

STATE OF NEW YORK: COUNTY OF PUTNAM  
VILLAGE OF COLD SPRING PLANNING BOARD  
PUBLIC MEETING

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In the Matter of the Applications of  
Butterfield Realty, LLC for site plan approval and  
preliminary subdivision approval,

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Cold Spring Firehouse  
154 Main Street  
Cold Spring, New York  
Wednesday, March 4, 2015  
7:30 p.m.

B E F O R E:

Bernard Molloy, Chairman  
Karen Dunn  
Anne Impellizzeri, Secretary  
James Pergamo  
Arne Saari, Vice Chairman  
Anna Georgiou, Special Counsel  
Charles Voss, Special Consultant

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JOSEPH RIINA, Principal Site Design . . . . .	17
Consultant and Project Engineer	
EARL GOVEN, Landscape Architect . . . . .	26
RAY SULLIVAN, Architect . . . . .	30

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1 Proceedings

2 MR. MOLLOY: Good evening. I'd like to  
3 welcome you to the March 4th meeting of the  
4 Cold Spring Village Planning Board, of which  
5 we have a public hearing this evening  
6 regarding the Butterfield Realty proposed  
7 redevelopment of the former Butterfield  
8 Hospital site, and the public hearing will  
9 now be open.

10 It is 7:32 p.m., all right? With that,  
11 the format that we will follow is, we will do  
12 introductions again for the record.

13 We have to my extreme right.

14 MS. IMPELLIZZERI: Anne Impellizzeri.

15 MR. SAARI: Arne Saari.

16 MR. PERGAMO: Jim Pergano.

17 MR. MOLLOY: I'm Barney Molloy, the  
18 Chair.

19 MS. DUNN: Karen Dunn.

20 MS. GEORGIU: Anna Georgiou, Special  
21 Counsel.

22 MR. VOSS: Chuck Voss, Special  
23 Consultant for the Board.

24 MS. VALENTINO: Linda Valentino,  
25 Secretary.

1 Proceedings

2 MR. MOLLOY: Thank you. Just by way of  
3 a brief introduction -- not that I believe  
4 that this project needs any introduction, but  
5 it originally came -- it was forwarded to the  
6 Planning Board as the lead agency in August  
7 of 2013, where we proceeded to conduct the  
8 environmental assessment which we completed  
9 in, I believe, February of 2014.

10 What we have before us now is the site  
11 plan and the subdivision application which  
12 was forwarded by the Applicant in September  
13 of 2014, and we've spent the last five to six  
14 months reviewing that through a series of  
15 meetings, almost every two weeks over that  
16 period of time.

17 We have now reached the part where this  
18 is the first of two public hearings that will  
19 occur. This is the public hearing for the  
20 site plan. When this is concluded, probably  
21 in three to four weeks time, after we go  
22 through this process, which Anna will review.

23 MS. GEORGIU: This is for the site plan  
24 and preliminary subdivision.

25 MR. MOLLOY: Excuse me. Preliminary

1 Proceedings

2 site plan and preliminary subdivision.

3 There will be a second public hearing  
4 for final subdivision at some point in the  
5 future, approximately, four to six weeks by  
6 now.

7 That being the case, what we will do  
8 now, tonight's presentation will consist of  
9 two parts. Anna will take us through the  
10 legal requirements for the Public Hearing and  
11 what's going to happen, and then Chuck Voss  
12 will give us an overview of the project and  
13 the site plan and then specifically bring up  
14 the Applicant to discuss the various  
15 components of the site plan.

16 And upon the conclusion of that, then we  
17 will entertain any public comment for the  
18 record.

19 So with that, I will turn it over to  
20 Anna Georgiou.

21 MS. GEORGIU: This hearing was  
22 authorized by the Planning Board on  
23 February 18th, 2015 and the affidavit of  
24 publication of the notice has been entered  
25 into the record. A copy of Butterfield

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Realty -- the application and plans have been posted on the Village web site, and are available for review at the Village Clerk's office.

Also, I'm going to go through the Public Hearing Notice. The Village of Cold Spring Planning Board will hold a public hearing on Wednesday, March 4th, 2015 at 7:30 at the Cold Spring Firehouse, 154 Main Street, Cold Spring, New York for the purpose of hearing comment on the applications of Butterfield Realty LLC for site plan approval and preliminary subdivision approval for a four lot subdivision pertaining to property situated on approximately 5.7 acres on tax lot ID 49.5-3-45 located near the intersection of New York State Route 9D and Paulding Avenue, and which was formally the site of Butterfield Hospital. The Zoning Map designation of the majority of the subject property will be changed from Zoning District B-4 to Zoning District B-4A and a small portion of the subject property along Paulding Avenue will be changed from Zoning

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District B-4 to R-1, conditioned upon approval of a site plan that substantially conforms to a Concept Plan prepared by Stephen Lopez, Landscape Architect, dated January 18th, 2013 and last reviewed on May 6th, 2013.

The Concept Plan contemplates a 15,000 square foot office/retail building, and a 17,500 square foot office/retail building designated as Building #1 and #2. In addition, fifty-five market-rate condominium units designated for senior citizen housing are to be contained within three buildings with a resident community center, which will join and link two of the condominium buildings designated as Buildings #3, #4, #5 and #6. The Lahey Pavilion, consisting of 11,500 square feet, will continue its existing use as a medical office building. The subdivision will create three new residential parcels along Paulding Avenue, with a single family home to be constructed on each lot.

Right now, also, I'd like to just go

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2 over just some of the procedures to follow  
3 this evening. Persons wishing to testify at  
4 the hearing should sign in. The sign-in  
5 sheet is over here. The Planning Board  
6 secretary has the sheet, and will include  
7 names of those persons wishing to offer  
8 comments at the hearing. Those persons will  
9 be called in order in the order that they  
10 have signed in. The sign-in sheet requests  
11 name and address and organizational  
12 affiliation of the speaker, if any.

13 When speakers address the Board, they  
14 should give their name, address, and  
15 affiliation, if any. Each speaker will be  
16 limited to no more than five minutes, and all  
17 comments must be addressed to the Planning  
18 Board body and not to individual Board  
19 members or consultants to others.

20 Remember, the primary purpose of the  
21 public hearing is to receive public comments  
22 to be considered by the Planning Board in its  
23 decision making. It's not an appropriate  
24 forum to engage in back and forth discussion  
25 or debates with individual members of the



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2 Planning Board or consultants for the  
3 Applicant.

4 Please avoid repeating comments that  
5 have been made by others who are addressing  
6 topics that are irrelevant to this  
7 proceeding. Individual comments by Planning  
8 Board members may be offered after the public  
9 comment period.

10 A public hearing is an important step in  
11 the process of evaluating an application.  
12 Please give your courteous attention to other  
13 speakers regardless of their views.  
14 Please do not applaud or indicate pleasure or  
15 displeasure with anyone's remarks.

16 All written comments should be submitted  
17 to the Planning Board Secretary for the  
18 record.

19 MR. VOSS: I think at this point, Anna  
20 has expressed, kind of, the ground rules for  
21 the meeting. What I'd like to do just  
22 quickly is, again, just reiterate where we've  
23 come in the process so far.

