

Village of Cold Spring Planning Board
Thursday June 23, 2022
Meeting Minutes

The Village of Cold Spring Planning Board held a Meeting via videoconference as per Chapter 1 NYS Laws of 2022 on June 23, 2022. Members present: Chairperson Jack Goldstein, Sue Meyer and Yaslyn Daniels, Lara Eldin (joined meeting at 7:50 p.m.). Matt Francisco absent. The Meeting was called to order at 7:04 p.m.

1. Chairperson Remarks.

Chairperson J. Goldstein welcomed all attendees to the Meeting.

J. Goldstein reported he had a meeting with the Mayor who is open to a joint meeting of the Planning Board and the Village Board of Trustees on the subject of Hudson Highlands Fjord Trail ("HHFT"). Discussion included a suggestion to schedule the joint meeting after the HHFT presentation to the Board on August 11, 2022.

S. Meyer raised the previously discussed plan to meet with the VBOT prior to the August 11, 2022 HHFT meeting, with a view towards speaking to HHFT with one voice. Y. Daniels agreed, noting that meeting with the VBOT prior to that date would give the Board a perspective so efforts would not be duplicated or time wasted, and roles and responsibilities be better defined.

J. Goldstein replied that the VBOT had already raised their questions and concerns at the May 25th presentation. The Board should view that presentation, individually or in a group, to review that up-to-date summary of the VBOT's concerns. In preparation for the August 11, 2022 presentation, the Board has asked the HHFT to "whittle down" the content of the May 25th presentation to particular aspects of the Master Plan proposal of most interest to the Board. After the HHFT presents to the Board, if the Board's perspective aligns with that of the VBOT, it can amplify the public input to the process without being duplicative.

J. Goldstein further commented that the expressed concerns of the VBOT and the Board are unlikely to change anything in the Master Plan proposal at this stage, but may be incorporated into the Environmental Impact process. Ultimately the review process will come down to content of the EIS and the tactics used to impress upon the Lead Agency the importance of listening to the Village's suggestions and/or solutions. However, while State agencies are required to hear public concerns or solutions, it is not required to adopt them, although it is required to explain why they will not adopt them.

J. Goldstein reported that John Furst, Esq. has contacted the attorney for the Parks Department asking for a status report and potential schedule the Village may expect of the Environmental Review. The requested information has not yet been provided. J. Goldstein stated the general time frame for the EIS on the Master Plan is the coming month. The EIS pertaining to the Village may likely not be available until the beginning of 2023. J. Goldstein noted construction at Breakneck is starting in the meantime.

2. Approval of Minutes

June 9, 2022

The Chairman called for a MOTION

Y. Daniels made a motion to approve the minutes as amended for June 9, 2022. S. Meyer seconded the motion and it passed 3-0-0-2 (M. Francisco absent; L. Eldin absent at time of vote).

March 10, 2022

The Chairman called for a MOTION

S. Meyer made a motion to approve the minutes as amended. J. Goldstein seconded the motion and it passed 3-0-1-1 (Y. Daniels abstained; M. Francisco absent). (L. Eldin was present for the vote). Approval for 3/24/2022 Meeting Minutes tabled until July 14, 2022.

3. Member Reports

Sue Meyer has been to Dockside Park. Digging and shoreline reinforcement continue. S. Meyer observed two (2) major lines of rocks on the path and a smaller row of rocks along the riverbank. Floating trash gathering after rainfall in the same area as previously reported. S. Meyer asked who is going to be responsible for maintenance and cost of same? J. Goldstein stated that when construction is completed the Village assumes the maintenance cost until 2028 when the park will revert back to Parks Department.

4. Correspondence – None.

5. Old Business

37 Chestnut Street, 49.5-3-65; Louis and Joanne Grasso, Owners; Katherine MacInnes, Applicant. Change from retail (print shop) to mixed-use gym/retail (exercise and dance studio) requiring site plan approval as per Code §134-10(B)(1) and (B)5. Application materials shared with all participants.

Applicant Katherine MacInnes provided the following additional information:

1. Revised Referral from CEO Gregg Wunner;
2. New site plan;
3. Parking Table
4. Lease designating ten (10) spaces to MacInnes;

K. MacInnes reiterated the location which is within walking distance from the Village. Hours of operation to be approximately 9:00 a.m. to 8:00 p.m.

