

Appendix G
Project Chronology

Butterfield Chronological Timeline fro June 15, 2010 – September 24, 2013
All Content Courtesy of Putnam County News Recorder, Phillipstown.info and Various Cold Spring Board meetings

June 15, 2010 –Village Board voted 4 to 0 to recommend using Butterfield:

At a June 15, 2010, workshop, the Village Board voted 4 to 0 to recommend using Butterfield for the post office, village police department, justice court, senior citizen center, garage for the trolley stored under county auspices in Carmel, and a new firehouse, with a renovated Grove, the adjacent 1853 village-owned house, linked to the overall Butterfield complex. The only question arousing controversy was whether to move the village hall to Butterfield as well. A motion to include it produced a tie vote, with then-Trustee Airinhos Serradas and Trustee Chuck Hustis in favor and Trustee Bruce Campbell and Mayor Seth Gallagher opposed.

May 24, 2011: letters of Intent

Several months later, on May 24, 2011, the Cold Spring Village Board passed a resolution noting its previous backing and expressing desires to lease 2,000 feet of unfinished space in the intergovernmental building at Guillaro's estimated charge of \$12.75 per square foot, without utilities.

The Village Board finds that such a leasing arrangement would be in the best interests of the village, and the resolution declared. Approved by Gallagher, Hustis, Campbell, and Trustee Ralph Falloon, with Serradas abstaining, the resolution authorized the mayor to send a letter of intent to Guillaro. Gallagher did, noting, as per the board's wishes, that the deal would be subject to negotiation of a mutually acceptable lease agreement.

January 24, 2012: Local Governments Take Up Butterfield Development Plans:

The Butterfield Project Plan was presented to the Cold Spring Village Board, the Cold Spring Planning Board and the Phillipstown Town Board.

The Cold Spring Village Board endorsed Paul Guillaro's concept for the site. The plan called for construction of both affordable-rent apartments and pricier market-rate condominiums for older-age residents; a center for village, town and county governments; retail space that could house a post office, retention of the existing Carolyn Lahey Pavilion medical offices; and demolition of the old hospital structure to accommodate the new campus.

February 7, 2012: Village Board Hires Consultant to Advise on Butterfield Project

The Cold Spring Village Board hired GreenPlan consultants to advise its members and the village Planning Board on the old Butterfield Hospital development project.

February 21, 2012 Parking and Design Dominate Planning Board Butterfield Session:

Concerns about parking, walkability, design, and consistency with the village Comprehensive Plan dominated a Cold Spring Planning Board session on the proposed Butterfield Hospital redevelopment project.

Planning Board Chairman Joe Barbaro told Guillaro that the U.S. Postal Service wants to ascertain Guillaro's interest in accommodating the post office at Butterfield. Guillaro responded that earlier on the 21st he had talked to the U.S.P.S. representative, who wants a commitment on when he will be able to deliver the building. He needs a home. At Barbaro's request, Guillaro agreed to write to the U.S.P.S. firming up his intention to house the post office if the U.S.P.S. so desires.

Guillaro and his architectural team agreed to prepare new drawings, with changes to deal with the various issues raised, before the Planning Board's workshop on the project on March 20, 2012.

February 28, 2012 Dueling Butterfield Zoning Plans

Reviewing differing drafts of a proposed zoning law, Cold Spring officials continued their scrutiny of the proposed Butterfield Hospital redevelopment. Paul Guillaro, seeks a zoning change to allow a Planned Unit Development (PUD) with affordable senior housing apartments, more upscale condominiums for retirement-aged residents, and a shared village-town-county building, with commercial space.

Guillaro's attorney, Richard O'Rourke, suggested that the village has already taken too much time since Guillaro submitted the rezoning application in December.

February 29, 2012 Developer Briefs Town Board about Butterfield Property:

Paul Guillaro, of Butterfield LLC, the property owner, briefed Town Board members in a workshop at Town Hall. In a solo presentation (unlike the previous evening, when his attorney and other staff accompanied him), Guillaro also provided draft floor plans for the proposed municipal building, intended to contain village, town and Putnam County offices.

March 6, 2012 Butterfield Project Hits a Roadblock:

The Cold Spring Planning Board joined the Special Board for a Comprehensive Plan in raising substantive questions about the proposed Butterfield development. Three days after walking the site, the Planning Board decided to stop its formal review of developer Paul Guillaro's Butterfield plan before it really began. Instead the board intends to organize a public meeting to obtain the community's view of needs and concerns.