24 As the Chairman mentioned at the  
25 beginning of the meeting, the Board has been

1 Proceedings

2 reviewing the site plan and the subdivision  
3 application for this application now for  
4 several months. Through that time, there has  
5 been extended technical review of the  
6 application, as you can imagine.

7 For some folks -- I see some familiar  
8 faces here who have been at the meetings.  
9 There's a lot of moving parts to a project  
10 this size. There's a lot of technical issues  
11 to be sorted out. There's landscaping  
12 issues. There's road issues. There's storm  
13 water management facilities. There's water  
14 issues, sewage issues, in addition to the  
15 buildings and the architecture.

16 So a lot of different things to review  
17 and analyze and the Board has been,  
18 basically, engaged in looking at these  
19 issues, and the information provided by the  
20 Applicant to date. That record of  
21 information has been very extensive by the  
22 Applicant, and I'd certainly like to commend  
23 them for the amount of information that they  
24 have submitted, and certainly their  
25 responsiveness to the Board and our technical

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comments.

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(Indiscernible) as I mentioned at the beginning, was engaged to basically provide the technical review on behalf of the Village, and to do that we are looking at those engineering issues. So, to date, we've certainly offered from our end, three rounds of technical review comments on the project.

We clearly recognize that it's a work in progress as is typical of site plans of this nature and this size. There's lots of things to discuss, lots of things to review. We've been working certainly with the Village departments as well as some State agencies in looking at the different pieces, who have jurisdictional issues over this project.

I'd like to say, you know, clearly, I think at this point, there are still some outstanding issues that we are looking at, which the Board is certainly aware of, and we've discussed those over several meetings.

Storm water issues. We are still looking at modeling for those systems and still working out some of the quirks that are

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2 there, but those are typical things that we  
3 often see with a plan like this, and those  
4 issues will certainly be resolved as the  
5 Board moves forward.

6 So having said that, we've come  
7 certainly a long way. The project is in  
8 certainly a good state now for the public  
9 hearing. The parameters of the project are  
10 pretty much locked down. The remaining  
11 technical issues will certainly be worked out  
12 as we move forward.

13 So, I think, Mr. Chairman, if you're  
14 willing, we'd like to have the Applicants  
15 come up. They have prepared a presentation.  
16 Steven Barshov is their attorney. He's here.

17 You'll lead off, and then go.

18 MR. MOLLOY: Mr. Barshov?

19 MR. BARSHOV: Good evening, everyone.  
20 It's nice to be here again. First, I'd like  
21 to take a moment to thank the Planning Board  
22 and the consultants who have really been  
23 working steadily and very hard on this  
24 project. Whether you love it, you hate it,  
25 no matter what your feelings are about it,

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you really should be proud of these folks because they get down into the weeds. They look at things carefully. They ask probing questions, and they really try to do a very, very good job, and I think they are to be commended.

Also, I think the consultants should be commended. They are very professional. They have been very, very responsive in terms of being specific about their questions, and have been very, very capable in terms of providing a substantive dialogue so that there could be productive movement forward between the Applicant, and the Board, and its consultants.

Some of you I know, know this project inside out. Some of you may not know it quite so well, so I'm going to take a very short time to just go back through some of the history -- from 30,000 feet. I'm not going to go into any great details.

But as some of you will recall, this project began with the realization that if there was to be mixed use, there needed to be

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a zone change because the zoning as it existed at the time would not have allowed mixed use. There was a community charrette in which many people participated, and the project concept emerged from that charrette that were later memorialized in a draft zoning law that became known as the B-4A Zoning Law.

It was that zoning law that was then referred to the Planning Board for the environmental review that the Chair referred to a moment ago, as well as to provide comments on the proposed B-4A zoning.

After the environmental review was concluded -- which by the way to remind everybody, concluded that there were no significant adverse environmental impacts that were projected for the project, and so therefore, negative declaration was issued. Comments were provided by the Planning Board to the Village Board, and after the Village Board conducted its own public hearing, the B-4A zoning was enacted into law.

It is the standards that are

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incorporated in the B-4A zoning as it's on the books now, that bind everybody. It binds the Planning Board. It binds the Applicant. So to the extent that there may be comments tonight, and I don't know if this is the case, but this does come up sometimes when the public does not always differentiate what rules come from where.

If the comments are addressed tonight toward standards that are in the B-4A zoning, that's the rules that we all operate under because that's what the Village Board enacted into law. We cannot, and nor can the Planning Board deviate from those standards.

Tonight you're going to hear a bit more specifically about the project itself, but after tonight's public hearing closes, the Planning Board will continue to review the application, will ultimately decide whether or not it wishes to approve, disapprove, conditionally approve the site-plan application as well as the subdivision application.

And the reason for the subdivision

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application, very quickly, is to just split off these residential lots. So it's four lots, one for the large portion of the development, and the other for the three residential homes.

The preliminary plat approval that would be hopefully issued, would then be followed by the final plat review and another public hearing at that time.

There are also -- it hasn't been made reference to yet, I don't believe, so let me remind everybody that a Certificate of Appropriateness is required from the Historic District Review Board, and they will have yet another public hearing. So comments that would be directed toward the appearance of the buildings, those kinds of things that the HDRB will typically take up, you can feel comfortable that you will have an opportunity to voice those comments to the HDRB when they undertake their review.

And I think with that, I'm going to turn it over for the -- to give a more detailed presentation about the elements of the



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project itself.

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MR. RIINA: Good evening, everyone. My name is Joseph Riina. I'm the Principal Site Design Consultant and the Project Engineer for this project for Butterfield Square. I hope to give you a quick but informative overview of the site plan, and all of the aspects of the improvements that are shown on the plans in front of you here.

The intended use for the site is a mixed use. It's a healthcare facility, which is the Lahey Pavilion, commercial and retail and office space, which are these two buildings here that front on Route 9D. Senior housing, which are these two buildings here, and three single family residential lots, which are these three here, which are the lots that Steve had mentioned are being subdivided out of the property.

So the project creates this mixed use. The two commercial buildings here, we have 55 units of senior housing, which are in these four buildings here. This is Building 3 -- I'll refer to them as the building numbers.

## Proceedings

1 Building 3, 4, 5, and 6. Within building --  
2 within this building, there is also a  
3 community center for the complex, which is in  
4 this center court here. That community  
5 center has a patio courtyard area out of the  
6 back, and it has access both from within the  
7 building or from this adjoining building  
8 here that we come across there.

9  
10 In addition to the buildings that are  
11 being proposed, there's also an offering of  
12 Gateway Park which is about an acre, which is  
13 at the corner of Paulding and Route 9D.

14 On the site, we have 207 parking spaces,  
15 and it's a mix of interior parking spaces of  
16 about 63 parking spaces which are at the  
17 subterranean level underneath the two senior  
18 housing buildings, and 144 exterior parking  
19 spaces.

