

**Village of Cold Spring
Planning Board
85 Main Street, Cold Spring, New York 10516**

**Public Hearing
07/28/16**

The Village of Cold Spring Planning Board held a public hearing on July 28, 2016 at 7 pm to review the amended site plan prepared by Butterfield Realty.

Attending were Matt Francisco, chair and board members: Ezra Clementson, Judith Rose, David Marion and Arne Saari. The meeting was called to order at 7pm.

1. Chair's Remarks

M. Francisco noted that the board has not received the hard copy prints of the amended site plan from Butterfield Realty as requested.

2. Approval of Minutes

None.

3. Reports of Members

None.

4. Correspondence

Board members each received a copy of the resolution regarding Butterfield Development.

5. Board Business

The board had planned a review of the amended site plan from Butterfield Realty, but has yet to receive it. A. Saari made a motion for the chair to sign-off on the amended plan (once it is received) on behalf of the board. D. Marion seconded and the motion passed unanimously.

In addition to the amended site plan, the board requires review of the lease between Putnam County and Butterfield Realty to confirm provision that 100% of participants will have bussing available. Permitting of project is tied to this aspect of the board resolution regarding the property.

M. Francisco relayed Village Attorney John Furst's comments upon the proposed Planning Board Application form.

- a. Identify the type of application
- b. Allow space on the form for a short description
- c. Applicant should submit a notarized owner affidavit.

- d. Applicant should submit a notarized statement from the owner granting permission to inspect.

6. New Business

2 Depot Square.

Karen Parks appeared before the board on behalf of property owner Kathryn Blanche. Although the board has not received a referral from the building inspector, it agreed to proceed with a workshop review. The owner wishes to convert the three-unit dwelling to a five-unit dwelling. One of the units was formally a commercial space and the owner wishes it to convert to a live/work space.

Parks presented building plans, site survey, photographs and a site plan for the property. At this point the scope of the application is expansion of an existing deck and its access stair. Parks noted that an application is also before the Historic District Review Board. A. Saari asked whether any structural modifications were planned. Parks responded that only as far as may relate to expansion of the deck.

Board members commented that the existing parking for two small cars in the garage and two cars in the driveway may be insufficient to meet code. M. Francisco requested Parks to prepare a parking table for the next workshop based upon R-3 zone requirements.

The board will hold another workshop at its August 11, 2016 meeting.

7. Board Member Comments

A. Saari told the board that the Haldane CSD will add 20 new parking spaces.

8. Adjournment

A. Saari made a motion to adjourn the meeting. J. Rose seconded and the meeting was adjourned at 8:15pm.

Matthew Francisco

8/11/2016

Matt Francisco, Chair

Date: