



VILLAGE OF COLD SPRING

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November 5, 2013

Dear Mr. Geppner:

Thank you for your correspondence dated October 31, 2013 concerning the proposed redevelopment of the former Butterfield Hospital site ("project"), including your request that the Planning Board collect information relating to the "economic impact" of the project.

As the designated Lead Agency pursuant to the New York State Environmental Quality Review Act ("SEQRA"), the Planning Board is charged with the review and an evaluation of potential environmental impacts of the project, prior to the issuance of any agency approvals. As it carries out its Lead Agency responsibilities, the Planning Board must follow SEQRA's regulatory framework, including both substantive and procedural requirements. SEQRA regulations dictate specific criteria to be considered by the Planning Board in making its determination of significance there is no mandated public comment period or public hearing requirement associated with that process.

Once the Planning Board is satisfied that it has sufficient information to make its determination of significance, it will proceed in accordance with SEQRA regulations. If a positive declaration is adopted, there are requirements for public participation associated with that process. Alternatively, if a negative declaration is adopted, the rezoning application will be referred to the Village's Board of Trustees, for further action, as the SEQRA review will then be complete.

Consistent with SEQRA, the Planning Board has undertaken a vigorous, in-depth review of Butterfield Realty's Environmental Assessment Form and has requested additional information from Butterfield Realty, as specified in the final technical review memorandum submitted by Planning Board consultant Charles Voss of Barton and Loguidice, PC, dated October 17, 2013. To the extent that the information you have requested falls within that request, it should be provided by Butterfield Realty for the Planning Board's consideration. Please feel free to visit the Planning Board's webpage at: http://coldspringny.gov/Pages/ColdSpringNY_Planning/index to review the memorandum. Additional correspondence and documents pertaining to the Butterfield Realty application may be found there as the Planning Board's review proceeds.

Thank you again for your correspondence.

Sincerely,
B.M. Molloy
Chair, CSPB

Cc:
Planning Board
Village Board
Anna Georgiou, Esq
Chuck Voss, AICP