20 In addition to that, there are another  
21 11 spaces which are compact spaces and  
22 parallel parking spaces which don't conform  
23 to the zone, which brings us up to 228 total.  
24 The total requires 233 parking spaces,  
25 however, the code allows the Planning Board

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to reduce some of that parking where you have a shared or overlap parking situation. So with that, there is an 11.2 percent reduction, which is consist with what is permitted in the code. Also, within that parking count are 35 parking spaces which are dedicated to the Lahey Pavilion.

The position of the buildings is consistent with the original approval that was part of the B-4A zone. There are some slight variations with the angling of the buildings, but that was permitted within the parameters set in that zone.

The design of Buildings 4, 5, and 6 was worked around this existing beech tree here. There is a significant beech tree which is about 54 inches in diameter, and we've made every effort to maintain and protect that tree. And that is why you have this shaped building here -- that's why the building is shaped this way. It kind of juts in and around that tree, and that was a significant feature that we were trying to protect. And there is going to be an easement of

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protection around that tree that will remain as long as that tree is alive and survives. There is a maintenance protocol that is in place to keep that tree going for as long as possible.

Besides Gateway Park, some of the other site amenities for common use, over at the base of Gateway Park, there's a little sitting area, a little plaza, and a rain garden, which is not only an esthetic feature, but it's also a storm water enhancement feature that will collect storm water off the roof of this building, and treat it prior to it discharging into an infiltration system.

The other common amenity is Butterfield Square, which is in front of Building 2 right off the main entrance -- the west entrance here off of 9D. Again, it will be a common area which will have esthetic benefits, and a place for people to gather. There will be benches and other types of amenities to attract the public.

As far as access to the site, there are

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2 three existing access points. The west  
3 access, we'll call this the central access,  
4 and then the east access, which is right  
5 here. Those existing accesses are going to  
6 be maintained. The main site circulation for  
7 the Lahey Pavilion and Building 2 will be  
8 this main entrance off of -- the west  
9 entrance off of Route 9D. The central  
10 entrance will provide access to Building 1,  
11 which is -- again, that will be commercial  
12 space. It will be a mix of retail and office  
13 space. And the main access for the  
14 residential senior housing will be the  
15 easterly entrance, which once you get beyond  
16 this point where you can flow through, this  
17 is going to be one-way traffic around the  
18 building there. The entry to the garage  
19 level for this building is on the right side  
20 here. The entry for the garage level for  
21 Building 3, will be off this common access  
22 drive and parking area between the Lahey  
23 Pavilion and Building 3.

24 So the main flow of traffic to the site  
25 is going to be in this westerly entrance and

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out this central entrance. The easterly entrance will mainly be for the housing -- the senior housing buildings.

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The site also has an extensive amount of pedestrian connectivity throughout the site. As a matter of fact, there's a connection from this westerly end of the site, all the way up to Paulding Avenue here, where we will be providing some additional sidewalks along the frontage.

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In addition to that, there's ADA access throughout the site. Anyone can reach any feature on the site via the ADA access including the commercial spaces. Inside the two -- the senior housing in the lower parking area, there will be handicap spaces in there also, with elevator access to the interior of the building.

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The waste management is going to be handled. There's central locations for waste management, one there, one here, one there, as well as in the two senior housing construction zones. They will have internal waste management facilities used exclusively

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by those two buildings.

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The three residential -- single family residential lots will access directly off of Paulding Avenue. They'll each have their own driveway.

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The site is totally compliant for fire access. We've reviewed this with the chief and we provided staging areas for fire apparatus, fire hydrants, Siamese connections, what not, for proper access to the site and fighting fires that may occur.

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Storm water on the site is being managed. Currently, there is no storm water management facilities on the site. Basically, any storm water that runs off the site just gets piped directly to the drainage system on Route 9D. We are going to be providing a state of the art storm water management system that's compliant with the New York State DEC regulations.

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We prepared a storm water pollution prevention plan for the project that includes green infrastructure, and what I mean by green infrastructure is that there is a list

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2 of the green infrastructure practices that  
3 the State likes to see in these type of -- in  
4 land development applications where they  
5 provide high levels of water quality  
6 treatment of surface water run off. And what  
7 we'll be using here -- as I mentioned before,  
8 we have a bioretention rain garden here. We  
9 are going to be storing water for irrigation,  
10 so that will relieve the demand of the need  
11 for water off the Village water system. And  
12 we'll be infiltrating storm water into the  
13 soil below the parking areas, and some of the  
14 other areas.

15 Overall, we will be reducing the peak  
16 volume of runoff that is going off the site  
17 by 65 to 80 percent over what is flowing now.  
18 So it's really going to reduce the amount of  
19 impact on the current storm water system  
20 within the Village, downstream from the  
21 project.

22 We will be extending public sewers  
23 within the project. All the buildings will  
24 be connected to the public sewers. We've  
25 been assured by the Village that there's



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adequate capacity in the system, and in the sewage treatment plant for the additional flow.

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We will also be extending a water main, and looping a water main through the site. Currently, we will be picking up the water main here and looping it through the site and connecting it to an existing main out on Paulding Avenue which will provide, not only additional pressure and supply to that main, but it will provide full supply to the project. And, again, we've been assured that there's adequate capacity and pressure for this project.

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Lastly, I just want to mention that we have to get approvals from the New York State DOT. We are going to be adding -- at each of the entrances we are going to be adding some ADA ramps at the entrance site. We are going to be redefining the entrances, and we are going to be making some utility connections. That application is in the process of being reviewed for approval.

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That concludes what I'd like to tell you

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2 about this site, and at this point I'm going  
3 to ask -- Earl?

4 MR. GOVEN: Thanks, Joe. For the record  
5 my name is Earl Goven. I'm a landscape  
6 architect with Blades & Goven in Fairfield,  
7 Connecticut. And so we've worked over the  
8 last couple of months with the Board to try  
9 to come up with a plan that was acceptable.

10 So, in general, the landscape material  
11 that's been chosen for the site is a low  
12 maintenance traditional landscape utilizing  
13 sun loving plants on the south side of the  
14 buildings, using shade loving plants on the  
15 north side of the building. The building --  
16 north south runs pretty much up and down on  
17 the site.

18 We intend to supplement the existing  
19 street trees along 9D and Paulding by adding  
20 some October Glory Maples along there, and as  
21 we move towards the lower portion of the  
22 site, we have existing trees that are going  
23 to remain.

24 We have included a screen -- a mixed  
25 screen of evergreens, a deciduous material,

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some Blue Spruce, some Columnar Norway Maples, as well as some dogwood and western arborvitae, and that's in this area as well as the area between the three residences and the senior building. There's a hedge along the side of the walkway that continues along the western edge of the property line between the residential and the walkway.

Again, screening between the neighboring properties, and the buildings to the east. Parking lot trees are located at every island. Those are more columnar in nature to allow for emergency vehicles to circulate through the site. Much of our general foundation plantings are generally native materials, hydrangeas, some ornamental roses, Ilex, dwarf Japanese hollies, or dwarf Japanese Ilex as hedge material.

So it's really using some traditional material, using some ornamentals, ground covers, grasses, and things for highlights where we have the ability to do that. Some of those materials such as dwarf fountain grass, catmint, black-eyed Susans,

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coneflower, those are scattered throughout the site with an emphasis on a more residential landscape in the area of the senior plaza.

