

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

September 7, 2010

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

1. Workshop:

Grace & Benny Zaken, Frozenberry frozen yogurt, 116 Main St.

The applicants explained their proposal as being a self serve yogurt shop. The applicants are requesting 28 seats plus seasonal tables outside. A sink has to be installed and the electric has to be upgraded.

J. Immorlica noted the following:

- The address showing on the Building Inspectors denial is 125 Main St. It should be written as 116 Main St.
- The cover letter submitted by the applicant requested 50 seats, the applicant verbally requested 28 seats and the drawing shows 19 seats. The Board members discussed the issue of available parking. The applicant stated he got permission from Downey Oil for the use of up to 4 spaces. The applicants and the Board agreed on 18 seats. Mr. Zaken noted that he will get a letter from Downey regarding the use of 4 spaces and where they will be located.
- **J. Immorlica** noted the deed from the property is not in the file. The applicants should provide a copy of the deed to the Board.
- **J. Immorlica** noted 1 garbage receptacle should be added.
- **P. Sgro** noted the plans should have had the adjoining streets written on them.

P. Sgro removed himself from the discussion due to confusion over information presented.

A. Saari moved to establish a date for a public hearing with an attached cover letter including the following:

- Attaching the deed
- The intent of the owner of the building allowing the applicants to use a covered area in the back for storage
- A letter from Downey regarding the use of 4 spaces.

J. Immorlica seconded the motion the motion was approved 4-0. **P. Sgro** abstained. The public hearing was scheduled for Wednesday, September 22, 2010.

The Board reviewed a list of adjoining neighbors to be notified with return request receipts.

The applicant noted he has spoken to the Board of health.

2. Report from the Planning Board Liaison Karen Doyle:

K. Doyle noted she asked Mike Armstrong what the role of the Planning Board will be. The Special Board will recommend to the Village Board to get the Planning Board's comments when presenting the plan to the Village Board in October of this year. **A. Saari** requested to have the Planning Board Chairman meet with the Mayor regarding whether or not the Mayor and Board of Trustees will ask for the Planning Boards comments on the Special Board plan.

3. Minutes:

- The minutes of July 6, 2010 were reviewed **A. Saari** moved to approve the minutes as presented and **J. Immorlica** seconded the motion the minutes were approved 5-0.
- The minutes of August 3, 2010 were reviewed. **A. Saari** moved to accept the minutes as presented and **K. Doyle** seconded the motion. The minutes were approved 3-0. **J. Immorlica** and **P. Sgro** abstained due to them not being present at the meeting.

4. Bills:

Putnam Engineering for services from May 3 – June 4, 2010 for work done at the Food Town Plaza in the amount of \$810.00. **J. Immorlica** and **P. Sgro** seconded the motion. It was approved 5-0.

5. Correspondence:

Letter from Central Hudson - calling Central Hudson before digging (Jill Sammon dated 8/6/10).

Minutes from other Boards - to review

Rural Futures - pamphlet

Building Inspector - denial notices

Putnam County Chamber of Commerce – regarding better ways to serve applicants

A. Saari moved to adjourn the meeting **K. Doyle** seconded the motion. The meeting was adjourned at 9:49 pm

J. Barbaro, Planning Board Chairman

Date