

**Village of Cold Spring
Planning Board
85 Main Street, Cold Spring, New York 10516**

**Meeting
2-28-19**

The Village of Cold Spring Planning Board held a public meeting on February 28, 2019 at 7 pm at the Village Hall, 85 Main Street, Cold Spring, NY 10516. Attending were: Chair Matt Francisco and board members: Stephanie Hawkins, David Marion, Sue Meyers and Lara Shihab-Eldin.

CHAIR'S REMARKS

M. Francisco noted that the Village Board declined to vote on the parking waivers requested by 124 Main St because the building inspector has issued a violation related to the construction. Only a demolition permit had been issued to date.

APPROVAL OF MINUTES

S. Hawkins made a motion to adopt the 2-14-19 minutes as amended. S. Meyers seconded and the motion passed unanimously.

CORRESPONDENCE

None

NEW BUSINESS

15 Main St. Proposed change of use from retail/office to mixed use café/residential.

Juhee Lee- Hartford, of River Architects presented a site plan and described the proposed change of use. During the discussion it was noted that:

- The front of the building will be a commercial use and the back a rental unit
- The applicant has approached the Village Board to offer to purchase the front stoop land from the Village
- The building extends to the property line on all 4 sides
- The ground floor is to be raised to mitigate flooding hazards
- Some windows (facing into adjacent properties) will be closed off. Other windows will be replaced (with energy-efficient products)
- Will the type of commercial use impact the number of parking waivers required?
- There will be no cooking or kitchen in the commercial portion of the building
- There is an existing carport that can accommodate one vehicle
- Owner has other parking spaces nearby: can these be used to offset parking waivers? The parking has to be accommodated on site or through parking waivers for commercial uses.
- Application will be filed without the front sidewalk. After its purchase, a site plan amendment will be filed. CSPB suggested that the sidewalk be purchased first to reduce the required number of appearance before the boards

- Exterior lighting fixture cut sheets to be submitted

PUBLIC COMMENT

None

BOARD BUSINESS – None

ADJOURNMENT

S. Hawkins made a motion to adjourn. D. Marion seconded and the meeting adjourned at 8:10 pm.

Submitted by M. Mell

Matthew Francisco

9/26/2019

Matt Francisco, Chair

Date: