

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

**Workshop
12-10-2020**

The Village of Cold Spring Planning Board held an online workshop via video conference pursuant to Executive Order 202.1 on December 10, 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

8/27/2020

REPORT OF MEMBERS

S. Meyers reported she has registered for two classes.

M. Francisco noted that the issues arising from construction at 29-31 Rock Street are not in the Planning Board's purview.

CORRESPONDENCE

None

NEW BUSINESS

Holloway Family LLC, 49 Main Street: Application for change of permitted use. Per Chapter 134-9 of the Village Code, change of permitted use from retail to office space is required from the Planning Board. Parking waiver(s) are required per Chapter 134-18 of the Village Code.

John Holloway described the project noting:

- The first floor was last used as a retail space, but has been vacant for the past year
- A potential client is a law firm seeking a professional office space for one employee and an occasional client
- Overall space is 800 SF
- Useable space is 400 SF

During the Board discussion it was noted that:

- While the floor in question is not on grade, the space on grade is a basement space. Thus the floor under consideration is considered a "first floor" for the purposes of determining how many parking waivers may be required.
- If Holloway were to rent to another retail client, there would be no change of use and no additional parking waivers

- Application would require three parking spaces (400 SF/150 SF=2.66 [rounded up to 3]) less one grandfathered space for a total of two parking waivers

S. Hawkins made a motion to hold a public hearing on 1-14-21. L. Shihab-Eldin seconded and the motion passed unanimously.

S. Hawkins made a motion to add a workshop for 8 Depot Square to the agenda. S. Meyers seconded and the motion passed unanimously.

8 Depot Square. Greg Pagones is considering purchase of the property for renovation into commercial and residential use.

During the discussion it was noted that:

- Pagones wishes to create a take-out restaurant and several additional apartments
- Parking waivers are issued for the B-1 district, but it was determined that the property is in the R-1 district (for which waivers aren't available.)
- A commercial use in the R-1 district would require a variance from the ZBA

PUBLIC COMMENT

None

BOARD BUSINESS

None

ADJOURNMENT

S. Hawkins made a motion to adjourn. S. Meyers seconded and the meeting adjourned at 8:38 pm.

Submitted by M. Mell

Matthew Francisco

1-14-2021

Matt Francisco, Chair

Date: