

April 23, 2015

MEMORANDUM

Donald McDonald
Planning Board Chairman
Village of Cold Springs
85 Main Street
Cold Spring, New York 10516

Re: Technical Review Update Memorandum
Butterfield Redevelopment Site
NYS Route 9D, Cold Spring, NY

File: 1593.001.001

Dear Chairman McDonald:

Barton & Loguidice, D.P.C. (B&L) would like to provide you and the Planning Board with this update memorandum for the on-going Butterfield Redevelopment Review.

As you are aware, the project received final Site Plan Approval and Preliminary Subdivision Approval at the April 1st, 2015 Planning Board meeting. Attached to these approvals were extensive conditions that are required to be satisfied by the applicant based on varying milestones enumerated in the resolutions. The applicant is currently working on satisfying those conditions based on the schedule outlined in the final site plan and preliminary subdivision approval resolutions.

The applicant met with the NYS Department of Transportation Region 8 Regional Engineer on Friday, April 17th, 2015 to review comments issued by the DOT in their letter dated April 8th, 2015. The results of that meeting are outlined below:

- The two NYDOT representatives present were Bill Gorton (DOT Region 8 Director) and Nick Choubah, PE (DOT Region 8 Traffic Engineer).
- The DOT was advised by the applicant that they were not reviewing the latest and final documents submitted to the Village in their 4/8/15 comment letter.
- The DOT was advised by the applicant that both the Plans and the SWPPP had been revised and that their subsequent submission to the NYSDOT would include NYSDOT required revisions as part of the final Butterfield documents.
- The applicant reviewed the project history and reviewed highlights of the NYSDOT comment memo with the Department and items that there were questions on were discussed.
- The applicant's traffic consultant James Garafola reviewed the specifics of DOT's comments so that the traffic impact study could be supplemented to provide the information the DOT wanted.
- The entrances for the project were reviewed and the NYSDOT was very clear in stating that the (3) access points can remain. They stated no need to lose or relocate any access points. However, the NYSDOT will require that the northerly most entry will need to be a "right turn in" and "right turn out" only.





- At the conclusion of the meeting, it was agreed that the applicant would satisfactorily respond to DOT's comment letter and the Traffic Impact Study would be updated to include the information required.
- The applicant was told that providing the information required would allow the NYSDOT to provide formal approval for the project.
- The applicant advised the DOT that they would provide the revised submission package as soon as possible.
- Based on conversations with the DOT, the applicant anticipates final NYSDOT approval within the next few weeks.

The applicant has prepared their MS4 and Notice of Intent (NOI) packages to certify that the prescribed Stormwater Pollution Prevention Plan (SWPPP) and the NYS Department of Environmental Conservation stormwater management regulations have been fully complied with. The NOI is required to be signed by the Village's stormwater management officer, which has been identified as Village DPW Superintendent Greg Phillips. The NOI will be sent to Mr. Phillip's office for his signature the week of April 27, 2015.

The applicant has submitted a full application package to the Putnam County Health Department (PCHD) for their review and approval of the municipal water and sanitary sewer systems. According to the applicant as of this writing, the PCHD is finalizing their review and should be issuing their formal approval letter any day.

The last remaining formal step for the Planning Board is for the project to obtain Final Subdivision review and approval, which includes conducting a public hearing. In order for this to occur, the applicant will need to submit a formal written request for Final Subdivision review/approval with the final plat to the Planning Board. This request will need to be accompanied by the final sign off on the project by the Putnam County Health Department. Once a complete application is received, the Planning Board can set the Public Hearing date and then act on the Final Subdivision application.

If you have any questions, please feel free to contact our office.

Very truly yours,

BARTON & LOGUIDICE, D.P.C.

A handwritten signature in black ink that reads "Charles A. Voss". The signature is written in a cursive, flowing style.

Charles A. Voss, AICP
Sr. Land Use Planner

Cc: Anna Georgiou, Esq.