March 8, 2012 Candidates Agree on Citizen Participation in Butterfield Debate, Disagree on Details:

Cold Spring's three contenders for two open trustee posts on the Village Board last week agreed on the desirability of strong citizen participation in shaping the Butterfield Hospital redevelopment and on the need to consider consolidation of government services. The three (in alphabetical order) Matt Francisco, incumbent Trustee Chuck Hustis, and Tom Rolston,

The three candidates predicted it would take months to finish the approval process for Butterfield. Rolston said he anticipates reaching the final approval stage by the end of the year. Francisco estimated it would take roughly a year and Hustis also picked March of next year as the end-point for sign-offs.

April 2, 2012 Post Office Takes Step Toward New Home in Butterfield:

As the proposed redevelopment of the Butterfield property continues to unfold, the idea of putting the post office there moved from possibility.

All along, plans by Butterfield Realty's Paul Guillaro have involved a zoning change for the hospital parcel, but previously attention focused on a more sweeping code revision to permit a Planned Unit Development (PUD) that would contain not only housing for modest-income senior citizens but more upscale condos for wealthier retirement-aged buyers, plus an inter-governmental municipal building and retail space.

April 14, 2012 Village Butterfield Charrette:

With a focus on consensus-building, Cold Springs' charrette on the old Butterfield Hospital property this coming Saturday (April 14) will feature a look at the developer's proposed plans for the site as well as some alternatives and a discussion of how the redevelopment fits in with the village's Comprehensive Plan, village officials announced this week. On Thursday (April 12), to help the public visualize possibilities ahead of the charrette, the village also made [available on the village website](#) new drawings showing alternative development possibilities.

April 24, 2012 Planning Board Dumps Market-Rate Housing Idea for Butterfield:

In a dramatic shift from previous ideas for the former Butterfield Hospital, the Cold Spring Planning Board Tuesday (April 24) called for eliminating all the market-rate, upscale condominiums envisioned for the site and focusing on modest-income rental units for senior citizens, plus more walkability, or pedestrian-friendly accessibility.

May 8, 2012 Guillaro and Planning Board Agree to Closed Session to Break Impasse:

After about an hour of back-and-forth with references to property rights, process, and PUD rezoning, the Cold Spring Planning Board and Butterfield LLC's Paul Guillaro agreed to a mini-workshop to try to resolve differences on such issues as including market-rate condos in the redevelopment.

May 9, 2012 Paul Guillaro Withdraws Petition and Application:

Paul Guillaro submitted a letter to the Mayor and members of the Board of Trustees to withdraw the petition and application sighting that the approval process has become too time consuming, costly and frustrating.

May 10, 2012 What's Next on Butterfield?

The Cold Spring Village Board Thursday (May 10) briefly touched on the highly charged topic of the Butterfield redevelopment after developer Paul Guillaro's sudden pull-back from the project on Wednesday left elected officials and residents wondering "now what?"

May 17, 2012 Butterfield Blues - Elected officials express regret, hope about project:

In the wake of developer Paul Guillaro's withdrawal of his request for rezoning of the Butterfield tract and apparent retreat on redevelopment plans, local elected officials expressed both disappointment and hope that project can be revived. Guillaro, of Butterfield Realty LLC, said "there are no plans at all for Butterfield as of right now."

County Executive MaryEllen Odell also expressed regrets. "It's disappointing. It's a shame. It was really, really going to benefit the residents," she said Thursday afternoon. Odell mentioned her long-standing conviction that "the residents of the western side of the county have been underserved." According to Odell, the project would've answered the call unanswered for decades by allowing the county to bring such services as the Department of Motor Vehicles, personnel staff, sheriff's office, and other departments to Philipstown.

May 22, 2012 Maybe Rezoning Can Revive Butterfield

Cold Springs' Village Board Tuesday night (May 22) took steps to revive the Butterfield redevelopment project through creation of a conceptual rezoning for the tract, instead of more ambitious Planned Unit Development rezoning for the seven-acre site. The move came in a round-about way: Specifically, the board voted 5-0 to ask the village Planning Board for its input on a conceptual rezoning.

June 5, 2012 Butterfield Still Alive - Gallagher describes it as amorphous, in need of focus

The shift from a once very public consideration of the Butterfield development to a more opaque yet-to-be defined process was on a brief display last Tuesday (June 5) at the regular monthly meeting of the Cold Spring Planning Board.

June 12, 2012 Village Board Drafts Butterfield Rezoning Law - Proposes multi-government and mixed-use structures

Accelerating the push to save the post office and simultaneously revive the Butterfield project, Cold Springs Village Board Tuesday (June 12) proposed a zoning amendment to allow all levels of government as well as mixed-use buildings on the old hospital site. The board - . mayor and four trustees - . sent the draft code change to the village's Planning Board for review and comment within 30 days.

June 19, 2012 Planning Board Reports Butterfield Recommendations:

At a workshop meeting last Tuesday (June 19) the Planning Board finalized its report to the Village Board wherein it laid out what it believes are the significant challenges facing the community in allowing development of the site as well what it believes are the guidelines the Village Board should use to reach a negotiated development plan.

