

**Village of Cold Spring Planning Board
Thursday February 23, 2023
Meeting Minutes**

The Village of Cold Spring Planning Board held a Meeting at Village Hall and via videoconference on Thursday, February 23, 2023. Members present at Village Hall: Chairperson Jack Goldstein, Sue Meyer, Matt Francisco, Lara Shihab-Eldin, and Yaslyn Daniels. The Meeting was called to order at 7:06 p.m.

1. Chairperson Remarks.

- *11 Main Street* – J. Goldstein noted that there has been progress on the tenant signage: signs for food service have been removed and remaining signage must go through the Historic District Review Board (“HDRB”) review and approval process.
- *Village Budget* – The Board supports an increase in hours for the Board Secretary and funds for NYCOM training. Board Members should submit any other budget suggestions to J. Goldstein who will pass them along.
- *Letter to Hudson Highlands Fjord Trail (“HHFT”)* – The Board has not received any response to its February 9, 2023 letter to the HHFT (the “Letter”). J. Goldstein has learned that the Letter was misinterpreted as a request to involve the Board in payment negotiations with the HHFT’s consultants. J. Goldstein requested Board approval to draft a brief letter to HHFT clarifying the purpose of the Letter.

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

No request made.

3. Approval of Minutes

The Minutes for the 2/9/2023 Board meeting will be addressed at the next Meeting.

4. Member Reports

S. Meyers commented the new Butterfield building, noting that it is very close to the road and is not attractive. M. Francisco noted that the original design was supposed to have interaction with the street, similar to Main Street, but that has not happened.

5. Correspondence – None except for verbal comments re: Board Letter to HHFT.

6. Old Business – None.

7. New Business

37 Fair Street, 48.8-1-24.1. Conveyance of property from Village to Nina's Studio, LLC. Applicant. Crystal Wheatley, Esq., present, representing Applicant. Village Attorney John Furst, Esq. also in attendance for the Village via videoconference. Materials provided to all participants.

Ms. Wheatley described the property as an art studio with caretakers residence. Previous discussions included the sale of surplus property connected to the Highway Department garage site to Applicant, for the purpose of extending the backyard area.

J. Furst stated that the proposed action will require a lot line change because it involves two tax parcels, with the acquired lot being approximately 4480 sq. ft. A map will need to be filed in the Putnam County Clerk's Office, where lot lines will be adjusted to reflect the tax maps and acreage of the corresponding lots.

The Village has passed an informal resolution to sell the surplus property for fair and adequate consideration. A formal resolution for the VBOT has been drafted and is expected to be approved at the March 1, 2023 VBOT Meeting. Planning Board approval must be obtained before the map can be filed with the County Clerk.

M. Francisco noted that the Village Code was changed to permit the Planning Board to approve lot line adjustments. He asked J. Furst if the Board was required to do an amended site plan or is it just Code review. J. Furst responded that Section 111 of the updated Code, does specifically provide for an expedited process for classification as a boundary line change, and approval may be based on sketch plan only, without a public hearing. Discussion ensued regarding necessary steps to be followed in order to move forward:

- formal VBOT Resolution to move forward;
- Completed Applicant's EAF;
- Completed VBOT EAF;
- Surveyor sealed Certification that the plan meets all Code criteria for sketch plan review and a bulk table for both lots to show that the plan is not creating or increasing any new nonconformities.

8. Public Comment – None.

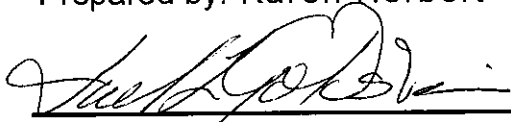
9. Board Business – None.

10. Adjournment

The Chairman called for a MOTION.

Y. Daniels made a motion to adjourn the Meeting. S. Meyer seconded the motion and it passed by a vote of 5-0-0-0. Meeting adjourned at 7:31p.m.

Prepared by: Karen Herbert



Jack Goldstein, Chair



Date