

**Village of Cold Spring Planning Board
Thursday July 22, 2021
Meeting Minutes**

The Village of Cold Spring Planning Board held a meeting at Village Hall on Thursday July 22, 2021. Members present: Chair Matt Francisco, Sue Meyers and Lara Eldin. Member Stephanie Hawkins was absent. The meeting was called to order at 6:00 pm.

Opening Comments

Chair M. Francisco welcomed everyone to the first in-person meeting of the Planning Board since the start of the COVID Pandemic. He commented that he supports legislation that amends the Open Meeting Law to allow video conferencing for Board meetings. The events of the past 18 months have demonstrated that meeting via videoconference has fostered increased participation and collaboration between the local community and municipal boards.

New Business

40 Main Street (48.12-2-4). Tim Rasic, architect, representing the applicant, 40 Main Street CS LLC. Application is for site plan approval for a change of permitted use from Retail to Retail/Office (as per §134-9) and a parking variance/waiver as per §134-18.

T. Rasic presented an overview of the application. The owner purchased the building and plans to convert it retail/office space. A tech company has committed to the office space for up to 29 employees. T. Rasic pointed out that while the office space can accommodate the 29 people, the company does not anticipate that all 29 employees will be in the office at the same time.

M. Francisco noted that the Comprehensive Plan calls for maintaining storefronts on Main Street. T. Rasic responded that the owners have applied separately to the Historic District Review Board regarding the exterior and those plans preserve the storefront.

Discussion ensued regarding parking. M. Francisco instructed the applicant to prepare a parking table for the next meeting based on 1 spot/150 SF (as per code). L. Eldin suggested the parking table be broken out for individual retail and office spaces in case a change of use is sought in the future for any individual space. M. Francisco suggested the applicant, specifically the principal owner, meet with the Village Board of Trustees to address required parking waivers (estimated at 43 parking spaces). Jeff V noted that it was likely that this would be weekday and not the heavy period of weekend parking.

M. Francisco stated that another workshop should be held before scheduling the public hearing for the change of use. Workshop will be held on August 12, 2021, if a quorum is available with a public hearing on August 26, 2021.

Adjournment

L. Eldin made a motion to adjourn the meeting. M. Francisco seconded and the motion passed unanimously.

Meeting adjourned at 6:43pm.

Prepared by: Jeff Vidakovich

Matthew Francisco

9-23-2021

Matt Francisco, Chair

Date