July 9, 2012 Zoning Code Amendments Draw Caution:

The Cold Spring Village Board of Trustees wants to amend the village zoning code for B4 districts (designated for medical and healthcare facilities) to allow for the location of different levels of government offices and to permit greater mixed-use development as well.

The Planning Board believes amending B4 zoning, to allow mixed uses, consisting of two or more uses permitted or specifically permitted in the district, is all right as long as some brakes are applied. Otherwise they see a developer having too much leeway as a matter of right under the amended section.

July 24, 2012 Guillaro Agrees to Present New Plans to Board

Developer Paul Guillaro intends to return to the Cold Spring Village Board July 31 to present a new concept for the former Butterfield Hospital property, Mayor Seth Gallagher announced on Tuesday (July 24) at a Village Board workshop.

The board agreed to put Guillaro's presentation at the top of its next agenda. It's a hot-ticket, hot-topic item, +Trustee Charles Hustis observed.

July 31, 2012 Guillaro Presents New Design for Butterfield:

Butterfield Hospital developer Paul Guillaro Tuesday night (July 31) unveiled a new concept for his on-and-off-again project, trading ideas with residents and the Cold Spring mayor and trustees at a Village Board workshop.

During an approximately 50-minute presentation, Guillaro of Butterfield Realty LLC, the site's owner, and planner-illustrator Ray Curran outlined the resurrected, reconfigured project. It would consist of three single-family homes on Paulding Avenue, 55 condominiums for retirement-age buyers, an intergovernmental municipal building-cum-community/senior center with a post office, and an office-retail square+along Route 9D.

August 6, 2012 Butterfield Committee Walks Site:

Trailed by a few members of the public, the new inter-board Butterfield Project Committee got down to business Monday (Aug. 6) with a one-hour walk around the former hospital grounds before conferring in the Cold Spring Village Hall for another 90 minutes.

Led by Mayor Seth Gallagher, rolling a measuring wheel, the committee members began by viewing the intended locations of the three stand-alone residences on Paulding Avenue, four market-rate condominiums for retirement-aged buyers, an inter-governmental municipal building and post office, and a cluster of commercial offices and shops. Guilaro, of Butterfield Realty LLC, the property's owner, participated in the tour.

August 27, 2012 Butterfield Committee Scraps Over Hospital Demolition:

The tumultuous process leading to ultimate approval, or rejection, of the proposed Butterfield Hospital project continued Monday night (Aug. 27), with scrapping among Butterfield Project Committee members over demolition of the old hospital, the detail and length of scrutiny appropriate for a preliminary concept plan, and the role of non-elected advisory boards.

Loss of the village post office if the Butterfield project dies likewise loomed large, and the discussions only got tenser when the Cold Spring Planning Board announced a desire to become the lead agency on the project for purposes of certifying local compliance with state laws.

HDRB members have opposed Guilaro's idea of tearing down the hospital.

Guilaro informed the committee, "I'm not going to develop this project with that [old hospital] building there. It's just not economically feasible."

Guilaro informed the committee that the post office wants to install temporary trailers on the Butterfield site, to use when its lease runs out at the Foodtown Plaza this fall. "I don't have a problem with it as long as we're going to be moving ahead with the plans," he said. "I'm not renting space to the post office so the project can just sit. I need to have some direction in the next couple of months."

August 28, 2012 Board Looks to Changing Law to Aid Hospital Demolition Process - Removing sole authority from HDRB:

To get the Butterfield project underway and save the post office, the Cold Spring Village Board Tuesday (Aug. 28) discussed a daring and perhaps last-ditch tool - revising village law to remove sole authority over historic-district demolitions from the village's Historic District Review Board and allow buildings to be torn down for important public reasons.

Guilaro maintains he cannot proceed without razing the derelict old Butterfield Hospital and openly declared his intent last October when he unveiled plans for redeveloping Butterfield. However, Historic District Review Board members have voiced opposition to demolition. The HDRB scheduled a workshop for next Wednesday, Sept. 5, on the issue.

September 18, 2012 HDRB Challenges Mayor, Attorney on Butterfield:

Members of Cold Spring's Historic District Review Board (HDRB) repeatedly clashed with the mayor and village attorney Tuesday night (Sept. 18) over issues related to the Butterfield redevelopment project, including the definition of a historic building, criteria for HDRB decision-making, and whether village officials want to dictate how the HDRB handles a specific application or instead ensure that it correctly applies the village code of law.

September 25, 2012 Guilaro Asks Village Board to Take Decisive Role:

Paul Guillaro of Butterfield Realty LLC returned to the Cold Spring Village Board at its workshop Tuesday (Sept. 25), after meeting with resistance from the Historic District Review Board (HDRB) in a workshop last Wednesday (Sept. 19). He brought up the issue of expediting the rezoning of the site and asked the Village Board to step up and take charge of the situation.

