

January 17, 2014

Mr. Barney M. Molloy, Chairman
Village of Cold Spring Planning Board
85 Main Street
Cold Spring, New York 10516

Re: Butterfield Redevelopment EAF – Cameron Correspondence – 1/14/14
B&L File: 1593.001

Dear Chairman Molloy,

As per your request, I have reviewed the e-mail correspondence from Mr. Robert Cameron dated 1/14/14 and can offer the following comments:

It would appear from reading Mr. Cameron's e-mail that he is concerned about the zero "0" front yard setback allowance as noted in the current version of the proposed B4a zoning law, and potential issues associated with that as well as the other area and height standards noted in the proposed B4a code amendment.

While it should be noted the Planning Board, as SEQRA Lead Agency, is currently charged with reviewing the potential adverse environmental impacts of the proposed B4a zoning amendment, it is also charged with reviewing the potential adverse negative impacts of the Butterfield Redevelopment concept plan. The same concept plan that incorporates and gives form to the proposed B4a use, bulk, and area standards. As a result of their extensive environmental review, the Board has raised several questions with the proposed B4a zoning and is expected to make the Village Board aware of their concerns at the conclusion of the SEQRA review process.

It will then be up to the Village Board as the legislative body authorized to approve the zoning amendment(s), to make any change(s) it deems appropriate to the B4a code. There will also be ample opportunity for public comment before the Village Board can act on approving and/or amending the proposed B4a code. Thus Mr. Cameron is advised to address all similar questions or comments on the proposed B4a code directly to the Village Board.

Lastly I would like to note that the final placement, height, design and character of buildings and landscaping on the site is subject to site plan review by the Planning Board and is subject to review by the Village Historic District Review Board. Thus if the Planning Board finds that placing a building or landscaping such as trees and shrubs in a certain location may cause conflicts, then they have full discretion to require any modifications to the site plan they deem necessary.

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





Barney M. Molloy
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January 17th, 2014
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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
Senior Planner

CAV/