

**Village of Cold Spring Planning Board
Thursday June 22, 2023
Meeting Minutes**

The Village of Cold Spring Planning Board held a Meeting at Village Hall and via videoconference on Thursday, June 22, 2023. Members present at Village Hall: Acting Chairperson Yaslyn Daniels, Lara Shihab-Eldin, and Sue Meyer. Matt Francisco absent. Jonathan DeJoy, Esq., standing in for Village Attorney John Furst, appearing via videoconference. The Meeting was called to order at 7:16 p.m.

1. **Acting Chairperson Remarks** – Y. Daniels acknowledged the unfortunate passing of former Chair Jack Goldstein, and asked for a moment of silence on his behalf.
2. **Opportunity to Request Vote to Add/Modify Agenda Items** – Y. Daniels made a motion to hear the application for change-of-use for 60 Main Street (Item # 7) before other agenda items. S. Meyer seconded the motion and it passed by a vote of 3-0-0-1 (M. Francisco absent).
3. **Approval of Minutes**

April 13, 2023 Meeting Minutes

The Board tabled the vote until July 13th for Matt Francisco to be present.

May 11, 2023 Meeting Minutes

Y Daniels made a motion to approve the May 11, 2023 meeting minutes. S. Meyer seconded the motion and it passed by a vote of 3-0-0-1 (M. Francisco absent).

May 23, 2023 Meeting Minutes

Y Daniels made a motion to approve the May 11, 2023 meeting minutes. L. Shihab-Eldin seconded the motion and it passed by a vote of 3-0-0-1 (M. Francisco absent).

May 25, 2023 Meeting Minutes

Y Daniels made a motion to approve the May 25, 2023 meeting minutes. S. Meyer seconded the motion and it passed by a vote of 3-0-0-1 (M. Francisco absent).

4. **Member Reports**

S. Meyer reports that she observed that some of the trees and bushes planted at Dockside did not survive, and hopes that they will be replaced.

5. **Correspondence – None.**

6. Old Business

- **Signing of Open Resolutions**

The following previously approved Planning Board Resolutions were signed by Acting Chairperson Yaslyn Daniels and are attached hereto:

37 Fair Street Resolution

Foodtown Expansion Resolution

81 Main Street Resolution

49 Main Street

- **HHFT** – Board is awaiting the Environmental Assessment.

- **Proposed revisions to §134 of the Zoning Code including Marathon Site**

J. DeJoy advised the Board that the most recent draft of §134 was published on June 21, 2023, and the public hearing was also closed. The VBOT response to the Planning Board's Response dated June 5, 2023 is forthcoming. Y. Daniels encouraged Board members to review the revised Code drafts before the next meeting.

7. New Business

60 Main Street, 48.12-2-21 Site Plan approval for Change-of-Use and Parking Table (Office Space to Retail Space) Bantry Apartments LTD, Applicant. Patrick O'Sullivan present at Village Hall for Bantry Apartments. Application materials provided to all participants.

P. O'Sullivan provided history of the building and described the Application:

- Building was formerly a Post Office when it was purchased in 1978;
- Past tenants included a chocolate shop, clothing shop;
- Current tenant Houlihan Lawrence took tenancy in 1993 as office space and is now relocating to 49 Main Street;
- Change to retail use is appropriate for Main Street;
- No changes to interior or exterior;
- Presently no new tenant.

Board Comment

L. Shihab-Eldin commented that the site plan should be amended to reflect retail space. Y. Daniels asked if a new tenant wants to make changes to the interior/exterior, what would be required? J. DeJoy replied that a return to the Board by the tenant would depend on the extent of the proposed changes. Y. Daniels commented that if a new tenant intends to add signage, an application to the HDRB for approval would be required. P. O'Sullivan will submit a revised site plan, parking table, and open an escrow account with the Village Clerk. Y. Daniels commented this will likely be designated a TYPE II action under SEQRA, and P. O'Neill can apply to the VBOT for a parking waiver.

at 7:00 p.m. SEQRA determination will be made at the hearing. S. Meyer seconded the motion and it passed by a vote of 3-0-0-1 (M. Francisco absent).

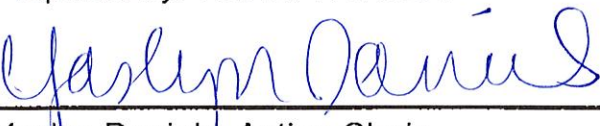
8. Public Comment – None.

9. Board Business - None.

10. Adjournment

Y. Daniels made a motion to adjourn the Meeting. S. Meyer seconded the motion and it passed by a vote of 3-0-0-1 (M. Francisco absent). Meeting adjourned at 7:41 p.m.

Prepared by: Karen Herbert


Yaslyn Daniels, Acting Chair

7/13/23
Date