An audience of about 20 gathered for this segment of the Village Board workshop, perhaps expecting to see fireworks from a frustrated Guillaro. After resubmitting a plan early this summer to develop the Butterfield property that reflected improvements from an earlier, withdrawn project, Guillaro met with hesitation from the HDRB concerning his plans to demolish the hospital building.

September 26, 2012 HDRB: 1963 Hospital Can Go but Disagrees on 1941 Wing - Guillaro only willing to use 1925 core

In a session that produced both progress and another impasse, Cold Spring's Historic District Review Board (HDRB) Wednesday night informally agreed - if in one case reluctantly - that the 1963 portion of the old Butterfield Hospital can be demolished. But in a workshop session with property developer Paul Guillaro, the board split on whether the hospital's 1941 wing could likewise be torn down: Two members voted *no* in an unofficial tally, two said *yes*, and the fifth was uncertain.

All agreed that the original 1925 hospital core merits saving - and Guillaro concurred. Nonetheless, the apparent common ground on that score produced no happy ending, as Guillaro balked at demands he save the 1941 construction as well.

October 8, 2012 Historic Preservation Expert Adds Fuel to Butterfield Fire:

On Monday, Oct. 8, the Cold Spring Village Board and the Historic District Review Board (HDRB) met with Julian Adams of the New York State Historic Preservation Office (NYSHPO). Adams is community liaison coordinator, charged with helping local governments with historic preservation efforts. He has written local laws on historic preservation and was called by both boards to help them interpret the Village Code and come to an understanding on the role of the HDRB.

At Tuesday's meeting of the Village Board, Gallagher responded to a liaison report written by the HDRB and presented by Francisco, which summarized Monday's meeting with Adams. Gallagher called Adams' interpretation of the code *odd* and described some of his statements as *strange* and contradictory, referring to the issue of complete demolition not being defined as an alteration.

He also called the HDRB's report *wacky* and downplayed the importance of Adams' opinions, since he is not an attorney. When asked by the mayor for his take on the situation, Gaba said he would have to listen to the recording of the meeting before making any statements.

October 10, 2012 Permit Sought to Demolish Butterfield

Matt Moran of Butterfield Realty LLC, which seeks to establish a mixed-use development on the site, appeared before the board with an application for a certificate of appropriateness, which, if approved, would permit the demolition of most of the building. The original 1925 structure would be razed along with additions completed in 1941 and 1963. The Lahey Pavillion, which houses a number of medical offices, would remain intact.

October 15, 2012 County Legislator Candidates Discuss Differences on Sales Tax, Butterfield, Snake Hill Road

Both candidates backed use of the Butterfield Hospital property for county offices, a component of developer Paul Guillaro's plans, which have sparked conflict among members of the various Cold Spring village panels with decision-making roles.

Butterfield has been vacant 20 years. It's an eyesore," said Scuccimarra. "Let's not miss this opportunity. This is a prime place to put services, and Putnam County is willing to do so, she said. "This is a community issue. It affects all of us." Among other things, "we need a new municipal building, given the inadequacies at Town Hall, built in 1867, as well as a senior-citizen center, she said. "It's imperative we do this, for aging residents. "This is a tax-positive project, that Guillaro proposes, she added. "I think we're getting bogged down by all the boards and committees, at the village level, she said. "Just build it. We need it."

"I agree that this is a golden opportunity, and these do not come every day," Rosario stated.

November 27, 2012 Public Backs Guillaro Plan for Butterfield; Some Skeptical of Zoning Revisions:

The public Tuesday night overwhelmingly backed developer Paul Guillaro's plans for redeveloping the old Butterfield Hospital property but often termed a related proposed rezoning too broad and sought changes to the draft law.

In a long session notable for its amicability, in contrast to the acrimony of previous meetings about the Butterfield property, elderly residents also strongly endorsed inclusion of a senior-citizen center in the proposed complex while elected officials, including Putnam County Executive MaryEllen Odell, described the benefits of the project. They spoke at a public hearing convened by the Cold Spring Village Board to consider changes to the B4 zoning that now governs the Butterfield property and Chestnut Ridge senior-citizen apartment complex across Route 9D from Butterfield.

"There's no beginning and no end to what the county would like to see offered here," she said, listing outlets of the department of motor vehicles, social services, personnel, senior-citizens outreach (and center), veterans assistance, and more. At the county, along with seeing a chance to provide better services, "we see this as a revenue stream," Odell said, explaining that when western Putnam residents go north to Dutchess County to get their drivers licenses or visit similar agencies, "money is leaving this county."