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And, again, to try to go away from more of the institutional landscape and more of a residential landscape knowing that that is a predominantly residential area.

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Evergreens, again, throughout the site are blue spruce, Hollywood juniper, columnar Norway spruce, and arborvitae, they tend to be smaller evergreens, not the larger that we may have traditionally seen. And they are used to screen the refuse areas as well as some of the larger facades of the building as you're looking along Route 9D as you're driving through to try to provide some screening to those buildings to -- it's not just a building face.

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The rain garden, which is located at the lower end of Gateway Park, is designed to take storm water runoff and to be not only a functional landscape, but to be an esthetic inclusion in the project. We have benches.

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We have some sitting areas, so it's more of a public area, and it's to highlight the sustainability -- or a sustainable area of the project.

Gateway Park will be looked at in terms of looking at trying to remove some of crossing branches, dead branches, dead trees that are along Paulding Avenue and replace that with a -- more of a landscape that's commensurate with the rest of the site, roses, hydrangea, flowering trees, and such.

We do have, kind of, an idea sketch of what we anticipate the area of the rain garden at the bottom of Gateway Park. It's really to be a seasonal -- you'll have seasonal color, have grasses, have native material, have benches around so that it becomes part of the site, and becomes part of the public landscape.

In terms of lighting, the project incorporates a historic-style fixture. They are historic-style LED fixtures. The parking lot has four crooks-neck-type fixtures in order to reduce the number of fixtures.

1 Proceedings

2 Throughout the entrances -- or at the  
3 entrances and at the plazas, we have the  
4 small pole fixtures, which is on a 12-foot  
5 pole, at many of the entrances.

6 In order to reduce the amount of poles,  
7 we've placed that same decorative historic  
8 fixture on brackets on the face of the  
9 buildings, so they light the pedestrian ways  
10 within the interior. And then some of the  
11 smaller areas -- some of the smaller plaza  
12 areas are lit with the traditional bollard  
13 fixtures.

14 That's a general overview of the  
15 landscape and lighting plan. At this time,  
16 I'd like to ask Ray Sullivan, the architect,  
17 to go through some of the architectural  
18 plans.

19 MR. SULLIVAN: Good evening. My name is  
20 Ray Sullivan of The Sullivan Architectural  
21 Group.

22 When I first got involved in the project  
23 there was -- we had gone through the  
24 environmental assessment. It was a site  
25 plan. I think there was a building model and

## Proceedings

1  
2 some -- maybe some renditions of some  
3 buildings, but the buildings weren't  
4 developed yet. It didn't have hard floor  
5 plans behind it, so we took the, you know, we  
6 took the multiple buildings. We began to  
7 formulate some -- what we thought were shapes  
8 for the building, and how they might  
9 function, and then we brought that to the  
10 historic commission.

11 And so before I go any further, I would  
12 like to commend the historic commission, and  
13 everybody here should be extremely thankful  
14 for their service. Its been an extremely --  
15 there's been a lot of dialogue, a lot of  
16 collaboration, a lot of thoughts brought  
17 forward, local knowledge that has helped form  
18 this to become, I think, you know, some  
19 unique building shapes and designs that we  
20 wouldn't perhaps otherwise have.

21 So one of the things we first started  
22 with is when we first designed these  
23 buildings, we had a bunch of buildings all  
24 with pitched roofs and it all looked, kind  
25 of, like a little village, and through the

## Proceedings

1  
2 discussion with the historic commission, it  
3 was brought up that really these -- Buildings  
4 1 and 2 with the Lahey Pavilion here, you  
5 know, there really -- there is the senior  
6 living behind it and they should not  
7 necessarily be the same. And even though the  
8 Lahey Pavilion, you know, you may not call an  
9 architectural gem or historic building, but  
10 it's there. It's been there. It's got  
11 characteristics. It's got color, and  
12 perhaps, maybe, these buildings should not  
13 take their cue, but blend in so that the  
14 Lahey Pavilion also blends in, and that these  
15 should look more like commercial buildings.

16 So both Buildings 1 and 2 have a  
17 footprint that's 6,000 square feet. So we  
18 then went back to the drawing board and what  
19 we did was, we developed multiple schemes,  
20 you know, should they be pitched roofs in  
21 this direction or that direction? Should  
22 they have porches on them? Should they be  
23 flat roofs?

24 And, so, you know, again, in discussions  
25 with the historic board, we selected features



## Proceedings

1  
2 that we thought were most appropriate. So  
3 Building #2 which has the Butterfield Square  
4 in front of it, actually ended up being a  
5 flat roof building, and in Building #1, which  
6 you see coming down 9, ended up being a  
7 pitched roof building. And what happens is  
8 that Building #2 is right in front of the  
9 Lahey Pavilion, and that flat roof, kind of,  
10 blends in with the Lahey Pavilion. And then  
11 as you go up and you hit Building #1,  
12 Building #1 is -- begins to interact with the  
13 residential buildings, so we had a similar  
14 type building, but we have a pitched roof on  
15 that, so it begins to blend in a little bit  
16 more with the residential buildings behind  
17 it.

18 Even though it's the historic commission  
19 I don't think we were looking to build a  
20 building that was built a hundred years ago.  
21 We wanted a building with historical context,  
22 lines, materials, but we wanted to make it  
23 look like a building that was built and  
24 designed today.

25 So we have the traditional building

## Proceedings

1  
2 materials, which is mostly brick, large  
3 aluminum windows. Here is a pitched roof  
4 with the asphalt shingles and on Building #2  
5 we have the same materials, but because we  
6 have different roof lines, what we did was,  
7 we took some of the elements of both  
8 buildings and tried to tie them in together.  
9 So we've got this vertical element here where  
10 the windows are tied together.

11 We used that also in Building #1, you  
12 know, here facing the street here as if you  
13 were coming down the street. They are not  
14 exactly the same, but the proportions are the  
15 same. The materials are the same. So I  
16 think that there is some identity between the  
17 two buildings, but the buildings are  
18 individual by nature of themselves.

19 The retail entries are down below off  
20 the street, and then when you come around and  
21 park in the back, there are entrances to the  
22 office level up in the rear.

23 Again, because it was -- because it's  
24 today, we didn't want these buildings to  
25 look -- we wanted them to look commercial and

## Proceedings

1  
2 we wanted them to look as if they were built  
3 in modern times, so instead of -- a lot of  
4 the light is coming through, cutting the  
5 roofline back with large windows on that  
6 upper floor even though that's really a half  
7 story, or, you know, we've got cutouts in the  
8 roof with large openings. So we chose to do  
9 -- bring light into that upper floor with,  
10 kind of, cutouts or more soft contemporary  
11 lines than putting a series of dormers on the  
12 building, and we were afraid that the dormers  
13 were going to make the building look too  
14 residential and that wasn't the purpose.

