

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

**Public Hearing
4-25-19**

The Village of Cold Spring Planning Board held a public hearing on April 25, 2019 at 7 pm at the Village Hall, 85 Main Street, Cold Spring, NY 10516. Attending were: Chair Matt Francisco and board members: Lara Shihab-Eldin, Stephanie Hawkins and Sue Meyers. David Marion and was absent.

CHAIR'S REMARKS

A workshop for 15 Main Street will be added to the agenda

APPROVAL OF MINUTES

S. Hawkins made a motion to adopt the 4-11-19 minutes as amended. S. Meyers seconded and the motion passed 3-0-1-1.

S. Hawkins made a motion to adopt the 3-14-19 minutes. S. Meyers seconded and the motion passed 4-0-0-1.

CORRESPONDENCE

None

PUBLIC HEARING

Application by HiRockviews, LLC for site plan approval. The applicant is proposing to convert existing single-family home to a two-family home. The subject property is located at 3 Rock Street, Cold Spring, NY and designated as Tax Map Section 48.12 Block 1, Lot 23.2. The property is located within the R-3 (Multi-family Residence) Zoning District as well as the Village's local Historic District.

Applicants' architect, Karen Parks, presented plans, and a site plan. Summarizing the project, K. Parks noted:

- Existing one-family home is to be converted into a two-family home, by using some of the existing SF to create the second dwelling
- All construction is within the existing building
- No site changes are proposed
- Parking requirements have been met
- A waiver of the minimum SF requirements for the new dwelling has been granted by the ZBA
- Plan for the new dwelling is a long-term rental

The Planning Board noted that the project is SEQR Type II.

There was no public comment.

S. Hawkins made a motion to close the public hearing. S. Meyers seconded and the motion passed 4-0—0-1.

S. Hawkins made a motion to grant the application (Planning Board Resolution ___ - 2019). S. Meyers seconded and the motion passed 4-0-0-1.

15 Main Street. Change of use from commercial to commercial.

Owner's architect Juhee Lee- Hartford, of River Architects, presented a revised site plan and building plans. Describing the project she noted that:

- The Village Board will allow purchase of the minimum square footage of the side walk required to accommodate the front entrance
- ADA ramp will be located along the west side of the building
- M. Francisco noted the HDRB is in agreement that the building is a "non-contributing structure" in the historic district
- Project is now an entirely commercial use in the B-1 district. (The apartment will now become a B and B.)
- Parking table has been provided and waivers will be required
- HDRB approval will be required
- Planning Board declares the project SEQR Type II.

S. Hawkins made a motion to hold a public hearing on 5-9-19 at 7pm. L. Shihab-Eldin seconded and the motion passed 4-0-0-1.

PUBLIC COMMENT

None

BOARD BUSINESS

None

ADJOURNMENT

M. Francisco made a motion to adjourn. S. Hawkins seconded and the meeting adjourned at 8:10 pm.

Submitted by M. Mell

Matthew Francisco

9/26/2019

Matt Francisco, Chair

Date: