's final subdivision plat application, with such advice and comment reflected in the meeting minutes and incorporated into the application record; and

WHEREAS, on May 20, 2015, in accordance with Village Code 111-7(F), the Planning Board conducted a duly noticed public hearing to consider and receive public comment in connection with the Applicant's final subdivision plat application, with no public comment having been offered, the public hearing was closed on that same date; and

WHEREAS, the Applicant has satisfied conditions pertaining to approval of the Final Plat/Final Subdivision Approval set forth in the Approval Resolutions including: (i) Water and sewer approval by the Putnam County Department of Health, (ii) Submission of SWPPP in final form to NYS Department of Environmental Conservation ("DEC") and filing of Notice of Intent, and (iii) Payment of any outstanding consultant review fees in connection with Planning Board review of the site plan and preliminary/conditional subdivision applications.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

- I. The Planning Board hereby grants approval of the Final Plat for the Project.
- II. In accordance with Village Code 111-7(G) prior to endorsement of the Final Plat by the Chairman, Applicant to satisfy security/performance bond requirements and to provide reimbursement to Village for all outstanding consultant review fees.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the foregoing Resolution is hereby adopted.

Moved by: Member Barney Molloy

Seconded by: Member Kam Dunn

Vote: Ayes: Ms. Dunn, Mr. Molloy, Mr. Saari, Chairman Donald Mac Donald

Nays: None

Absent: Mr. Pergamo

Dated: June 3, 2015



Donald Mac Donald

Chairman, Village of Cold Spring Planning Board

Filed on the 5th day
of June, 2015

Mary Saari
Mary Saari, Village Clerk