15 So now we come to the two buildings  
16 behind. Building #3 is in the middle, but  
17 they both work together. We begin to get  
18 more traditional as we get to the senior  
19 living. They are both two-and-a-half stories  
20 tall. As Joe described, they both have  
21 parking underneath the building. They have  
22 elevator service. They've got vertical stair  
23 circulation.

24 We still have some of the same elements  
25 that we are using in the commercial building

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above. Maybe there is a cutout section that we can give somebody a deck on the upper half story, but we are still using more traditional shapes as it gets more residential in nature in the rear.

All the units -- all the senior living units are ADA compliant, so they are all -- they are all adaptable is what they are called. So in New York State you need Type-B units, so there is a clear floor space passage to wall spaces within all the bathroom facilities, and the kitchens are handicap adaptable. Which means if someone with a disability needs that kitchen or that bathroom, you know, that kitchen cabinet or the bathroom vanity will pull out, you know, a wheelchair would be able to pull in. We make it easy for that transition, so that floor finish, the tile in the kitchen, or the bathroom will be fully finished so if adaptability is required, it's set up for an easy transition.

Every unit has its own balcony. We are looking for larger units with large windows

## Proceedings

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to bring a lot of light into the facility.

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And, again, as Joe has mentioned, there's

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actually an amenity or community area in the

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middle.

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And then the third component were the

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three houses in the rear. And so what I did

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is, I just walked the neighborhood. I walked

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the neighborhood. I took a lot of

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photographs. There's a beautiful house

11

across the street that has these Victorian

12

lines on it. There's a lot of trees there.

13

You have to look through the trees to be able

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to see those lines, and so we are really

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doing three houses that have the exact same

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footprint. But we wanted to give each

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footprint a little bit of character.

18

And, again, the historic commission was

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very, kind of, crucial in the development of

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the process. We developed multiple sketches

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of multiple styles, and we think we've come

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up with some nice designs that tie into the

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neighborhood, have a little bit of

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individuality to them even though they are

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three of the exact same footprint in a row,

1 Proceedings

2 and they've got some tie-in into the senior  
3 living.

4 So for instance, we've got some window  
5 features, some louver features, some column  
6 features that are exactly like the house that  
7 is across the street. And we go, kind of,  
8 more center hall to something that is  
9 slightly more of a contemporary version of a  
10 traditional home, but, again, I think we,  
11 kind of, created some character and some  
12 interest, and all three of these, we feel,  
13 tie into the multifamily.

14 So I want to thank the historic  
15 commission. They have been extremely helpful  
16 in the process.

17 So again, we've got, kind of, these  
18 commercial buildings that are leading into  
19 these senior living that then transition into  
20 these single family, and hopefully we are  
21 developing an architecture that makes that  
22 transition make sense.

23 Thank you.

24 MR. VOSS: Guys, thank you very much.  
25 It is certainly as you folks can tell by

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listening to the presentation by the Applicant and their consultants, there is a lot happening on the site. There is a lot going on. The plans are obviously very detailed at this point.

You know, in addition to what you physically see represented above ground, there's equally as much going on below ground with the site in terms of utilities, infrastructure work, grading on the site. All those technical issues are obviously being looked at by the Board, and the Board has made great strides in analyzing and understanding those issues as we've moved along.

So from a technical standpoint, you see a pretty complete application here. Obviously, there will be some changes. Minor changes to some of the utilities. We are still working out things like valve sizes, and some additional storm water modeling issues. Those things will certainly come along before the conclusion of the project, but, you know, as you can see the physical

## Proceedings

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form of the project has certainly taken shape

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compared to what it was many, many months

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ago.

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Barney, with that why don't I just add

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that we did receive -- the Board did receive

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the required General Municipal Law 239

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referral from Putnam County Planning. It is

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available. I think it was on the web site.

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It came yesterday.

11

Did it get posted yet?

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MR. MOLLOY: It should be posted on the

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web site today.

14

MR. VOSS: Okay. And they have

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basically approved the project as submitted.

16

A copy of that will certainly be available

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for folks who want to see that. That was

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Barbara Barosa at the county.

19

MR. MOLLOY: Which -- just an important

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point for people who haven't followed this

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project this closely, all these plans that

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you see here, all the correspondence and

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whatever, is available and it is on Planning

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Board page of the Village web site. That's

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been our practice for the last 18 months. As



## Proceedings

1  
2 paperwork, as different reiterations of the  
3 site plan, and the engineering reports come  
4 in, as soon as they are reviewed in the  
5 meeting, they are posted to our web site. So  
6 there is a hard copy of everything available  
7 for examination in the Village Clerk's  
8 office. You can ask Mary Saari to examine  
9 it, or you can go online to the Village's web  
10 site Planning Board page, click on  
11 Butterfield, and you can get PDF copies of  
12 everything that we have, and everything that  
13 we have examined over the last 18 months.

14 So at this point --

15 MS. GEORGIU: I just want to say, I  
16 know there are some people who came in a  
17 little late. If anyone would like to speak,  
18 please sign in on the sign-in sheet.

19 MR. MOLLOY: Again, because this is a  
20 public hearing and we have a stenographer  
21 here, when we get to public comment, if you  
22 wish to have -- public comment meeting,  
23 speak, we need you to sign in for the record,  
24 so we will take a moment for anyone who might  
25 want to do that.

1 Proceedings

2 Anna, do you have anything that you want  
3 to add?

4 MS. GEORGIU: No, that's it.

5 MR. MOLLOY: That being the case, we are  
6 now at the stage of this evening's  
7 festivities or public hearing depending on  
8 your perception. We will begin to entertain  
9 public comment as soon as we have allowed  
10 some of our late guests to sign in.

11 (Whereupon, speakers signed in.)

12 MR. MOLLOY: All right. We are going to  
13 get underway with public comment. We are  
14 going to ask that you come to -- stand up,  
15 address -- identify yourself, and again,  
16 please limit your public comment to anything  
17 that you've heard here tonight, or anything  
18 that is part of the record regarding this  
19 plan.

20 We ask that you keep your comments as  
21 Anna had said, succinct, to the point, and  
22 each speaker is limited to approximately five  
23 minutes. So Chuck will be our gatekeeper in  
24 that regard.

25 So with that said, our first speaker --

1 Proceedings

2 MS. GEORGIU: Do you want people to  
3 come up front so everybody can easily --

4 MR. MOLLOY: Yeah, I think that's a good  
5 idea. If you wouldn't mind, come up front  
6 and address the crowd so everybody can hear  
7 you.

8 The first speaker is Dave Merandy.

9 MR. MERANDY: Not at this time. Thank  
10 you.

11 MR. MOLLOY: Our second speaker is Dave  
12 Marion.

13 MR. MARION: My name is Dave Marion. I  
14 live at 41 Morris Avenue. I just have some  
15 comments that I've -- notes that I made based  
16 on the drawings.

17 I believe the proposed parking capacity  
18 is inadequate to meet the code in the  
19 proposed development usage. The development  
20 would likely provide municipal space. County  
21 legislatures have indicated that they would  
22 like to see possibly as many as eight  
23 satellite operations moved to Butterfield.  
24 The department has indicated to provide a  
25 wide range of services from the Department of

1 Proceedings

2 Motor Vehicles, Sheriff's Department, a  
3 women's resource center, all of which  
4 generate a high rate of visitors and parking  
5 requirements.

