

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

**Workshop  
2-11-2021**

The Village of Cold Spring Planning Board held an online public hearing via video conference pursuant to Executive Order 202.1 on February 11, 2021 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 1-28-021 minutes as amended. L. Shihab-Eldin seconded and the motion passed unanimously.

**REPORT OF MEMBERS**

None

**CORRESPONDENCE**

None

**NEW BUSINESS**

None

**OLD 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:

- He has met with the HDRB

During the discussion it was noted that:

- M. Francisco has met with the Cold Spring Code Enforcement Official (CEO) regarding the location of the northern property line. Based upon a site plan for the adjacent property the property line was established and it's consistent with the owner's site plan markup
- Property owner will need to certify the property boundary is as shown on the application documents
- Property owner is requested to submit a current survey of the property

- The light pole will be moved onto the owner's property (rather than straddling the property line as now indicated.) Applicant believes this will not present a significant impact to the design or illuminance levels.
- Minor modifications to the application documents were requested
- Per direction of M. Francisco applicant to review NYS statute requirement regarding interior vs. exterior lighting requirement and a possible impact upon the lighting design (which may lower the required levels of illumination)
- Lighting fixtures on the north façade to remain as designed

**PUBLIC COMMENT**

None

**BOARD BUSINESS**

None

**ADJOURNMENT**

S. Hawkins made a motion to adjourn. L. Shihab-Eldin seconded and the meeting adjourned at 8:27 pm.

Submitted by M. Mell

*Matthew Francisco*

2-25-2021

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Matt Francisco, Chair

Date: