

Village of Cold Spring Planning Board**Thursday April 18, 2023****Meeting Minutes**

The Village of Cold Spring Planning Board held a Meeting at Village Hall and via videoconference on Thursday, April 18, 2023. Members present at Village Hall: Chairperson Jack Goldstein, Sue Meyer, and Yaslyn Daniels. Matt Francisco present videoconference and voted on all Board motions via videoconference. Lara Shihab-Eldin absent. The Meeting was called to order at 7:31 p.m.

1. Chairperson Remarks - None.**2. Opportunity to Request Vote to Add/Modify Agenda Items**

The Chairman called for a Motion

Y. Daniels made a motion for the opportunity to add/modify Agenda to move the Foodtown Application (Item #7) to be heard after Approval of Minutes (Item #3). S. Meyer seconded the motion and it passed by a vote of 4-0-0-1 (L. Shihab-Eldin absent).

3. Approval of Minutes

The Chairman called for a Motion to approve the March 9, 2023 Minutes

S. Meyer made a motion to approve the minutes for March 9, 2023 as submitted. Y, Daniels seconded the motion and it passed by a vote of 4-0-0-1 (L. Shihab-Eldin absent).

The Chairman called for a Motion to approve the March 23, 2023 Minutes

M. Francisco made a motion to approve the minutes for March 23, 2023 as submitted. S. Meyer seconded the motion and it passed by a vote of 4-0-0-1 (L. Shihab-Eldin absent).

4. Member Reports – None.**5. Correspondence – Reading of Letter from Joe Curto into the record tabled until next Board meeting.****6. Old Business****Hudson Highlands Fjord Trail**

The joint Board public forum scheduled for April 13, 2023 is postponed. Information

regarding the new date, attendees, and format will be provided. J. Goldstein stressed the importance of having a reliable schedule to afford opportunity for board and public comment, and further noted the need for the public to be kept informed.

Marathon Site and Revisions to Zoning Code

Board members expressed confusion over the documents provided regarding the changes to Zoning Code §134. Different versions of the draft changes were provided by the Ad Hoc Committee for standing Boards to review, and resulted in confusion. J. Goldstein had contacted the mayor and the Village attorney today to address the confusion.

M. Francisco commented that the comparison documents provided this date are not in standard red-line format, causing further confusion and great difficulty in the review of same, particularly since it is a lengthy document. He further stated that it is not the job of the Board to do “version control” of the proposed changes and existing Zoning Code. Moreover, the proposed changes are massive and not limited to the PMU §134-12. The documents provided thus far make it near impossible for the public and the reviewing Boards to comprehend.

Discussion ensued among Board members regarding the following concerns:

- Start date for the thirty-day review period
- Need for full transparency and disclosure and meaningful discussion of the impact of very significant and impactful Code revisions
- Whether the documents are in fact ready for review
- How will the standing Boards comments be known to the public by the the scheduled April 26th hearing
- Could the April 26th public hearing be canceled and a public workshop be scheduled

Given the foregoing concerns, Board members suggested that a letter from the Planning Board be sent to the VBOT and be read into the record at the time of the Public Hearing scheduled for April 26, 2023. Members will provide all comments/points/concerns to J. Goldstein for inclusion in the letter.

The Chair called for a Motion

M. Francisco made a motion for the Chair to send a letter to the VBOT from the Planning Board setting forth the Board's concerns/points/concerns. Y. Daniels seconded the motion and it passed by a vote of 4-0-0-1 (L. Shihab-Eldin absent.)

7. New Business

Foodtown, 49 Chestnut Street (Rte 9D), 49.9-14A04. Expansion of Foodtown into space formerly occupied by Solo Salon. Site plan review for change of use (services to retail) as per Section 134-10. Applicant CQM of Cold Spring, LLC. Kasey Brenner, Esq. representing Applicant. Application materials provided to all participants.

- Internal modifications to expand store by one (1) aisle;
- Break through wall of former salon space;
- Steel lintel to be added for support;
- Entrance to store will be former salon front door;
- Existing location of checkout stations to remain;
- No changes to exterior;
- No change to egress.

Board Comment

K. Brenner will confirm new square footage of space, and whether or not store will need to close during the expansion.

J. Goldstein conducted a SEQRA review using the Short Form EAF:

- Part I - Project Description completed by Applicant.
- Part 2 - Impact Assessment questions 1-11 read into the record and answered "No."
- Part 3 - Determination of Significance.
 - Upon those findings, the Board determined there is no adverse impact, J. Goldstein proposed that this is an "unlisted action" under SEQRA.

Clarification needed as to whether or not a parking table is required for the change-of use. M. Francisco commented that it is possible that the initial parking was calculated for the entire site and not per tenant. He further commented the change-in-use would not likely result in an increase in parking.

The Chairman called for a Motion.

M. Francisco made a motion to schedule the public hearing for May 11, 2023. Y. Daniels seconded the motion and it passed by a vote of 4-0-0-1 (L. Shihab-Eldin absent). Meeting adjourned at 8:31 p.m.

8. Public Comment – None.

9. Board Business - None

10. Adjournment

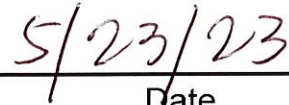
The Chairman called for a MOTION.

M. Francisco made a motion to adjourn the Meeting. S. Meyer seconded the motion and it passed by a vote of 4-0-0-1 (L. Shihab-Eldin absent). Meeting adjourned at 8:31 p.m.

Prepared by: Karen Herbert



Yaslyn Daniels, Acting Chair



Date