6 Code amendments were added specifically  
7 identifying Butterfield project requirements  
8 in May of 2014, had an editor's footnote on  
9 Section 34.4 Item A, which, in part,  
10 indicates that the open space should not be  
11 reduced more than 10 percent. The current  
12 design of open space is 313 percent of the  
13 general code requirements. A 10 percent  
14 reduction would account for 27 code compliant  
15 parking spaces while still adhering to the  
16 May 2014 amendment.

17 I also reviewed the traffic study in  
18 relationship to the entranceways. The  
19 traffic study at the Lahey Pavilion was  
20 performed in January of 2012 and October of  
21 2013. It should be noted that both sets of  
22 a.m. counts were performed on a Wednesday  
23 between the hours of 8:00 and 9:00, however,  
24 the medical office for Dr. Ligenza and  
25 several others don't open until 11:00 on

## Proceedings

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Wednesdays, which minimized the impact data.

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(Laughter.)

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The DOT requires data for actual peak hours which is more likely from 6:30 a.m. to 9:00 a.m. instead of 8:00 a.m. to 9:00 a.m.

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The study should also reflect data from within one year of 100 percent design with calculated assumed data projections to five years beyond the project completion, which this study fails to display.

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Furthermore, the study assumes that the use of all three existing driveways, which may not be the final determination of the DOT, whereby they would likely reduce the number of entrance-exit points are included in the study. As is there normal practice, they do not consider existing driveways as a given for new developments while the traffic and safety department performs their review prior to issuance of permits. If the DOT does reduce the number of driveways, it will impact the study, and the study will have to be redone.

25

The lack of demolition plans and

## Proceedings

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2 specifications also has me concerned as it  
3 directly relates to public safety, especially  
4 when you consider that the existing  
5 Butterfield Hospital has lead and asbestos  
6 abatement requirements prior to the  
7 demolition. The public safety personal  
8 protection removal site storage and disposal  
9 should be part of the overall plans since the  
10 site has existing residents and daycare  
11 facilities within close proximity to the  
12 demolition site.

13 The design of the bioretention system  
14 for storm water protection plan is not a cure  
15 all. Bioretention systems are not  
16 recommended for development sites in excess  
17 of 5 acres, whereas this site is 5.7 acres.  
18 Nationally, they have a high rate of failure  
19 due to several factors. The most glaring  
20 being systems installed in the Northeast  
21 where the system is designed with  
22 pre-filtering ground vegetation element,  
23 which this system has. When frost, ice, and  
24 snow eliminate the pre-filtering system, the  
25 system experiences high volumes of silt,

## Proceedings

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sand, and salt.

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This system also contains an overflow pipe requirement that will likely discharge unfiltered snow and water into Route 9D drainage structures if the system fails.

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The developer's web site indicates that seniors do not usually impact traffic, which I believe that not to be factual, at least, it has been my experience in this community, and the fact that the complex is a 55-year-old-plus community. However, if it does come to pass as the developer believes, I would wonder why the condo complex, especially Buildings 4 and 5 are 500 feet plus from Route 9D forcing pedestrians to cross four driveways to get to a 9D crosswalk where seniors would go to the drug store, for example.

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If the developer is correct, it could also minimize the effectiveness of shared parking spaces.

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Within the February 19th, the file data -- the copy for the Gristedes permit, the permit that was actually in the documents

1 Proceedings

2 that were listed on the web site expired a  
3 month before it was filed, on the site.

4 The Village Board as a lead agency has  
5 the responsibility to coordinate and inform  
6 all affected agencies of aspects of this  
7 project as they relate directly to that  
8 agency. It is further recommended that these  
9 coordination efforts take place from concept  
10 through completion.

11 During conversations that I had with  
12 Region 8 Traffic and Safety Department, up  
13 until last Friday, they were unaware that  
14 this project existed. They had received the  
15 plans and the traffic study by way of  
16 interoffice mail from the DOTs Newburgh  
17 office where they had been delivered  
18 incorrectly.

19 New York State's DOT office, Region 3  
20 Office of Stormwater Management Quality has  
21 not been contacted as of today.

22 Thank you.

23 MR. MOLLOY: Excuse me. Mr. Marion,  
24 could we also get a copy of that?

25 MR. MARION: Sure.



1 Proceedings

2 MR. MOLLOY: Our next speaker is Donna  
3 Anderson.

4 MS. ANDERSON: Pass.

5 MR. MOLLOY: Our next speaker is Craig  
6 Watters.

7 MR. WATTERS: Good evening, everyone.  
8 My name is Craig Watters. I live on Lower  
9 Station Road in Garrison. My comments are  
10 brief. I would just like to commend the  
11 Board for accelerating the process over the  
12 last several months under the current  
13 leadership. This has obviously been going on  
14 for a very long time against much opposition.  
15 It's nice to see that it is moving at an  
16 accelerated pace, and it's appreciated.

17 I'd also like to suggest or recommend if  
18 one of these buildings in the future for the  
19 record be named in consideration of our  
20 friend, Betty Budney.

21 Thank you.

22 MR. MOLLOY: Next speaker is Shirley  
23 Norton.

24 MS. NORTON: I'm going to pass.

25 MR. MOLLOY: The next speaker is

## Proceedings

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Stephanie Hawkins.

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MS. HAWKINS: I guess I'm addressing the room? My name is Stephanie Hawkins.

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MR. MOLLOY: I'll tell you what, we are having trouble hearing, so pick one side.

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MS. HAWKINS: Good. I want to be closer to these.

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I want to complement the Historic District Review Board and the architect, designer for working so hard on these. As we know, the HDRB won't hold its public hearing until -- I think it's the 10th. Is it the 10th?

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MS. GEORGIU: The 25th.

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MS. HAWKINS: The 25th. But I think that a lot of work has gone into these, and I just think it's worthwhile. Thank you.

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MR. MOLLOY: Susan Kenny?

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MS. KENNY: Hi. Susan Kenny, 36 Paulding. I have no prepared comments, so I'm ad libbing. I missed the presentation. I'm sorry.

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My big concern is -- well, two things, is the massing, which seems much larger than

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the developer and the Paulding Avenue Association discussed initially, but also parking. There doesn't seem to be enough parking for two residences, plus visitors. And the parking will go onto Paulding Avenue, which is already so congested with parking. People don't have parking spaces or they have two cars, and only one fits in a driveway. It's a problem.

The road is busy. It is used as a cut through. I'm suggesting a stop sign at Pine Street and Paulding to reduce people going 40 miles an hour through, but also resolving the parking issue so that the parking overflow does not commit to Paulding.

That's it. Thanks.

MR. MOLLOY: Mike Finnegan?

MR. FINNEGAN: I live on 19 Lois Lane, Garrison, New York. I've been watching this from afar and up close for many years, and personally I'm happy to see it, kind of, winding to a conclusion. Maybe we can get it off the front page of the PCNR for a change. That would be a welcome change for all of us.

1 Proceedings

2 First and foremost, I'm happy that as my  
3 mustache grows grayer that there be some  
4 senior facilities in a facility that I'm  
5 looking forward to some day, perhaps, living  
6 in one of these units, downsizing from a big  
7 house.

8 I commend the Board and the architect on  
9 one thing. I know how hard it must have been  
10 to try and blend these two uses, which are  
11 obviously in tension with one another. You  
12 have the commercial use along 9D, and you  
13 have the residential use along Paulding. How  
14 in God's name are you going to resolve that  
15 tension between those two different uses?  
16 This seems like a pretty good plan.

17 The other thing that I would say that is  
18 commendable about it is, I remember one of  
19 the earlier iterations being a rather tall  
20 highrise, and having grown up in Peekskill  
21 where we had a few of those that ruined the  
22 residential nature and kind of ruined the  
23 skyline of what had at one point been a  
24 village much like Cold Spring. This is a  
25 much welcome change.

1 Proceedings

2 Not to be contentious, but, again, I  
3 don't live here so I don't have to worry  
4 about Paulding Avenue and parking on  
5 Paulding, but I would hate to see that become  
6 a Walmart-style parking lot with more parking  
7 than is needed for the site. Blacktop is  
8 just a problem esthetically, and probably not  
9 needed. I fully intend when I'm living here  
10 someday, that I will not have two cars, but  
11 one. I look forward to downsizing in that  
12 regard, as well.

13 Congratulations for resolving the  
14 tensions here pretty well, and I hope you  
15 approve it. Thank you.

16 MR. MOLLOY: Fred Norgaard?

17 MR. NORGAARD: I'll pass.

18 MR. MOLLOY: John Cronin?

19 MR. CRONIN: My name is John Cronin. I  
20 live at 64 Paulding Avenue. That's the house  
21 through the trees that you were looking at.

22 (Laughter.)

23 MR. SULLIVAN: Sorry.

24 (Laughter.)

25 MR. CRONIN: You'll get my royalty

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voucher.

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(Laughter.)

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I also commend everybody. This has been a very difficult issue for the community, and I've spent my life working on difficult issues. But for it to reach this point, see these drawings, and still see this much interest over the issue, hasn't worn everybody down so much that they don't even bother anymore, has been very rewarding to watch.

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I have a strong interest in this project for a couple of reasons. One is, as I said, I live across the street from it. I'm a senior. I'm a proud member of the senior's association, and -- like Mike -- but I'm going to beat you though, Mike. You're younger than I am. I wouldn't mind moving across the street some day.

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But I want to make a couple of points that I've made in previous meetings, and I think they bear making today. I've been through a lot of environmental controversies including developments and watching closely,

1 Proceedings

2 my friend Michael, as well, and I said it at  
3 a previous meeting.

4 One of the lessons that I've learned  
5 that is extremely important is that it is not  
6 enough to just have a project that meets  
7 certain kinds of requirements. If it's not a  
8 financially successful project, the entire  
9 community is going to suffer. The site is  
10 going to suffer. We are going to suffer. We  
11 can't just put up great designs and meet  
12 certain kinds of specifications. They also  
13 have to be financially successful, and it's  
14 easy for us to say that's not our problem,  
15 and you know what? It's a big problem when  
16 it doesn't work out. I think this represents  
17 that.

18 The other thing that I want to say about  
19 it is the esthetics of it. I have stated my  
20 preference that I think that Mr. Guillaro  
21 should take an enormous loss on this  
22 property, and just knock everything down and  
23 give us all open space, but that's not fair  
24 for me to say.

25 (Laughter.)

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The second option is we should all pay for it, and turn it into open space. That's even less viable and successful as an idea. So we've got this, and I like it. I really do. I have to say that watching it come along, it's not just that I'm not opposed to it any longer. I'm happy about it. I'm happy about what's going to be across the street from me.

It looks good, and I want to remind everybody as I've done before and I have two purposes, both commentary on this project, but also for us to look down the future. This is going to set a new bar for what Chestnut Street should look like. I invite you all again to open your eyes when you go down Chestnut Street, the ugliest part of Cold Spring. The ugliest part of Cold Spring.

This is not the -- we don't win the quaint village award on Chestnut Street. Maybe on Main Street, but not on Chestnut Street. This is an improvement to Chestnut Street. It's going to set a new standard on



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a road that has three mini malls, two gas stations, haphazard commercial development, a Dunkin Donuts for a business owner in the Bronx, that's going to compete with a longtime resident here. We've done everything wrong on Chestnut Street. I think this is actually going to be right.

It's going to look a lot -- in addition to the nice small houses and the church, this is going to be one of the nicest looking things on the road, unlike most of Chestnut Street. So for that, I'm also grateful, and I will be happy living across the street from this.

Thank you all for your hard work, your hard work, and the Historic Review Board, and everybody else.

MR. MOLLOY: Forgive me if I mispronounce this, Bob Petrucelli?

MR. PETRUCELLI: Petrucelli.

MR. MOLLOY: Petrucelli, excuse me.

MR. PETRUCELLI: It has one C and a U. If you have two Cs, it's Petrucelli.

MR. MOLLOY: It could be my eyes, or

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2 your penmanship.

3 MR. PETRUCELLI: And my middle name is  
4 (indiscernible). I'm an Italian wasp.

5 MR. MOLLOY: Gotcha.

6 MR. PETRUCELLI: My mother's family were  
7 United Empire Loyalists. They came to this  
8 country in about 1680, and left after the  
9 Revolutionary War and migrated to Canada.

10 MR. MOLLOY: Okay. Tell us what you  
11 think about this.

12 MR. PETRUCELLI: All right. In real  
13 life, one of the hats I wear, I am a  
14 registered architect and I do site planning.  
15 I've been in business -- the 19th of this  
16 month, 35 years. I graduated from Pratt. I  
17 have two degrees from Pratt.

18 Where did you go to school?

19 MR. SULLIVAN: Catholic University.

20 MR. PETRUCELLI: Yeah. The one comment  
21 that I have is the amount of parking could be  
22 broken up a little bit more where you get  
23 some green areas in it. Because it's going  
24 to look, sort of, like a -- a small  
25 commercial-retail-type venture I'm afraid

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with all the parking.

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I think basically what everybody's done here is admirable. I like what you did for the houses up on Paulding Street, and I understand how you came to the -- how you wanted to break up the buildings to get it to tie in with the Lahey building, which had -- actually for a '60s-type building, isn't that bad. And the Butterfield -- the hospital building originally had a pitched roof on it.

There was one that was built up in Beacon using their plans, which burnt down about a year ago -- very mysterious the way it burnt down. But I think the one thing I have to take is continued education, and I've had a lot of people when they find out that I come from Cold Spring that there has been a lot -- this project, a lot of people think has taken a long time to get to where it is.

It's a tough town to deal with when you go to the Planning Board, but you've done a good job. And I'm a little concerned about all of this parking between the buildings. Could it be looked at a little bit more in

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depth? I know it's a little bit late at this

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time, but I'm just, you know, making a

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comment.

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MR. MOLLOY: At this time that concludes

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the public comment portion of the meeting.

