

Village of Cold Spring Planning Board
Thursday October 28, 2021
Meeting Minutes

The Village of Cold Spring Planning Board held a meeting at Village Hall on Thursday October 28, 2021. Members present: Chairperson Matt Francisco, Stephanie Hawkins, Sue Meyers and Lara Eldin. The meeting was called to order at 7:00 pm.

1. No reports from members.
2. No public comment.

Old Business

Continuation of the Public Hearing

40 Main Street (48.12-2-4). James Gary, Building Owner, and 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.

Board Comments

M. Francisco proposed the Board meet with the Village Attorney to discuss a method by which the Application can be processed with outstanding issues of the payment in lieu of parking waiver unresolved. M. Francisco waived any potential conflict of interest of the Village Attorney and the law firm used by the Owner for corporate purposes, and that the Mayor had waived same. S. Hawkins agreed.

M. Francisco commented that currently the Board could not recommend approval by the Village Board of the Application given the outstanding issues. In the alternative, the Board could recommend approval with a condition that the parking issues first be resolved in line with the legislative intent of the Village Code, with input of the Village Board as to potential solutions.

J. Gary gave a presentation setting forth the benefits to the Village of approving the Application, including maintaining the character of the Village and Main Street, producing revenue to local businesses, and the use of existing parking available at the Fair Street Parking area during traditionally under-utilized hours (M-Th business hours).

J. Gary requested that he be able to access the property for electrical and mechanical improvements to the property. M. Francisco commented that this was a reasonable request, noting that such work not be made with any expectation of Board Approval, and be subject to permission of the Building Department. T. Rasic stated he would reach out to Charlotte Mountain to discuss the proposed access to the property for electrical and mechanical work while the Application is pending.

M. Francisco restated the plan to meet with the Village Attorney within the next two weeks, and extend Public Hearing and Comment until November 11, 2021.

Adjournment

S. Hawkins made a motion to adjourn the meeting. L. Eldin seconded the motion and it passed unanimously.

Meeting adjourned at 7:46 pm.

Prepared by: Jeff Vidakovich

Matthew Francisco

11/11/2021

Matt Francisco, Chair

Date