

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

**Workshop
1-28-2021**

The Village of Cold Spring Planning Board held an online public hearing via video conference pursuant to Executive Order 202.1 on January 28, 2021 at 7pm. Attending were: Chair Matt Francisco and board members: Lara Shihab-Eldin, Stephanie Hawkins and Sue Meyers. Also present was Cold Spring Code Enforcement Officer Charlotte Mountain

CHAIR'S REMARKS

None

APPROVAL OF MINUTES

L. Shihab-Eldin made a motion to adopt the 1-14-021 minutes as amended. S. Hawkins seconded and the motion passed unanimously.

REPORT OF MEMBERS

None

CORRESPONDENCE

None

OLD BUSINESS

None

NEW BUSINESS

Wells Fargo (Tenant) and Constantine Serroukas (Owner/Landlord) 41 Chestnut Street, Tax Map #49.9-4-14. Replace wall and canopy light fixtures on building exterior and add new wall fixtures. Property is located in the Historic District. As per Ch. 64 of the Village code, a Certificate of Appropriateness (COA) from the HDRB is required. Site plan approval required from the Planning Board per 134-10(F)(4).

Alex Andrup (GMR Engineering) described the project and noted that, per the previous meeting:

- The goose neck light fixtures at the rear of the bank have been deleted from the project
- The drawings now notes that the base of the new light pole to be painted yellow

During the discussion it was noted that:

- The parking area north of the bank requires a 2 foot candle (FC) minimum of illumination, per NYS
- The parking area north of the bank may not meet the NYS requirements for a legal parking area under the statue. If this is the case, no lighting would be required.

- The ownership of the property north of the bank will be a factor to be considered as the location of the property line cannot be accurately determined with the original site plan filed
- Parking on the north side of the bank is problematic as access from the east is blocked by a tractor
- GMR to review requirements for three fixtures on the north side of the building with an eye towards deleting the western-most fixture
- The history of the tractor (blocking access to the north parking area) was discussed
- Planning Board requested that the minimum FC levels be designed
- 5 FC are required in a 10' radius around the entrance to the ATM
- An option to reduce lighting hotspots along the sidewalk would be to only upgrade alternating fixtures and disconnect the others
- NYS criteria for a legal parking area are:
 - Presence of a contiguous sidewalk
 - Identification of parking area as designated for bank
 - Whether parking area is owned or controlled by bank
- Planning Board completed discussion of the application and continued its discussion of the parking area north of the bank addressing: access, ownership and vehicle traffic paths
- Any action by the Planning Board may not increase a pre-existing non-conformity.
- M. Francisco to meet with C. Mountain to further discuss parking area-related issues and how the Board and the Village might resolve outstanding issues.

PUBLIC COMMENT

None

BOARD BUSINESS

None

ADJOURNMENT

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

Submitted by M. Mell

Matthew Francisco

2-11-2021

Matt Francisco, Chair

Date: