

The Village of Cold Spring Planning Board (PB) held a meeting on May 12, 2016 at 7 pm at the Village Hall, 85 Main Street.

Attending were board members: Matt Francisco (MF), Ezra Clementson (EC), Dave Marion (DM), Judith Rose (JR) and Arne Saari (AR). The meeting was called to order at 7pm.

1. Chair's Remarks

MF noted that the Planning Board will reach out to other Village committees and boards regarding efforts to streamline and make consistent SEQR applications and approvals.

2. Approval of Minutes

Minutes of recent meetings were not discussed.

3. Reports of members

There were no reports from members of the board.

4. Correspondence

There was no correspondence for consideration by the board.

5. Unfinished Business

Butterfield Realty has filed an application for an amended site plan for the change of use of the existing Lahey Pavilion. The subject property, within the Butterfield redevelopment site is known as Tax map Section 49.5, Block 3, Lot 45. The property is located within the B-4A zoning district as well as the local historic district. The essence of the amended site plan is a swap: moving the senior center from building 2 to the Lahey Pavilion and the medical offices (currently in Lahey) to building 2.

In opening remarks, MF noted that the PB received the application of Apr. 7, 2016 as well as a May 11, 2016 letter from attorney Steve Barshov in support of the application. MF acknowledged that Barshov (attorney for Butterfield Realty) and John Furst (attorney for Village of Cold Spring) have met and that the two disagree about interpretation of the code regarding whether parking requirements need to be reevaluated as part of the amended site plan.

Given that there is an approved site plan in place and upon advice of counsel, MF stated that the PB will require the applicant to amend the site plan and update the parking table.

Butterfield Realty developer Paul Guillaro and Steve Barshov voiced disagreement with the PBs decision arguing the amended site plan does not represent a change of use and so is

compliant with code and doesn't require reexamination of parking. They acknowledged that there exists an approved site plan but argued that the amended site plan will better serve users of the senior center without any impact to the rest of the development.

Pat Sheehy (Putnam County Office of the Aging) described how the swap would benefit seniors, citing ease of bus access and ease of pedestrian circulation to and within the Lahey Pavilion (which is a single story building).

JR expressed concern that the amended site plan may create traffic flow and safety issues. Since the change of use impacts pedestrian access, the PB should reexamine the site plan to confirm that there will be no adverse safety effects caused by the swap. Barshov agreed that Butterfield Realty would look into the matter.

6. **Public Comment**

Putnam County Commissioner of Highways and Facilities Fred Pena described bus access to building 2 as problematic. He told the PB that the County has selected an architect and that their plans are ready for approval. Pena said he does not anticipate any changes in scope or functionality will be created by the swap. He concluded his remarks, saying he believes "the seniors will benefit" from the swap.

Putnam County legislator Carl Albano, speaking for himself, said he does not see any problem with the swap. The approved plan addresses the issues and the building swap will "make it even better."

Putnam County Transportation Manager Vinny Tamagna said that the "county is ready to go" and that this project should be "put on the fast track for the community."

Cold Spring resident Kathleen Foley expressed her "astonishment" that the issues being discussed have not previously been addressed and that "the residents of Cold Spring will bear the burden of these mistakes."

Cold Spring resident Joh Cronin (adjacent property owner) said he does not believe there is any harm in the change and that his property would not be impacted either way.

Sandra Fusco (Putnam County Deputy Commissioner for City Planning) said the change will not have any impact and that since the parking requirements have not changed, there is no change required.

Philipstown resident Craig Waters expressed concerns about project delays.

Cold Spring resident Carrie Elias believes the swap is safer than the approved site plan and asks the PB to act quickly.

Cold Spring Mayor Dave Merandy, speaking for himself, said the PB is not delaying the project and is responsible to review the amended site plan.

Cold Spring resident Airinhos Serradas expressed his belief that “there is obstructionism and anti- senior feeling on the part of the board.” In direct response Judith Rose asked him to treat the board with respect and state that the PB is not delaying the project.

Cold Spring resident Shirley Martin asked the PB to “move . . . so that seniors can be taken care of.

MF made a motion to close the public comment period. ____ seconded and the motion was unanimously passed and public comment was closed at 8:30pm.

MF made a motion for the PB to go into executive session. ____ seconded and the motion was passed.

Submitted by

Matthew Francisco

8/11/2016

Matt Francisco, Chair

Date