

Village of Cold Spring Planning Board
Thursday April 27, 2023
Meeting Minutes

The Village of Cold Spring Planning Board held a Meeting at Village Hall and via videoconference on Thursday, April 27, 2023. Members present at Village Hall: Chairperson Jack Goldstein, Matt Francisco, Sue Meyer, and Yaslyn Daniels. Lara Shihab-Eldin present at the Village Hall at 8:04 p.m. The Meeting was called to order at 7:07 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 81 Main Street Application (Item #7) to be heard before all other agenda items. S. Meyer seconded the motion and it passed by a vote of 4-0-0-1 (L. Shihab-Eldin absent).

- 3. Approval of Minutes - None**
- 4. Member Reports – None.**
- 5. Correspondence – None**
- 6. Old Business**

Hudson Highlands Fjord Trail – Not addressed

Marathon Site and Revisions to Zoning Code

Board members discussed “take-aways” from April 26, 023 VBOT Public Hearing. M. Francisco commented that there were no time limitations on public comment. J. Goldstein will conform that the VBOT public hearing will remain open to June 1, 2023. Board members agreed to formulate questions that address specific areas of concern and also require legal response. M. Francisco commented that he is preparing a letter to Ted Fink regarding potential legal implications of the proposed Code changes in light of the *Nozzleman* lawsuits.

Board decided on the following course of action to address ongoing concerns and issues regarding the proposed changes to Zoning Code:

- Present focus will center on Marathon site (PMU §134-12).
- Special Planning Board public meeting will be scheduled for May 23, 2023, in addition to the regularly calendared public meetings on May 11, 2023 and May 25, 2023;
- J. Goldstein will reach out to consultant Ted Fink and Village Attorney John Furst, Esq. to be present for these meetings. Board members should be prepared with specific questions to be answered. Effort will be made to provide the questions beforehand to consultant and attorney.
- After the conclusion of the public sessions, the Board will prepare its formal, entire report with comments and recommendations to the VBOT, based upon the answers to the Board's questions, and the public input.

7. New Business

Tea House, 81 Main Street, 49.9-14A04. Interior renovations for change-of-use from retail to retail to food service (Tea House with pastries – pastries not made on premises) as per Section 134-9A. Applicant Katherine Koon. Application materials provided to all participants.

- Removal of interior partitions;
- One wall for kitchen;
- Front entry area open with bench seating for waiting customers;
- Glass lit display case for pastry;
- Left side – varied elevated platforms with tables and seating space
- separated by slatted wood partitions;
- LED light box above left side seating area to simulate blue sky;
- Linear fireplace on wall;
- No kitchen oven;
- Space approximately 1100 square feet;
- Parking table calculations require nine parking waivers;
- No exterior changes;
- Tea bags will be used - no loose tea.

Board advised K. Koon that any exterior signage may require HDRB approval depending on size, style and placement. K. Koon referred her to the Village Code for guidance. J. Goldstein described in detail the necessary steps in preparation for the public hearing.

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" however, clarification of answer to Question 20 on Part 1 of EAF regarding "Yes" to proximity to environmental remediation site.
- 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 (pending open question).

The Chairman called for a Motion.

M. Francisco made a motion to schedule the public hearing for May 25, 2023. Y. Daniels seconded the motion and it passed by a vote of 4-0-0-1 (L. Shihab-Eldin absent for this motion).

8. Public Comment – None.

9. Board Business - None.

10. Adjournment

The Chairman called for a MOTION.

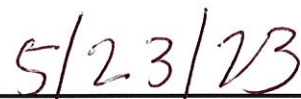
M. Francisco made a motion to adjourn the Meeting. S. Meyer seconded the motion and it passed by a vote of 5-0-0-0 (L. Shihab-Eldin present for adjournment).

Meeting adjourned at 8:11 p.m.

Prepared by: Karen Herbert



Yaslyn Daniels, Acting Chair



Date