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What I'd like to do is allow -- invite

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members of the Board to make any comments

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that they might like to.

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Anne, do you have anything?

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MS. IMPELLIZZERI: I'm fine. Thanks.

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MR. MOLLOY: Arne?

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MR. SAARI: Yes. There are many aspects

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of the project that I like. For instance,

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the possibility of a senior center, county

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services, post office, retail stores, and

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additional green space.

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However, there are also aspects of the

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project that trouble me.

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One aspect -- and we've talked about

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this a lot. Is the overall mass and scale of

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the project. Another is parking. There are

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some infrastructure items. We've talked

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about road pitches and stuff, and also, I

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have a concern about the utilities.

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Especially where the utilities tie into the existing Cold Spring systems, sanitary downstream, portable water upstream.

And these issues all have been discussed. I still have concern about them, and I'll continue to look at them as we go forward.

MR. MOLLOY: Jim?

MR. PERGAMO: Yes. I would like to commend everyone on the work that they have done on this. Especially with the designs that have come forward. There was a lot of time and labor gone into the changes that were asked for and information that we asked for.

As far as some of the utilities that are there, we have gotten information on it. We have looked at it. We have seen some of the problems that were there. They were changed. I feel that some of them are going to be fine.

Parking -- zoning might be changed for parking. That's still to come, so we are going to see what's going to happen with

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that. Right now you have underground parking that is -- it is enough for one car for every member that takes an apartment, so at least that's taken care as far as that goes for one car, and the spillage would be in various areas of the landscape there.

We wanted to maintain most of the green space that we could, and I think they did a fair job on that. We have plenty of space that's there, and a lot of greenery that we can do with.

So, I think, it's been a great project so far. Thank you.

MR. MOLLOY: Karen?

MS. DUNN: No.

MR. MOLLOY: Nothing about hostas?

(Laughter.)

MR. GOVEN: What's wrong with hostas?

MR. MOLLOY: Inside Planning Board joke.

At this time, the comment that I would like to make, I would like to commend my fellow members of the Planning Board. This has really been, at times, an arduous process over the last 18 or 19 months.

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There's been a lot of work, a lot of review, a lot of tension, a lot of dialogue back and forth, and some degree and some portions, may be our roles were misunderstood by some members of the community or were not fully supported by other members of the community. But the fact of the matter is, you remain focused, you remain committed to your job, and I'm enormously grateful for your efforts in this regard.

And I think the Village can be very proud of the work that we've accomplished here as a group, and I know going forward we'll bring that same level of dedication and detail to the conclusion of this project that we've worked on for the last 18 or 19 months.

And I'd also like to commend Chuck and Anna for their guidance and their patience. I think we have a good project here relative to where it started, and I think this is an important milestone for the Village. And hopefully going forward this is something that everybody will be proud to be associated with, and as some of the speakers did say,

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hopefully it will turn a page and usher in a new area and maybe shame some of the other property-home owners along Chestnut Street into improving their properties, as well, too. Because, God knows we could certainly benefit from a little bit more attention to detail and design along Chestnut Street.

With that being said, Anna, the next step would be?

MS. GEORGIU: The public hearing is concluded.

Now, there is an option to -- because of the weather, perhaps some folks couldn't have attended tonight. The record could be left open for written public comment for a period of time.

MR. MOLLOY: What I think we should do -- and this is, again, the consensus of the Board. I would suggest that for -- we filed a Notice of Public Hearing a week ago. We had the public comment period and this public hearing tonight. I would recommend that we keep the public record open for an additional week for written comments, so anybody who



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wants to examine the files at Village Hall or go online and check on any of the paperwork, the storm water reports -- which we will follow up on some of the comments that were made at our next meeting.

But please be aware that we will keep the public record open for an additional week.

Is that a consensus? And at the end of that time if there are additional comments submitted to the Village Clerk, they will be incorporated into the record -- the public record for tonight's meeting, and they will be taken up by the Planning Board for discussion and review at our next meeting, which would be March 18th, I believe.

MS. GEORGIU: Correct.

MR. SAARI: When will we get a copy of the transcript?

MR. MOLLOY: We'll, check on that. I mean, I would assume --

MR. SAARI: Well, if we are going to discuss it on the 18th, that doesn't give us much time.

1 Proceedings

2 MS. GEORGIU: Well, that's a question  
3 for the stenographer.

4 MR. MOLLOY: Is that --

5 THE COURT REPORTER: When do you need it  
6 by?

7 MR. MOLLOY: We'll have it for the 18th.

8 MS. IMPELLIZZERI: Is it possible to do  
9 it a couple of days before the 18th?

10 MR. SAARI: I'd like it much more before  
11 that. There are some comments here that I  
12 would like to explore.

13 MR. MOLLOY: Okay. We'll have it prior  
14 to our next meeting, all right?

15 That being the case --

16 MS. GEORGIU: You're closing the public  
17 hearing and you're leaving the record open;  
18 is that correct?

19 MR. MOLLOY: The motion would be, we are  
20 closing the public hearing this evening. We  
21 are leaving the public record open for an  
22 additional week for additional comments --

23 MS. GEORGIU: Written comments.

24 MR. MOLLOY: For written comments to be  
25 submitted for further review.

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2 May I have a motion to that effect?

3 MS. IMPELLIZZERI: So move.

4 MR. MOLLOY: May I have a second?

5 MR. PERGAMO: Second.

6 MS. DUNN: Second.

7 MR. MOLLOY: Pick one.

8 MR. PERGAMO: Go ahead.

9 MR. MOLLOY: Second?

10 MS. DUNN: Yeah, sure.

11 Don't say, "yeah, sure."

12 Anne. Karen seconds. All in favor?

13 (Aye.)

14 MR. MOLLOY: All opposed?

15 MR. SAARI: Opposed. I don't see why we  
16 need to close it so quickly.

17 MR. MOLLOY: Okay. That being the case,  
18 motion carries, 4-1.

19 Again, we will keep the public record  
20 open for written comment for an additional  
21 week, and this will be taken up with a copy  
22 of the stenographer's report of the record at  
23 our next meeting, which is presently now  
24 scheduled for March 18th.

25 UNIDENTIFIED SPEAKER: That's Election

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Day.

MR. MOLLOY: It's Election Day. Oh,  
okay. Well, the polls are open from  
6:00 a.m. to 9:00 p.m. Our meeting is at 7  
o'clock. Look, if I can be there --

(Laughter.)

MR. MOLLOY: -- anybody can be there,  
okay? So we will take up the public comments  
that are received at our next meeting, which  
is 7:00 p.m., March 18th at Village Hall.  
Thank you.

(Time noted: 8:48 p.m.)

\* \* \* \* \*

## Proceedings

## C E R T I F I C A T I O N

I, Barbara Ulbrich, Court Reporter and  
Notary Public in and for the State of New  
York, do hereby certify that I attended the  
foregoing proceedings, took stenographic  
notes of the same, and that the foregoing is  
a true and correct copy of the same and the  
whole thereof.

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Barbara Ulbrich

Dated: March 4, 2015

