

**VILLAGE OF COLD SPRING PLANNING BOARD**  
**85 MAIN STREET, COLD SPRING, NEW YORK 10516**  
**Monthly meeting and Workshop meeting**

December 11, 2012

**Members present:** Chairman; Joseph Barbaro; **Members;** Placito Sgro, Richard Weissbrod and Jimmy Zuehl

**Member absent:** Arne Saari

**Workshop meeting**

**1. David Marzollo, (property is located at 75 Main St.)**

**Present for the applicant:** Claudio Marzollo, David Marzollo and Melia Marzollo

The applicant presented the board with a letter from the building's current owner Steve Linstedt allowing the Marzollo's to discuss the proposal with the Planning Board. The applicant presented a contract of sale for the building to the applicant.

The Applicant proposed to change a third story living space into a Yoga/Pilates studio. The Applicant noted there will be no structure change. The only addition will be exit signs added to the third floor space. It was noted that a bathroom already exists. Previously, Melia Marzollo operated a yoga/Pilates studio at 15 Main St. which was damaged by Hurricane Sandy.

The Board then discussed parking. It was noted that the third floor space is 1232 sq. feet. Eight parking spaces are needed. The garage is considered one space and one space is grandfathered in. Six parking spaces are still needed. The Village offers fee in lieu of parking which means a fee of \$250 is paid for each parking space. After a brief discussion with the applicant it was decided that The Planning Board will send a letter to the Village Board asking for approval for fee in lieu of parking for six parking spaces.

The Board discussed notifying all adjoining neighbors including neighbors across the street and all tenants in the building at 75 Main St. The Board discussed the short version of the EAF that has to be filled out. A public hearing was scheduled for December 18, 2012.

**Joe Meyer, 40 Kemble Ave.**

The Applicant was represented by Juhee Lee-Hartford, River Architects. Mrs. Hartford discussed the following:

- The two adjoining lots that have been previously separated
- The applicant is interested in building on both lots.
- The owners would like the house built further back on the properties which would be more in the woods.
- Mrs. Hartford noted that they would be building in the do not disturb area.
- The retaining walls shown on the plans will not be changed.

The Board discussed the following:

- **P. Sgro** noted the site was approved containing certain conditions.
- **P. Sgro** presented the original site plan approval and noted that the originally approved site plan and the one presented by the applicant will have to be compared.
- The Board discussed a storm drain.
- Asked how workable the no disturbance line is. **P. Sgro** explained that the area of no disturbance was not to be touched and certain trees are not to be removed. Line of no disturbance relates to vegetation and grades according to the plans.
- **P. Sgro** noted that certain stipulations were placed on the site plan approval such as no blasting.
- Drainage will be reviewed if the applicant wants to build in the do not disturb area.
- The following note from the plan was read "Area of non-disturbance vegetation and grade not changed". Mrs. Hartford noted she spoke to Craig Roffman who did the subdivision and he told her the Planning Board came up with the no disturbance line. The matter was cleared up when Chairman **J. Barbaro** read Mr. Belluscio's statement from page 29 of the public hearing dated 2/27/07 which reads as follows: "Mr. Belluscio: The intent is to try to disturb as little as possible on the lot. Basically we came up with a non-disturbance line, which is established somewhere just behind the – where the retaining walls go. So we're trying to keep it in its pristine and natural state as possible."
- Mrs. Hartford asked if sidewalks were required. **J. Barbaro** responded that if a sidewalk is not shown one is not required.
- Mr. Casparian noted there is a culvert there is a lot of water that goes in there. Kemble Ave. will flood if it gets backed up. **J. Barbaro** noted that the signed site plan has an expiration date which expired 7/24/12.

It was discovered that the no disturbance line on the site plan was dated to expire. It was noted that current site plan was past the expiration date which left the plans null and void.

## **2. Bills:**

- Court Reporting Associates, Inc. dated 9/18/12 in the amount of \$966.00 for work done for Elmesco. R. Weissbrod moved to pay the bill and J. Zuehl seconded the motion. The motion was approved 4-0.
- Drake, Loeb, Heller, Kennedy, Gogerty, Gaba and Rodd PLLC. Dated 11/21/12 in the amount of \$3161.40 for work related to the Elmesco. R. Weissbrod moved to pay the bill and P. Sgro seconded the motion. The motion was approved 4-0.
- Putnam Engineering, PLLC. Dated 10/1/12 – 11/2/12. In the amount of \$2160.00 for work done on the Elmesco proposal. R. Weissbrod moved to pay the bill and J. Zuehl seconded the motion. The motion was approved 4-0.
- The Putnam County News & Recorder, LLC dated 11/30/12 in the amount of \$16.00 for public notice announcement for an upcoming public hearing for Claudio Marzollo. R. Weissbrod moved to pay the bill and J. Zuehl seconded the motion. The motion was approved 4-0.

## **3. Correspondence:**

- Minutes from other Boards for approval

- Public Hearing notice for new proposed Village law dated 11/27/12.
- Letter dated 11/6/12 from River Architects asking for a copy of the archeological study that was done on the Kemble Ave properties.

**4. Minutes:**

- The minutes of November 6, 2012 were reviewed. **J. Zuehl** moved to accept the minutes as presented and **R. Weissbrod** seconded the motion. The minutes were approved 4-0.

**J. Zuehl** moved to adjourn the meeting and **R. Weissbrod** seconded the motion. The meeting was adjourned at 9:25 P.M.

---

Joseph Barbaro, Village of Cold Spring  
Planning Board Chairman

---

Date