

VILLAGE OF COLD SPRING PLANNING BOARD
85 MAIN STRET, COLD SPRING, NEW YORK 10516
Workshop meeting Serroukas/ US Post Office

May 19, 2011

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

Mr. Serroukas and Mr. Tyburski noted they have contacted Mr. Katz; owner of Foodtown, who will own the space as of August 1, 2011. Regarding renting the space to the Post Office until a space is ready. Mr. Tyburski note Mr. Katz is willing to rent the space to the Post Office for a short time.

Mr. Tyburski, representing the post office. Noted the Post Office does not want to move from a temporary space to a permanent space. Mr. Tyburski noted he and Mr. Serroukas has agreed on a lease arrangement provided the proposal is approved.

J. Barbaro asked Mr. Serroukas to approach Mr. Katz to see if a reasonable rent can be obtained to keep the post office in town.

J. Barbaro noted that the Planning board will use Mr. Rob Cameron as a consultant. **A. Saari** and **K. Doyle** suggested bringing a planning consultant on board. **J. Barbaro** noted that both charges will come out of the escrow account. **J. Immorlica** noted he did not think the Planning Board needs a planning consultant. J. Barbaro polled the Board members regarding hiring a planning consultant. **A. Saari, K. Doyle** and **J. Barbaro** voted to hire a planning consultant and **J. Immorlica** voted no.

A. Saari noted that there are safety issues involved in the proposal such as sidewalks and stop signs are needed. **J. Immorlica** noted that the file should be reviewed to make sure the applicant knows all that is expected of them.

J. Barbaro noted the following to the applicant:

- The applicant should start looking into applying to the other boards (ZBA & HDRB)
- They should also consider going to the Village Board to ask for rezoning to the lot on Marion Ave.

J. Barbaro noted that due to a new Planning Member and time needed to hire a planning consultant a future meeting will be scheduled at a later time.

J. Barbaro opened the meeting for public comment

Public portion of the meeting:
 Janis Hogan 17 Marion Ave.

- Glad that they brought up to Mr. Serroukas regarding going to the Village Board about other ways of resolving this matter.

- Ms. Hogan noted plans look the same since 2009. None of revisions requested were addressed. She asked if the intent of the applicant was to do nothing until time ran out and then say the community needs a post office.
- She presented her own traffic study.
- She presented the board with a new petition.
- She recorded and took photos of what goes on Marion Ave throughout the day.
- Ms. Hogan noted the snow removed from the Foodtown parking lot is supposed to go to the empty lot.
- She questioned how neighbors will get out of the road and how emergency vehicles can get in or out of Marion Ave.
- She noted there are no sidewalks on Benedict Ave and Marion Ave. and noted that none of the 10 children on the street can walk to school.
- Ms. Hogan read a letter stating that the residents of Marion Ave. and Benedict Rd., oppose the rezoning and using the lot for parking due to safety reasons.
- The proposed parking lot will make safety for this area worse.
- Liability - the proposed parking lot leaves the village open for a law suit there are 18 children living on the two streets.
- Ms. Hogan noted a comp study should be done.

Tom Campanile, 8 Benedict Rd.

- Noted the residents are not against expanding food town or keep the post office in town.
- Mr. Campanile noted they are giving up Marion Ave. as a residential road this is a perversion. It would be spot zoning.
- Mr. Campanile asked what happened to the other options such as Butterfield.
- He noted he will use the freedom of information law to get information on what has been happening over the last year.
- Mr. Campanile asked if the RFP done. Are we considering other options?
- He suggested having a retail store on Main St. and the loading and unloading of mail in a different area.
- He is looking forward to looking at the historic standards.
- The home values will go down if this project goes through.

J. Barbaro asked members of the public who did not speak to write a letter to the Board stating their concerns

Tony Sweet 3 Benedict Rd.

- Ms. Sweet asked why the agreement was made so long ago with Foodtown and why was a lease promised to Foodtown before all of this was decided.
- Ms Sweet noted this all seems to have been done prior to anyone's knowledge.
- She noted that the residents feel that they have been had and an appraiser noted that their home values will decrease if a parking lot was in their neighborhood.
- She noted other options need to be looked at again.

Mr. Tyberski noted the following

- That Foodtown is an issue and communication between members of the municipality and the property owners have been open.
- The Post Office has to look into how they will do business and how the Post Office will benefit the community.
- If improvements can be made maybe they can co-exist.
- Mr. Tyberski noted that he when through the Butterfield property but the building is in such poor condition since the building has been vacant for 12 years.
- He can't speak on the time line that the Post Office will take to make a decision so they react appropriately.
- He is hoping that a mix or balance can be made between the community and the Post Office .

J. Immorlica moved to adjourn the workshop meeting and **A. Saari** seconded the motion. The meeting was adjourned at 9:00 pm.

Joseph Barbaro, Planning Board Chairman

Date