Village Attorney Stephen Gaba said that "we could certainly craft a PUD zoning law to match the [Guillaro] plan spot-on, and prevent anything unwanted on the site. However, he noted, Guillaro's plan, the one the public endorsed Tuesday, involves demolition of the hospital. "Eventually, that issue is going to be sorted out, one way or another," he said. Meanwhile, if the village wants to find a way to save the post office by putting it on the Butterfield site, "you're going to need a zoning change for that."

December 5, 2012 At Hearing Public Calls for Either Demolishing Butterfield Hospital or Saving Original 1925 Core

In a three-hour public hearing held by the Cold Spring Historic District Review Board Wednesday night, Dec. 5, a series of local residents advocated demolishing the decrepit old Butterfield Hospital, though others called for preserving the original 1925 core and said the issue is not an either-or question of either saving or destroying the entire structure.

The HDRB also heard a lawyer for the developer warn against prejudgments - a remark prompted by dissemination of a new HDRB report that can be read as an argument against demolition.

Guillaro's lawyer, Barshov, pointed out that the only question before the HDRB is one of "yes" or "no" of approving the request for demolition of the whole hospital. "It would be arbitrary for it not to be

granted,+he said. Once the basic question of demolition is resolved, other ideas and proposals can be negotiated, he said.

December 11, 2012 Butterfield Rezoning Likely to Depend on Concept Plan:

The Cold Spring Village Board Tuesday night reviewed draft rezoning intended to protect the village from any redevelopment schemes for the old Butterfield Hospital property that fail to implement the concept plan created with public input over the last several months.

In two separate but similar drafts given the board, the B4-district zoning changes needed for the proposed project would only become valid if the developer %substantially+ adheres to the concept plan. Should redevelopment take a different form, the new zoning, setting up a B4-A Medical and Healthcare Facility Mixed-Use district, would apply, and the current B4 provisions would remain in place.

December 19, 2012 HDRB Members Cite Reasons for ‘Yes’ Vote on Hospital Demolition

Noting their hours of research and review and need to balance complex concerns, two members of the Cold Spring Historic District Review Board say they ultimately voted for demolition of the old Butterfield Hospital because of issues of the hospital’s %historic fabric+and an inability to save only part of the structure.

December 19, 2012 Demolition of Butterfield Hospital Approved

The Cold Spring Historic District Review Board voted 4 to 1 on Wednesday night (Dec. 19) to allow demolition of the former Butterfield Hospital building. As conditions for its approval, it demanded a professional architectural and historical photographic survey of the structure before demolition and retention and re-use of an interior memorial arch from the hospital.

Paul Guillaro of Butterfield Realty LLC, the property’s owner, publicly thanked the board after the vote, commending its hard work.

January 24, 2013 Butterfield Zoning Change a Fateful Step

Next week on Tuesday, Jan. 29, the public may have its last chance to let the Cold Spring Village Board of Trustees know its views and concerns about the proposed Butterfield project. The hearing is specifically intended to gather citizen input on the upcoming trustee vote on amending the village zoning code to permit a much broader use of the 5.7-acre property the old Butterfield Hospital occupies along Chestnut Street (Route 9D).

The vote to come in the days after the hearing is not on the project itself, but since the zoning change is formally described as %conditional+ in the proposed amendment · conditional on the eventual detailed site plan for the project conforming to what is now known as the concept plan · approval of the zoning change, which was drawn up specifically at the request of Butterfield Realty LLC (the developer), will be seen by many as tantamount to a formal blessing from the Village Board, if in fact they approve the change. Certainly Mayor Seth Gallagher believes that, as he pushes hard for approval of the zoning amendment.

January 29, 2013 Residents Reject Butterfield Zoning Proposal

Residents threw a reservoir of cold water on the Cold Spring Board of Trustees’s proposed B4A zoning change for the Butterfield property at last Tuesday night’s (Jan. 29) public hearing as speaker after speaker railed against the idea.

The proposed change would authorize a new multi-use zone allowing for senior citizens housing, commercial buildings, the presence of all levels of government services and the construction of

single-family homes. The amendment would also require that the actual site plan conform to the concept as already presented to the board by Butterfield Realty LLC.

Fifteen of the evening's 20 speakers spoke before an audience of perhaps 75 against the zoning change, bringing to bear an assortment of objections to and questions about the project. Further bolstering the overwhelmingly critical reaction were several negative-only letters from people who could not attend, read into the record by the slightly shell-shocked trustees at the close of the hearing. One missive was actually a petition against the zoning amendment signed on by 59 people (a few of whom also spoke at the hearing).

A few speakers, including County Legislator Barbara Scuccimarra, Comprehensive Plan Board chairman Michael Armstrong, former trustee Airinhos Serradas and former Planning Board member Joseph Immorlica, urged quick action on the zoning amendment approval as a way of moving the project forward after so long a period of consideration.

