

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

**Workshop and Public Hearing
8-27-2020**

The Village of Cold Spring Planning Board held an online public hearing via video conference pursuant to Executive Order 202.1 on August 27, 2020 at 7pm. Attending were: Chair Matt Francisco and board members: Lara Shihab-Eldin, Stephanie Hawkins and Sue Meyers.

CHAIR'S REMARKS

None

APPROVAL OF MINUTES

S. Hawkins made a motion to adopt the 8-13-2020 minutes as amended. S. Meyers seconded and the motion passed unanimously.

REPORT OF MEMBERS

None

CORRESPONDENCE

None

OLD BUSINESS

124 Main St. Hussein Abdelhady, Cold Spring, NY 10516. Tax Map 48.8.2 Parcel 47 located in the B-1 and National Historic Districts. Application for updated site plan approval to add general kitchen and dining room/area to approved Hotel use.

The Board reviewed the submitted materials to confirm applicant's readiness for a public hearing. A public hearing was scheduled for 9-10-2020.

20 The Boulevard. M. Sutton & D. Watson, Cold Spring, NY 10516. Tax Map #48.12-1-13. Application for change of permitted use and site plan review. Per Chapter 134-8 of the Village Code, change of permitted use from Residential (R-1) to Mixed Use (R-3 Residential/Tourist Home) is required from the Planning Board.

Applicant sent hearing notifications via regular US mail rather certified mail/return receipt. As a result, the public hearing will remain open until 9-10-2020 (to allow corrected mailing time for delivery and recipient response.)

Applicant summarized the project noting that:

- Property is their primary residence
- Intention is to rent some or all of the three rooms some of the time to defray mortgage and property taxes

Board Discussion

Board members had no comments.

Public Comments

Bob and Eva Leonard, 1 Constitution Drive, raised concern regarding increased vehicular and pedestrian traffic due to increased occupancy and events, such as: meetings, parties and property maintenance. They also noted idling vehicles, especially at the end of the driveway (adjacent to their property) and that they were not aware the applicant intended to create a Tourist Home. They would like the driveway relocated.

The Leonards also noted that their understanding of the original subdivision site plan by Scenic Hudson included an alternate driveway route. M. Francisco responded that the Planning Board has no purview over this matter as the subdivision did not proceed and COE approved the site plan.

Kathy Davies, 5 Forge Gate, expressed concern about possible increased vehicular traffic through the Forge Gate property.

In response to the Leonard's comments, applicant noted that:

- They have been granted the appropriate approvals from the HDRB and ZBA
- The site was a "dangerous party place" prior to their development of the site
- Any directions to the property (given to family or guests) will not indicate travel through Forge Gate Condominiums
- Maintenance services will not increase and not all maintenance (such as the pool) is related to the proposed Tourist rooms
- The house was approved for six bedrooms and is intended for use by family and friends
- Property is now applicant's home and the entire area is safer
- Application went through an extensive SEQR review
- Scenic Hudson approved the existing single driveway (in the easement) prior to the start of construction

S. Hawkins asked whether plantings could mitigate the Leonards' concerns?

Public comments were ended for the evening. The public hearing will remain open until 9-10-2020.

PUBLIC COMMENT

None

BOARD BUSINESS

None

ADJOURNMENT

S. Meyers made a motion to adjourn. S. Hawkins seconded and the meeting adjourned at 8:27 pm.

Submitted by M. Mell

Matthew Francisco

8-13-2020

Matt Francisco, Chair

Date: