

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

**Workshop
2-25-2021**

The Village of Cold Spring Planning Board held an online public hearing via video conference pursuant to Executive Order 202.1 on February 25, 2021 at 7pm. Attending were: Chair Matt Francisco and board members: Lara Shihab-Eldin, Stephanie Hawkins and Sue Meyers. Also in attendance was Village Attorney John Furst, Esq.

CHAIR'S REMARKS

None

APPROVAL OF MINUTES

S. Hawkins made a motion to adopt the 2-11-021 minutes as amended. S. Meyers 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).

Chair M. Francisco noted that:

- The HDRB has approved the application
- Planning Board won't require submission of an updated survey (as a 2020 site plan for the adjacent property was found that confirms the northern property line)
- Village Attorney agrees with Planning Board's interpretation of the code that allows lower illumination levels and applicant has agreed to comply
- As property is within 500' of a state road, application will be sent to Putnam County planning office for review. Cold Spring Planning Board can take no action prior to County review and response.

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

- Correct property lines are now indicated on the plans
- New light pole only requires one “head” (to meet the reduced illumination requirements)
- Per HDRB request the fixture on the façade between Angelina’s and the Dry Cleaners has been lowered to a position below the signage
- Notarized Owner’s acknowledgment of accuracy of the application and approval the scope of work added to drawing set title page
- Revised application package presented
- Existing signage lighting is not part of the scope of work and will remain
- Applicant to update drawings per Planning Board comments

PUBLIC COMMENT

None

BOARD BUSINESS

Village Board of Trustees has requested the Planning Board’s comments regarding the proposed Short Term Rentals code chapter. Planning Board members will review and prepare comments for discussion at the next meeting

ADJOURNMENT

S. Hawkins made a motion to adjourn. L. Shihab-Eldin seconded and the meeting adjourned at 8:38 pm.

Submitted by M. Mell

Matthew Francisco

3-25-2021

Matt Francisco, Chair

Date: