

**VILLAGE OF COLD SPRING PLANNING BOARD  
85 MAIN STRET, COLD SPRING, NEW YORK 10516  
Workshop meeting for Scenic Hudson Foundry Preserve**

November 15, 2011

**Present:** Chairman: Joseph Barbaro; **Members:** Joseph Immorlica, Arne Saari, Placito Sgro, Richard Weissbrod and Planning Board consultant; Rob Cameron, Putnam Engineering

**Present for the applicant:** Rita Shaheen; director of Parks, Kim Mathews; Mathews Nielsen,

**Workshop meeting Scenic Hudson West Point Foundry Preserve**

**J. Barbaro** opened meeting at 7:30 p.m.

**Performance Bond:**

**J. Barbaro** opened the meeting by noting the Board will continue with the Performance Bond issue. Kim Mathews handed out a Bond Estimate Memorandum dated 11/15/11. She noted it was previously reviewed by Rob Cameron, Putnam Engineering.

Rob Cameron noted the bond estimates seem reasonable.

The Planning Board reviewed a list of estimated figures for the Performance Bond presented by Scenic Hudson totaling \$717,276.

**J. Immorlica** noted the figures can change since the building inspector has not yet approved the site plan.

**R. Weissbrod** asked if the general contractor will be required to have a performance bond. Kim Mathews answered yes. **R. Weissbrod** noted he didn't see a need for a performance bond from Scenic Hudson.

**P. Sgro** moved to accept the estimate of \$717,276 for a partial Performance Bond **J. Immorlica** seconded the motion. The motion was approved 4-1 with **R. Weissbrod** against.

**J. Barbaro** noted he reviewed the two versions (Rob Cameron's and George Rodenhausen's) of the Resolution. **J. Barbaro** noted he combined the two versions dated 10/27/11 which he then read as exhibit and will be attached to T003.

The following changes were made to the resolution:

- A clause from the resolution was omitted regarding the removal of damaged or dead foliage.
- The Architect and Landscape Architect will be added to the as-built clause.

It was determined that 3 sets of full size plans need be submitted for the Planning Board, job site and building inspector.

The Board members discussed extensions for the building permit.

**J. Barbaro** noted he will make the changes to the resolution as discussed above.

**A. Saari** asked what needed to be done before the Board voted on the resolution.

**J. Immorlica** noted he would like to see the changes to the resolution before the Planning Board votes and noted the Planning Board should vote contingent to the Building Inspector's review and approval of the plans.

The Board reviewed and discussed whether or not the building inspector should review the site plan prior to the Planning Board vote. The comments were as follows:

- **A. Saari** noted he disagreed with J. Immorlica noting the building inspector has already reviewed the plans and noted if he finds anything it could qualify as an As-Built.
- **P. Sgro** read a portion of the note by the Village Attorney regarding the building inspector has the option to refuse the review.
- **R. Weissbrod** noted he did not have an opinion either way.
- **J. Barbaro** agreed with A. Saari regarding not needing another review by the building inspector.
- **J. Immorlica** noted he would not vote until the Building Inspector reviewed the plans again since changes have been made since the last review.

**J. Immorlica** noted he would like to see the final resolution before the Planning Board votes.

**R. Weissbrod** moved to vote on the resolution with the changes that have been noted to grant approval for Scenic Hudson land trust Inc for their application for West Point Foundry Preserve. **P. Sgro** seconded the motion.

A roll call vote was taken.

**J. Immorlica** noted based on all his statements above he had to abstain

**Arne Saari** voted yes.

**Placito Sgro** voted yes

**Richard Weissbrod** voted yes

**Joseph Barbaro**, Chairman voted yes

**J. Immorlica** noted two drawings are still missing L524 and L525 and T004 New York State Wetlands Delineation map are still missing and noted the Planning Board voted on the resolution even with items missing.

## Monthly Meeting:

### 1. Inquires from the public:

*Ethan Rockmore, 114 Main St.*

Mr. Rockmore discussed a change of use from retail space to food service use and noted there is a Building Department denial. A workshop was scheduled for Thursday, December 8, 2011. The applicant will bring drawings, which notes the number of parking spaces, number of tables and chairs and kitchen location.

## **2. Bills:**

- Putnam Engineering dated Sept 5, 2011 - Sept 30, 2011 in the amount of \$135.00 for work done for Serroukas/U.S. Post Office.
- Putnam Engineering dated Sept 5, 2011 - Sept 30, 2011 in the amount of \$4725.00 for work done for Scenic Hudson.
- Putnam Engineering dated October 3-November \$8,302.50 for work done for Scenic Hudson. **J. Immorlica** moved to pay the three bills for Putnam Engineering. **R. Weissbrod** seconded the motion. The motion was approved 5-0.
- Drake, Loeb, Heller, Kennedy, Gogerty, Gaba and Rodd PLLC. \$210 telephone call regarding pool and conversation with Village Clerk in reference to a Planning Board application dated 9/30/11 the bill was tabled for clearing.
- Resource Systems Group Inc. dated 7/31/11 in the amount of \$151.48 for telephone conversation with Chairman Barbaro on 7/29/11. This bill was previously tabled awaiting village voucher. The bill was approved to be paid by a vote of 5-0.
- Resource Systems Group Inc. dated 8/31/11 in the amount of \$1590.94 for review of Foodtown Plaza proposal. The bill was approved to be paid by a vote of 5-0.

## **3. ZBA Referral:**

### ***A. James Geppner, 18 Church St.***

The Board reviewed the ZBA appeal for Planning Board review for alterations which will include dormers, removal of stairs and a roof change. All board members agreed to recommend to the ZBA to approve the ZBA referral.

### ***B. Wendy Burgreen, 7 Whitehill Place***

The Board reviewed the ZBA appeal for Planning Board review for a front porch. All board members agreed to recommend to the ZBA to approve the ZBA referral.

## **4. Minutes:**

- The amended minutes of August 23, 2011 were reviewed **J. Immorlica** moved to approve the amended minutes and **R. Weissbrod** seconded the motion. The amended minutes were approved 5-0.
- The minutes of September 6, 2010 were approved on October 4, 2011 but were never signed.
- The October 4, 2011 minutes were tabled until the next meeting
- The October 18, 2011 minutes were tabled until the next meeting
- The revised minutes of September 20, 2011 were reviewed. **J. Immorlica** moved to approve the minutes as amended and **A. Saari** seconded the motion. The revised minutes were approved 5-0.

**J. Immorlica** moved to adjourn the meeting and **A. Saari** seconded the motion. The meeting was adjourned at 9:58 P.M.

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Joseph Barbaro Planning Board Chairman

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Date