Armstrong suggested residents "don't look for too much at this stage." He described the process as an ongoing negotiation that could yield beneficial results, including greater tax revenue for the village. Serradas also dwelled on the likely enhanced tax revenue and the benefits it could bring the village. He also said it was important to "show Albany we can govern before they decide to move on consolidation [of local government]."

John Cronin, whose Paulding Avenue house sits across the street from the 5.7-acre Butterfield site, made the most personal statement in favor of the zoning. "I live across the street from a junkyard. I look at it everyday. I bought the house (10 years ago) believing Cold Spring was the kind of community that wouldn't let it stay that way. I was wrong." Cronin said he hadn't seen a better plan offered for the property and that he would personally be watching carefully to see Guillaro complied with the concept plan. Cronin is a noted Hudson River environmentalist. "Don't let the perfect be the enemy of the good," he urged.

February 4, 2013 Guillaro Pulls Plug on Butterfield Rezoning

For the second time in a year, developer Paul Guillaro has withdrawn plans for the Butterfield Hospital property on Route 9D. In a brief letter to the Cold Spring Village Board of Trustees dated Feb. 4, Guillaro asked the board to suspend all consideration of the proposed B4A zoning amendment. That idea ran into a buzz-saw of opposition at a public hearing on Tuesday, Jan. 29.

In his letter, Guillaro also said he had asked his consultants to draw up plans for a "single family as-of-right R1 application to the Planning Board." R1 is allowed under the current B4 zoning.

Guillaro's new tact would also eliminate the possibility of a new home for the post office, a new senior citizen center and other governmental services long spoken about by county, town and village officials. The withdrawal of his request for re-zoning will cast those issues into a harsher spotlight.

February 12, 2013 Mayor Says No Alternate Location for Post Office

Mayor Gallagher says if the Village cannot move forward with Butterfield, it will no longer have an alternate site for the Post Office. Mayor has requested the Board of Trustees get involved, take a stand and communicate with the public on why it is important to maintain these services within the Village.

Shirley Norton (public resident in attendance) asked the Board of Trustees to be proactive and support Guillaro

February 26, 2013 Board discusses with Guillaro concerns from Public Hearing

The Board discussed concerns from the public hearing with Guillaro. A couple of the concerns were that the public had suggested specifying the square footage and limiting the retail space to the first floor only and that the threat of losing US Post Office is a concern.

Guillaro requested the following from the Board (1) Support of the Village Board to get the project complete (2) A timeline on the project which Gaba was directed to provide for Guillaro's proposal and (3) he would like to know all of the Board's issues and concerns. Guillaro agreed to continue with the proposal after the discussion with the Mayor and Board of Trustees.

Mayor Gallagher moved to express support for a zoning change that would allow for the Post Office to relocate at the Butterfield site. Trustee Falloon seconded the motion. The motion to support the zoning change was unanimously approved. Town is not notify Foodtown, Mayor to notify Hickey from the US Post Office of this as a possible proposal.

Guillaro noted that Michael Bowman presented him with a packet and provided to the Board 23 statements signed by 25 Philipstown Seniors showing their support of the Butterfield project.

March 12, 2013 Gaba provides draft timeline for the Butterfield project

Mayor Gallagher provided a recap of the accomplishments occurring during his tenure which he included his work to protect the post office in the Village and working town and county services on this side of Putnam County with the Butterfield Development.

Gaba prepared a draft timeline for the Butterfield project. He described the issues related to SEQRA review and estimated that the timeline for adopting a local law would realistically be five to eight months.

March 26, 2013 Gaba suggests Butterfield have only one SEQRA Review

Gaba reported on progress with the Butterfield project after speaking with Guillaro, Tim Miller and Rick O'Rourke. At present, the timeline is too lengthy because two SEQRA reviews were going to be done. Gaba suggested that there be only one SEQRA Review which would shorten the time line and that the site plan should be more specific which would also help to shorten the timeline. The Local Law should be tightened up to reflect the Village's requirements to the concept plan and the Village Board should declare their intent to be lead agency.

April 3, 2013 Discussion on Butterfield Timeline

Board of Trustees discussed lead agency designation, referral of revised draft to engineering and planning consultants. Mayor Falloon requested the information be forwarded to the Planning Board prior to making any declaration of intent to be lead agency for the Butterfield project.

April 23, 2013 Discussion on Butterfield Timeline

Guillaro and Moran provided an updated concept plan showing the removal of the three free standing garages, and the placement of a community center connecting buildings 4 & 5 with building 6. Moran, Guillaro, Gaba and Village Board discussed the proposed zoning code relating to Butterfield.

