

**VILLAGE OF COLD SPRING PLANNING BOARD**  
**85 MAIN STREET, COLD SPRING, NEW YORK 10516**  
**Workshop meeting Serrokas/ US Post Office**

January 10, 2012

**Present:** Chairman: Joseph Barbaro; **Members:** Joseph Immorlica, Arne Saari, Placito Sgro and Richard Weissbrod

**Present for the applicant:** Mr. Serrokas; Mike McCormack, Liscum McCormack VanVoorhis; Mr. Dan Katz, owner of Foodtown and Paul Satkowski, General Manager Foodtown

**J. Barbaro** noted there has been proposed a 6000sq foot government building use available on the Butterfield site.

**J. Barbaro** also noted he spoke to Mr. Hickey, representative of the U.S. Post Office. The site plan was mailed to Mr. Hickey. **J. Barbaro** noted he will contact Mr. Hickey soon.

**J. Barbaro** told to Mr. Katz that his part of the procedure is for a change of use. **J. Barbaro** noted this procedure will no longer involve Mr. Serrokas if the Post Office will move to the Butterfield property.

**J. Barbaro** noted that Mr. Hickey said he only wants to move the Post Office once. He asked Mr. Katz that he may have to hold the lease indefinitely.

**A. Saari** noted there is only one applicant in front of us and the Post office has no knowledge of the Butterfield project.

**R. Weissbrod** agreed with A. Saari and noted that if applicant proposed the municipal part of the application first to try to get that phase approved first The Board may consider allowing Foodtown to build onto the existing building for their trouble.

**P. Sgro** agreed to continue with the application before the Planning Board but a lot of time will be wasted. Without knowing if the applicant will get a variance. P. Sgro suggested that the Planning Board should refuse the site plan and send it to the ZBA for a variance. Before traffic study and drainage study can be done a variance should be approved.

**J. Immorlica** agreed but a SQRA has to be done first.

P. Sgro noted ZBA will look at the footprint and the planning board has already discussed parking which will need a variance for parking of trucks and believes that parking study should be done before sending plan to ZBA and suggested to revisit the parking, entrance and exit.

Rob Cameron suggested to review the SEQRA document stated the EAF could be a type 2.

**J. Immorlica** noted the applicant submitted a new site plan which should be reviewed.

**A. Saari** noted that the parking configuration is the original configuration and was suggested by the consultants and the Building Inspector.

**J. Immorlica** noted the following:

- That the Planning Board hired a consultant without interviewing him.
- Stated " the Planning Board is wasting the applicant's money since we have one consultant and do not need another".

**P. Sgro** noted the following:

- Parking configuration proposed is dangerous.
- Noted he is opposed to the parking configuration and asked the Board to reconsider the review of the parking configuration.
- Moved to have a traffic study done the first opportunity that it can be done. There was no second to the motion.

Mr. Serroukas noted he was contacted by the US Post Office today to have the Post Office architects get together with Mr. Serroukas's architect.

Mr. Katz noted he took the store with the intent to enlarge it. And did not know Planning Board approval was needed. Mr. Katz noted if Post Office moves to Butterfield they will enlarge Foodtown. Mr. Katz also noted they just want to serve the community better. This is the smallest store they have. Mr. katz noted the lease for the U.S. Post Office has been renewed until August 2012,

**J. Barbaro** responded to Mr. Katz's comments by noting enlarging Foodtown will be more complicated. A change of use has to be reviewed.

Mr. McCormack noted he E-mailed an updated EAF dated 1/5/12 to Rob Cameron that was not distributed to Board members.

The Board reviewed the Putnam Engineering, PLLC memorandum dated January 5, 2012. First EAF was dated 5/20/09.

**J. Immorlica** discussed the placement of trash receptacles.

**P. Sgro** noted that there is an issue with trucks coming in and out of Foodtown by a certain time. Before 9:00 A.M and the plan was approved on those conditions. **P. Sgro** also noted that traffic is a concern.

Rob Cameron noted there are no parking lines on Chestnut St. indicating how many cars can park there. Mr. Katz suggested having cars in and leaving turning right only on Chestnut St. Rob Cameron noted parking would be lost.

**P. Sgro** suggested mounting the flagpole on the side of the building. There is no overhang to obstruct it.

**J. Barbaro** polled Board members regarding asking the village to widen Marion Ave.

**J. Immorlica** reminded the board that it was suggested that Mr. Serroukas give 10 ft to the Village but after long discussion it was voted down.

**J. Immorlica** noted that a big concern is parking the Postal trucks and suggested parking trucks off site and **J. Barbaro** noted Post Office wants trucks parked on site.

**P. Sgro** Noted he suggested having a turn around space for cars to turn on site and the idea was turned down by Board members.

**J. Barbaro** read the Building Department denial for a change of use and alterations. And noted there is not enough information on the denial. The board assumed the change of use is for Foodtown and alterations are for the U.S Post Office . **J. Barbaro** will contact The Building Inspector for clarification on the building denial.

Mr. Katz noted he would like to have a separate application for the change of use for Foodtown.

The Board read and reviewed the Short EAF dated 1/5/12.

Rob Cameron noted If the SQRA is not distributed; other agencies will have to do their own SQRA. The Planning Board can distribute the EAF and note to other agencies it is a type 2 action.

Mr. Katz noted he feels Foodtown does a good job for the town and presented the board with a book showing recent renovations of other Foodtown stores and invited the board to visit one of the Foodtown stores that have been recently remodeled.

**P. Sgro** noted that the floor to the proposed entrance to the proposed post office has been raised so it is level with the Foodtown store. Stairs are now on the south side of the ramp.

**J. Immorlica** noted a railing should be put on both sides of the stairs. **P. Sgro** also noted that a Certificate of Appropriateness is needed.

Rob Cameron noted that a traffic study should be done as soon as possible. **J. Barbaro** noted that the applicant is responsible for having the traffic study done and paying for the traffic study.

**P. Sgro** noted it should be done during high points of traffic such as a weekend. **J. Immorlica** noted if study was done on a weekend the trucks unloading will not be involved in the traffic study. Mr. McCormack asked if the person doing the traffic study can have access to Rob Cameron.

Janis Hogan, 17 Marion Ave - noted The Neighborhood organization notices Tuesday, Thursday and Saturday are the busiest days.

**J. Barbaro** noted to the residents of Marion Ave. that they should come up with a spokes person and they will get 15 minutes to discuss their issues. The Board also wants positive feedback and wants to know if they want to have the post office there at all.

A workshop meeting was not scheduled at this time.

**R. Weissbrod** moved to adjourn the meeting and **A. Saari** seconded the motion. The meeting was adjourned at 10:31 P.M.

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Joseph Barbaro, Planning Board Chairman

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Date