

**Village of Cold Spring Planning Board  
Thursday September 8, 2022  
Meeting Minutes**

The Village of Cold Spring Planning Board held a Meeting via videoconference as per Chapter 1 NYS Laws of 2022 on Thursday September 8, 2022. Members present: Chairperson Jack Goldstein, Sue Meyer, Matt Francisco, Yaslyn Daniels, and Lara Eldin. The Meeting was called to order at 7:06 p.m.

**1. Chairperson Remarks.**

Chairperson J. Goldstein welcomed all attendees to the Meeting. J. Goldstein reported that he had a meeting with the Mayor, Village Clerk and Board Secretary regarding improvements to systems and communications. Board Chairs will now have e-mail addresses on the Village server.

J, Goldstein further reported that the Planning Board Lara Eldin will be working with him to develop information pages for the Village website to provide guidelines to the public on the Board process, and the relationship among the Board, Village Hall, and the Building Department. A document draft will be circulated amongst all Board members.

**2. Opportunity to Request Vote to Add/Modify Agenda Items**

*The Chairman called for a Motion*

S. Meyer made a motion to table approval of outstanding minutes (7/14/2022, 7/28/2022, and 8/25/2022) until the next Meeting. L. Eldin seconded the motion and it passed 4-0-0-1 (Y, Daniels absent).

**3. Approval of Minutes**

See #2 above.

**4. Member Reports**

S. Meyer reported that work continues in Dockside Park. A gravel path has been placed leading to the launchpad, and topsoil placed along the shoreline. S. Meyer questioned where toilet facilities will be located who will maintain them? She expressed concern about how the Park will be used and the effect of increased traffic.

J. Goldstein responded responsibility for maintaining Dockside Park will shift to Village pursuant to Licensing/User Agreement.

**5. Correspondence – None.**

**6. New Business – None.**

**7. Old Business**

**40 Main Street, 48.12-1-72**, Locally designated area of the Historic District. Janko Rasic Architects, Applicant; Owner 40 Main Street CS LLC by James Gary. Revision of previously approved site plan.

By way of introduction, J. Goldstein noted the Board had approved change-of-use to 40 Main Street to retail and office in May of 2022.

J. Gary stated that the previously site plan consisted of commercial (office) with two (2) retail spaces flanking the garage door. Proposed revision is still a mixed-use but reduces the square footage of the commercial office space and expands retail spaces A & B moving them back fifteen (15) feet and further expanding center area of Retail B use.

#### **Board Comment**

M. Francisco asked if the application was for site plan amendment or change-of-use? J. Goldstein replied application was for site plan amendment.

M. Francisco asked about effect of the amendment on the existing Parking Agreement. J. Gary responded the amendment did not affect the Parking Agreement – reduction of the of commercial office space would result in a net reduction, no additional parking needed. The net negative is to the Owner who is paying extra for less spaces needed. J. Gary stated further discussion can take place at the time of annual review of the Parking Agreement. J. Gary agreed that was probable. J. Goldstein noted that the VBOT committed to inclusion of the Planning Board at annual reviews.

Discussion ensued regarding to ingress and egress of the building. J. Goldstein noted that the original site plan provided for entrance to office space through central corridor, which will now be blocked by expanded retail space. The entrance to Retail B will be from the door at the front of 40 Main St.

M. Francisco asked if the proposed doors were accessible by alleyways. Using site plan, J. Gary pointed out the following:

- entrance/exit to office space, with access to a one hundred and ten foot (110) square foot landing leading to alleyway facing Depot Square; J. Gary noted that he currently owns three (3) parcels abutting 40 Main Street, and the 40 Main St Deed includes a right of way to lot;
- entrance/exit to office space in alleyway facing Bijou and leading out to Main Street.

M. Francisco noted ingress and egress will be Code Enforcement issue. Gary clarified that the “bump outs” on the site plan are just dimension lines, not structures. J. Gary noted that the door that is in the deed for 40 Main has right of access to 48.12.-2-3.

J. Goldstein noted that the site plan amendment appears to be a TYPE II action under SEQRA, and no Putnam County Department of Planning approval required.

*The Chairman called for a MOTION*

L. Eldin made a motion for a public hearing on September 22, 2022 with the agreed upon notification area. M. Francisco seconded the motion and it passed 5-0-0-0.

*(L. Eldin lost connection temporarily at approximately 7:43 p.m.)*

J. Gary raised the issue of a potential change-of-use on the expanded Retail B (CS Apothecary) that includes a three-station partitioned salon area and treatment rooms, to be installed and used by a sub-tenant of CS Apothecary.

M. Francisco recalled a similar situation with Apothecary CS at 75 Main Street location where a coffee station was installed. M. Francisco noted an updated referral for change-of-use from retail to retail/personal services under Village Code §134-9.C would be needed from the CEO, as well as a new parking table and purchase of new parking waivers.

*(L. Eldin re-connected at approximately 8:03).*

**HHFT**

Discussion ensued about preparations for joint VBOT and Planning Board Meeting scheduled for September 28, 2022. J. Goldstein and Y. Daniels to meet on September 13, 2022 with the Mayor and Village Attorney to discuss logistics, restrictions, and goals of the meeting, and clarify roles and responsibilities. J. Goldstein will communicate with the Board after that meeting. Y. Daniels commented the focus should be on solutions as opposed to complaints. M. Francisco asked for clarification of the LWRP status. M. Francisco noted that it is the responsibility to get the majority opinion on the project. Board Members continued to identify concerns regarding traffic control and visitor management.

*(S. Meyer lost connection at approximately 8:23 p.m., returning at 8:30 p.m.)*

**8. Public Comment - None****9. Adjournment**

*The Chairman called for a MOTION.*

Y. Daniels made a motion to adjourn the Meeting. M. Francisco seconded the motion and it passed 5-0-0-0. Meeting adjourned at 8:30 p.m.

Prepared by: Karen Herbert

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Jack Goldstein, Chair

Date