



VILLAGE OF COLD SPRING
**PLANNING
BOARD**

85 MAIN STREET
COLD SPRING, NEW YORK 10516

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MEETING MINUTES FOR JANUARY 25, 2024

The Village of Cold Spring Planning Board held a Meeting at Village Hall and via videoconference on Thursday January 25, 2024. Members present at Village Hall: Chairperson Jesse St. Charles, Ben Cheah, Kevin McGrory, and Henry Feldman. Hilary Hart was absent. Jonathan DeJoy, Esq., Village Attorney was present via videoconference. The Meeting was called to order at 7:01 p.m.

1. Chairperson Remarks

J. St. Charles remarked he is pleased to preside over the first Planning Board meeting of 2024 with the other new members. He stressed that the role of all the standing Village Boards is achieving and protecting the vision as set forth in the Village Comprehensive Plan and Village Code.

Specifically referring to the Planning Board, J. St. Charles stated that its critical function is shaping, and constraining land usage. The Chairperson's role is to facilitate the Board's work to ensure a fair and speedy process for applicants, maintain the public trust, and ensure the achievement of expressed Village goals. He commended the work of previous Boards, and thanked former Chairpersons Yaslyn Daniels, Matt Francisco, and the late Jack Goldstein for their service. Lastly, he thanked the new members for giving their time and attention to this first meeting and all the sessions to come.

2. Opportunity to Request Vote to Add/Modify Agenda Items – No requests.

3. Approval of Minutes – None.

H. Feldman commented that he became involved in Village activity via the Fjord Data Committee. He noted that the Committee has been collecting vehicular and pedestrian traffic data which is a significant concern of the Village. He further noted that flooding and rising water levels are major concerns right now.

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K. McGrory also expressed a great concern around recent flooding and personally experienced the recent flooding of Metro North tracks. The Board should consider storm water management, old and new flood zones in making decisions going forward.

B. Cheah commented on the staggering amount of water flowing into the Village during storms. He further commented on the dangers of speeding on Route 9D, Route 301, and Village roads.

4. New Business

Workshop: 133-135 Main Street Change of Use. 48.8-6-43.

James Hartford, Architect, present at Village Hall. Building Renovation, Porch Replacement, and Rear Additions. Application materials were provided to all participants.

By way of introduction, J. St. Charles commented that the purpose of workshop is to ensure that the Board has all information needed to determine readiness of an application for a public hearing. Rather than reaching judgment on the merits, the workshop permits the Board to question the applicants, request further detail and/or materials and ensure that the application fully complies with the law.

Structure

J. Hartford described the project as follows:

- Convert the first-floor single-family residential unit to create a second commercial space;
- Remove covered front stoop porch;
- Replace front masonry steps;
- Construct an entire covered porch on the front first floor;
- Remove and completely replace existing rear addition with new construction to match existing rear-yard previous additions;
- Convert single-family residence on second floor to two (2) apartments accessible from new staircase to upper rear deck;

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- Rear yard access for both commercial and residential tenants;
- Rear deck behind first-floor commercial space will be accessible by steps;
- Rear access to basement steps for laundry and facilities;
- Replace existing six (6) fence in rear yard.

J. Hartford noted that the conversion of the front first floor can be accomplished only with the purchase of the front yard area from the Village. The negotiated purchase is near completion with all paperwork including metes and bounds submitted to the VBOT.

Parking

J. Hartford calculated the number of required spaces under the revised Code is four (4) in total - two (2) commercial and two (2) residential. J. St. Charles noted that the existing driveway on the subject property counts as one space only (§134-17[M][2]).

B. Cheah inquired about the dimensions of the rear yard setback and would it be deep enough to accommodate additional parking spaces. Referring to the Zoning Conformance Chart on the site plan, J. Hartford replied 30.5 feet and the option was briefly discussed with J. Hartford.

J. DeJoy explained the two (2) options for applicants for parking:

- Seek a variance for three (3) off-street parking spaces from the Zoning Board of Appeals ("ZBA");
- Seek parking waivers from the VBOT (upon a written recommendation from the Planning Board) and pay a parking impact fee.

Board Comment

J. St. Charles commented that the Board will want to see detailed plans for lighting, trash and dumpster locations, and rear landscaping and screening, given the adjacency to residential zone. Discussion surrounding plans to correct the existing hazardous pitch problem of the front entry. Site plan details steps for front porch access from either the west or east side. Applicant will also consider ADA accessibility.

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5. Board Business

Document Review and Training


J. St. Charles suggested members should become familiar with Chapter 21 - Planning Board and Chapter 134 - Zoning Law, without too much focus on the PMU (Marathon site) at this point. Members should also become familiar with the Village Comprehensive Plan.

J. DeJoy recommended a training session which will focus on a general overview of Planning Board procedures, Open Meetings Law and SEQRA. The training will take place on February 6, 2024, between 4:00 p.m. and 6:00 p.m.

6. Adjournment

K. McGrory made a motion to adjourn the meeting. H. Feldman seconded the motion, and it was approved by a vote of 4-0-0-1 (H. Hart absent). Meeting adjourned at 7:53 p.m.

Prepared by: Karen Herbert

 _____ 3/28/24
Jesse St. Charles, Chair Date

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