

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

**Public Hearing & Workshop
5-9-19**

The Village of Cold Spring Planning Board held a public hearing on May 9, 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 37 Fair Street will be added to the agenda.

PUBLIC HEARING

Application by Laura Bergman for site plan approval. Applicant is proposing to convert an existing commercial space to a café and a tourist home with one room to rent. The subject property is located at 15 Main Street, Cold Spring, NY and designated as Tax Map Section 48.12, Block 1, Lot 70. The property is located within the B-1 (General Business) Zoning District as well as the national and local historic districts.

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

- Owner is in discussion with the Village Board to purchase 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

PUBLIC COMMENT

The owners of the 13 Main Street raised a number of concerns, including:

- Storm water runoff must be addressed to avoid flooding their basement
- Emergency egress that may require access through their property
- Privacy from proposed rear deck
- Danger from any fire on rear deck
- Location of garbage cans
- Access through their property during construction
- Security for their dog during construction

S. Hawkins made a motion to close the public hearing. S. Meyers seconded and the motion passed unanimously.

BOARD DISCUSSION

The Board wishes the following items be identified and addressed on the site plan drawing:

- Storm water runoff

- Privacy screen for back deck
- Garbage can location and screening
- Light infiltration into adjoining properties

The Board postponed a vote on the application until 5-23-19.

WORKSHOP

Conversion of property at 37 Fair Street into an artist's live/work space. Property is located in the I-1 zoning district and the national and local historic districts.

The developer representing the applicant appeared before the Board to discuss any possible issues that might arise with the Planning Board, before applicant proceeds with purchase of the property. During the discussion it was noted that:

- A live/work space would be in compliance for the I-1 zoning district
- Board believes this is a good adaptive reuse of the property and doesn't see any significant obstacles
- Applicant is in contract to purchase the property
- There will be no commercial use
- Building footprint will not be expanded
- Sufficient off-street parking is available
- Any odors will be mitigated and addressed as part of the application's environmental statement

PUBLIC COMMENT

None

BOARD BUSINESS

None

ADJOURNMENT

S. Hawkins made a motion to adjourn. S. Meyers seconded and the meeting adjourned at 8:25 pm.

Submitted by M. Mell

Matthew Francisco

9/26/2019

Matt Francisco, Chair

Date: