

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

**Meeting
4-11-19**

The Village of Cold Spring Planning Board held a public meeting on April 11, 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 and Sue Meyers. David Marion and Lara Shihab-Eldin were absent.

CHAIR'S REMARKS

The owner of 124 Main Street has purchased the stoop from the Village.

APPROVAL OF MINUTES

None

CORRESPONDENCE

ZBA chair Aaron Wolfe has requested a Planning Board opinion of the 21 Parsonage application currently before the ZBA.

NEW BUSINESS - WORKSHOP

3 Rock Street: convert single family residence to a two-family residence. Property is located in the R-3 District. Per village Code Section 134-8E (3), site plan approval from the Planning Board is required. Per village code Section 134-8C (9), a variance is required from the Zoning Board of Appeals for a minimum required square footage (600SF required, approx. 560 SF proposed).

Owner's architect, Karen Parks, presented plans, a current deed and an original sub-division plan showing existing easements and a site plan. Summarizing the project, K. Parks noted:

- Existing one-family home is to be converted into a two-family home, by using some of the existing SF to create the second dwelling
- All construction is within the existing building
- No site changes are proposed
- Parking requirements have been met
- A waiver of the minimum SF requirements for the created dwelling size is being sought from the ZBA
- Plan for the new dwelling is a long-term rental

The Planning Board noted that the project is SEQR Type II and scheduled a public hearing for 4-25-19.

15 Main Street. Change of use from commercial to commercial/residential.

Owner's architect Juhee Lee- Hartford, of River Architects, presented a revised site plan and building plans. Describing the project she noted that:

- An ADA ramp won't fit into the available space in front of the property
- ADA ramp will be located in the side yard area on the west side of the building
- Owner wishes to purchase a portion of the sidewalk from the Village, but Village Trustees have expressed a desire to minimize the size of any such purchase
- The revised design no longer requires a new curb cut
- Revised design entrance now only requires four steps (up from the sidewalk)
- Parking waivers will be required
- Applicant will present revised plans to the Village Board of Trustees

The Planning Board will seek comment from the Village Attorney about SEQR status for this project.

PUBLIC COMMENT

None

BOARD BUSINESS

21 Parsonage.

In response to the ZBA request for comment, the Board discussed relevant planning issues noting that:

- Any Planning Board opinion would be informal and non-binding
- Planning Board typically doesn't comment on any project without a completed application with a proposed conforming site plan
- Board is reluctant to comment upon a hypothetical situation lest their comments, no matter how informal, be perceived as giving a specific direction or approval
- A 40% area variance would be required from the ZBA, with other variances in addition
- Planning Board will not issue any comment other than advising that any non-conformities in the application be reduced to the greatest possible extent to reduce the number of required variances as mandated by our code

ADJOURNMENT

S. Hawkins made a motion to adjourn. S. Meyers seconded and the meeting adjourned at 8:50 pm.

Submitted by M. Mell

Matthew Francisco

4/25/2019

Matt Francisco, Chair

Date: