

VILLAGE OF COLD SPRING PLANNING BOARD
85 MAIN STREET, COLD SPRING, NEW YORK 10516
Regular monthly meeting

March 2, 2010

Present: Chairman: Joseph Barbaro; **Members:** Karen Doyle Joseph Immorlica, Arne Saari & Placito Sgro

1. Serrokous, Foodtown Plaza

Present for the applicant: Constantine Serroukas & Michael TJ McCormack from Liscum, McCormack, VanVooris LLP. Architecture Planning Interiors.

The Board reviewed the most recent site plan for the proposed Post Office dated January 6, 2010 (3rd revision)

J. Barbaro Informed the applicant of some of the problems regarding the proposal such as parking in back of Foodtown.

Each Board member had a chance to ask questions to the applicant.

Below is a list of some of the questions asked.

- **A. Saari** asked about parking for employees, time of deliveries, discussed making the back of building more appealing and drainage. He suggested the applicant should have a traffic study and a study for storm water drainage done.
- **K. Doyle** showed pictures and spoke about problems with truck, car, and pedestrian traffic. **K. Doyle** also requested a traffic study and storm water analysis. **P. Sgro** discussed visibility when exiting the lot by not allowing parking on the side of the street due to visibility when exiting. He suggested shortening Foodtown to have a larger side-yard setback, problem with parking in back lot, a 4 ft sidewalk all around including the lot in the back and noted that drainage in back is broken and need more maintenance.
- **J Immorlica** stated that parking is never going to be conforming, calculations on parking proposals are incorrect, suggested going down to make a basement for the post office and suggested leaving the loading dock with post office

J. Barbaro asked the Board members for their suggestions regarding parking in the back lot. **J. Immorlica** and **A. Saari** suggested leaving the parking there and using the lot for a staging area. **K. Doyle** did not want to say until after a traffic study has been completed.

J. Barbaro asked for comments regarding the proposed house on the lot. Board members agreed they didn't mind the proposed house being there however, **P. Sgro** suggested moving the house to the back of the lot, assuming the frontage faces Benedict St. and noted that snow removal is a problem.

A workshop meeting will be scheduled after the applicant makes all the revisions asked by the Planning Board.

Mr. McCormack asked if changes to the property can be reviewed before the traffic and storm water studies are done. After a discussion the Board decided they would like to see the traffic and storm water studies first. **J. Barbaro** informed the applicant that he may need to establish and escrow account for such things as a consultant.

2. Mayor Gallagher

Mayor Gallagher spoke about a fee in lieu of parking. The Mayor read a memo from the Office of the Mayor and then discussed it with the Board.

P. Sgro moved to abstain on making a recommendation to the Mayor and Board of trustees regarding the March 2, 2010, parking letter read by the Mayor. **K. Doyle** seconded the motion. The motion was approved 3-2. **A. Saari** and **J. Immorlica** voted against the motion.

J. Immorlica - Motion: Let it be known that we as planning board members want to be on record that we are not in favor of a fee in lieu of parking in the village but we are in favor of eliminating the business parking requirements in our village B1 and B2 districts. **A. Saari** seconded the motion. The motion was approved 2-1-2. **K. Doyle** and **P. Sgro** abstained, **J. Barbaro** voted against it.

Board Business

Scenic Hudson – a workshop meeting will be set up after an email goes out

Village Attorney – March 17, 23 or 24 were set up for a meeting with the Village attorney.

P. Sgro Moved to adjourn the meeting and **A. Saari** seconded the motion. The meeting was adjourned at 10:15 p.m.

Joe Barbaro, Planning Board Chairman

Date