Parking Table calculated - total 1,796 sq. feet calculated @ 150 sq. ft. per space:

- twenty (20) spaces – studio/assembly/commercial amusement (1,036 sq. ft.);
- three (3) spaces – back-of-house storage and office (498 sq. ft.);
- one (1) space – retail (116 sq. ft).
- 33 shared spaces in plaza

Board Comment

S. Meyer noted the site plan shows no window in the office. She asked if the large garage door in the back acts as an emergency exit. K. MacInnes replied that yes, and that the loading dock space will be used for storing retail supplies and props.

J. Goldstein asked if the single bathroom meets Code requirements. K. MacInnes stated that CEO Wunner is looking at that and the bathroom should be ADA compliant. K. MacInnes confirmed the signage will be on the interior of the front window glass, no neon or flashing lights. K. MacInnes stated the dedicated parking spaces in the lease do not conflict with Main Course.

J. Goldstein that J. Furst advised the Board could declare the current Application as a TYPE II action for SEQRA purposes and no further EIS review would be necessary.

The Chairman called for a MOTION

S. Meyer made a motion to declare the application as a TYPE II action for SEQRA purposes. Y. Daniels seconded the motion and it passed 3-0-0-2 (M. Francisco absent; L. Eldin absent).

The Chairman called for a MOTION

The Board determined the site plan is sufficiently complete for purposes of the public hearing. The only outstanding question is the specifications of the bathroom.

Y. Daniels made a motion to set a public hearing on the Application for July 14, 2022 at 7:00 p.m. S. Meyer seconded the motion and it passed 3-0-0-2 (M. Francisco absent; L. Eldin absent).

K. MacInnes advised by the Board that she can informally discuss elements of the interior plan with CEO Wunner that are not within the purview of the Board for potential approval.

Hudson Highlands Fjord Trail Presentation

Discussion ensued about the scheduled presentation by the Hudson Highlands Fjord Trail, Inc., at the August 11, 2022 Planning Board Meeting. J. Goldstein asked the Board to review the Presentation video to identify which parts of the Master Plan May 25th presentation to the VBOT were essential for the August 11th presentation to the Board and which were not.

J. Goldstein noted the areas of primary concern identified by Y. Daniels at the June 9th Board Meeting, which serve as a responsible analysis of the issues. He further recommended reviewing Article 1 of §134 of the Code (Enumeration of Purposes) that provides signposts in developing a cogent package of questions and concerns for submission to the HHFT. L. Eldin agreed that referencing that section of the Code could provide a lens that is reflective of the purpose of the Planning Board.

J. Goldstein asked the Board to discuss:

- Mechanics of editing the May 25th presentation;
- Compiling a list of the core elements of the presentation on which we want the HHFT to focus;
- Arriving at a consensus of the questions that relate to the important issues that remain.

S. Meyer asked how far in advance the Board's questions should be given to the HHFT. J. Goldstein suggested seven to ten days, but that he would consult with HHFT. S. Meyer further remarked she would like to see the relationship between all of the agencies and organizations that are involved, to clarify their respective responsibilities and define to whom problems can be addressed.

Y. Daniels offered to consolidate all of the questions from the Board and submit same to HHFT, thus leaving it to them to edit their presentation. L. Eldin agreed with Y. Daniels, noting HHFT could then make the presentation relevant to the questions.

Board Members agreed to submit their questions to Y. Daniels by 7/4/2022. She will prepare them for further discussion at the next meeting on July 14, 2022.

6. New Business - None

7. Public Comment - None

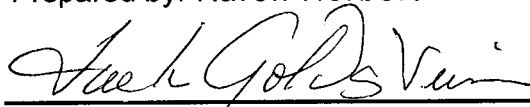
8. Board Business - None

9. Adjournment

The Chairman called for a MOTION.

S. Meyer made a motion to adjourn the Meeting. Y. Daniels seconded the motion and it passed 4-0-0-1 (M. Francisco absent). Meeting adjourned at 8:23 p.m.

Prepared by: Karen Herbert



Jack Goldstein, Chair

07/26/22

Date