Local Law to Amend Village Code Chapter 134 by Amending Village Code Sections 134-3, 'Listing of Districts', 134-4 'Zoning Map' and 134-15, 'Regulations for B -4 Designated Medical and Health Care Facility District. Discussions between Guillaro and Trustee Board members in addition to additional

input from the public, all were in agreement to edit the code and bring it back to the Board. If they are in agreement with the changes, it will go to the Planning Board for their input and when all parties are in complete agreement, a public hearing will be scheduled. The draft local law will be presented to the Board on May 7, 2013.

May 4, 2013 HDRB review Butterfield Zoning

HDRB agreed to review the proposed local law to amend the zoning of the Butterfield site to B4-A to be submitted to Village Board by May

May 7, 2013 Introduce Local Law Amending B-4 Zoning and Resolution to Declare Intent to be Lead Agency by the Village Board

Gaba, by email response, suggested that if/when the following resolutions are adopted, the Village Board should consider hiring an engineering consultant and traffic engineer to review the EAF and provide comments to the Village Board for SEQRA. The Village Board may also want to consider hiring a planning consultant for the same purpose. If these consultants are hired now (during the 30 day period to finalize lead agency status) they should be in a position to render reports to the Village Board in June and keep the ball rolling on the project.

Resolution No. 24-2013 Introduce Local Law Amending B-4 Zoning (See Cold Spring web page for entire resolution) voting was unanimous

Resolution No. 25-2013 Declare Intent to be Lead Agency for the B-4 Zoning Change (see Cold Spring web page for entire resolution) voting was unanimous

May 22, 2013 Board of Trustees and Planning Board meet to discuss Butterfield

Gaba, Board of Trustees and Planning Board discussed the draft B-4 zoning changes relating to the Butterfield project. (Planning Board attendance - Jimmy Zuehl, Arne Saari, Barney Molloy and Dick Weissbrod). Planning Board points:

2.4 (c) The locations of the buildings shall not be altered by more than 15 feet in any direction . need coordinates shown.

2.4 (d) The orientation of the individual buildings depicted on the Concept Plan shall not vary more than 10 degrees, except for the three proposed single family homes . need coordinates shown.

2.4.(e) Gateway Park Area- should be noted HOA ownership.

2.5.A Site Plan review and approval. HDRB not mentioned. Also, the applicant usually pays for consultant fees. Gaba to check into this.

2.5.B (4.)(2) the community space required by Section 134-16(G) (3) (a) (11) need be only five percent of the total floor area of the buildings if outdoor community space equaling at least five percent of the total floor area of the buildings is provided . needs to be described as to height, width and length.

2.5.D.(4.) Front Yard and 5.D.(5.) Side Yard . need to indicate rear setbacks on concept plan.

2.5.E.(6) ...and (b) with the following exceptions: up to two bedrooms may be provided per unit with occupancy limited to no more than two persons... The number (1) should be inserted before the word up.

It was also noted that the document does not address utilities or storm water run-off.

The Village Board approved a resolution of intent to be Lead Agency. The Planning Board conceded that they have 30 days to challenge.

June 11, 2013 Board of Trustees and Planning Board meet to discuss Butterfield

Mayor Falloon spoke about hiring engineering and planning consultants to assist with consideration of the Butterfield project. Concerns were brought forth about receiving payment from the applicant for these expenditures and Gaba recommended receiving a separate escrow agreement letter with the applicant prior to incurring costs.

June 18, 2013 B-4 Zoning change Engineering Reviews

Guillaro, Moran and Tim Miller attended Trustees meeting regarding the B-4 zoning change. Barton and Loguidice, Planning and Engineering working with the Board pro-bono looking for a contract from the Village of Cold Spring for not only the Butterfield project but for any other projects that may come up in the future. The standing boards were invited to join this meeting to voice their concerns regarding the **draft changes to the B-4 district**. (Planning Board attendees Jimmy Zuehl, Dick Weissbrod and Barney Molloy; HDRB attendees Carolyn Bachan, Kathleen Foley, and Mike Bowman; ZBA attendee was Marie Early; and Special Board attendees, Mike Armstrong and Anne Impellizzeri.) Planning Board Chair, Jimmy Zuehl read their concerns, Guillaro and Tim Miller said they could work with these. HDRB speaker, Carolyn Bachan read their concerns ending with their thoughts that this could be taken as **spot zoning**. Both Guillaro and Tim Miller took offense to most of their concerns. Special Board had no comments regarding the B-4 zoning changes. **Lead Agency** for the Butterfield project will be decided by the next Village workshop meeting.

June 26, 2013 Village Board rescinding its resolution to be lead agency

PSK Supermarkets, Inc (Foodtown) correspondence was read at Board of Trustees meeting requesting there be no further delays in the approval process of the Butterfield project so the Post Office can move into its new quarters and the renovations can take place for Foodtown as the renovations have already been delayed for two years.

Declaration of Lead Agency for the Butterfield Project RESOLUTION NO. 30–2013 Village Board rescinding its resolution declaring its intent to be lead agency in SEQRA review of the Butterfield Project (see Cold Spring web page for entire resolution) voting was unanimous. NOTE: After consultation with the Planning Board and the project sponsor, the Village Board decided that the Planning Board is more suited to lead agency status on this project.

July 2, 2013 Change from Barton & Loguidice Engineering to Putnam Engineering due to Planning Board being Lead Agency

Putnam Engineering (Mr. Cameron) stated the fact that they were not informed about the ability for them to put in a proposal for the upcoming work for the Butterfield property. Mr. Cameron was informed that there was no RFP requested for this because Barton & Loguidice came forward and spoke with the Mayor to do the work and a contract was submitted. Board of Trustees decided that because the Planning Board is now the lead agency, the Planning Board should decide who they want to work with as an engineering firm. Mayor Falloon hopeful that a decision will be made by July 3rd Planning Board meeting.

July 9, 2013 Planning & HDR Board liaisons

Planning Board Liaison- At July 3rd meeting, the Planning Board passed a resolution to declare their intent to be lead agency for review of the Butterfield project. By majority vote, Barney Molloy was nominated as chair of their board.

Historic District Review Board liaison- Kathleen Foley was voted Vice Chair. The board is preparing comments on the environmental assessment form for the Butterfield project and is awaiting new timelines from the Planning Board.

July 10, 2013 EAF Discussion with HDRB

HDRB discussed its comments on the Expanded Environmental Assessment Form for proposed Butterfield site. Review and boards comments to be provided to lead agency.

July 16, 2013 Need for formal application from Butterfield Realty LLC

Barney Molloy, Chair of the Planning Board asking for formal application from Butterfield Realty LLC or a referral from the Village Board to the Planning Board. The board acknowledged that they had not received a formal application. Mayor Falloon will follow up.

July 25, 2013 Attorney review of Butterfield

Guillaro and Barshov attended Trustees meeting regarding progress on the B-4 zoning change for the Butterfield project. Guillaro noted that there was a timeline set and agreed upon by the Village attorney and the Board but that the timeline is not being followed. The Board has not approved the hiring of a law firm nor a planning and engineering firm which is causing him further delay in getting this project started. Mayor Falloon stated that the firm they had in mind was charging \$240 per hour and because that was beyond the means of the Village budget, he did not feel it fair to pass this cost on to Guillaro as in the end, it is Guillaro's project and he would be responsible for the incurred costs. Barshov said that the price was not unreasonable and Guillaro agreed to pay the fees incurred. Mayor and Board agreed to hire the firm of Wormser, Kiely, Galef & Jacobs LLC with attorney Anna Georgiou representing the Board for special projects starting with the Butterfield plan.

Board Chair, Barney Molloy, send correspondence to Trustees stating their intent to be Lead Agency for the SEQRA Review of the Butterfield Redevelopment Project, including zoning changes, site plan approval and related development approvals for the proposed construction of new buildings on the site. Motion was carried by unanimous vote for Mayor Falloon to sign a No Contest for the Planning Board to take over Lead Agency.

August 21, 2013 Planning Board declared lead agency for SEQRA review and Overgrown grass site concerns

Bill Bujarski to contact Butterfield and have overgrown grass cut

September 4, 2013 HDRB Review of Code Chapter 64

HDRB and Bill Hurst, attorney in private practice in Albany (past Director of Legal Services in 2000-2009 for Preservation League of NYS) update the HDRB Code Chapter 64. Hurst felt that what is missing from the existing code is a section indicating that, "The Commission may designate a group of properties as a historic district if it contains properties which meet one or more of the criteria for designation as a landmark and by reason of possessing these qualities it constitutes a distinct section of the village". He felt that if that had been in place, there would have been less confusion relating to the designation of the Butterfield Hospital.

September 10, 2013 County Executive Odell sends letter to the Village of Cold Spring

Trustee Francisco clarified a statement made in recent correspondence from County Executive Odell that she fully expects that the Village Planning Board will approve the application at their 9/18/2013 meeting. Trustee Francisco pointed out that this is a legislative matter and a lot needs to happen prior to an approval.

September 16, 2013 Senator Gipson support letter to Village of Cold Spring

Senator Terry Gipson wrote a letter of support for the Butterfield Project to move forward. Stated there are state grants and funding opportunities that could help upgrade the sidewalks/crosswalks, parking and traffic flow along Route 9D. In addition, the project may qualify for municipal consolidations grants.

September 18, 2013 Site Visit for Planning Board and Zoning Board

Planning Board members and Zoning Board of Appeals Liaison made a site visit to Butterfield to get a sense of the scale, location and traffic at the site. ZBA is discussing options and will make recommendations to the Village Board.