

Village of Cold Spring Planning Board
Thursday May 25, 2023
Meeting Minutes

The Village of Cold Spring Planning Board held a Meeting at Village Hall and via videoconference on Thursday, May 25, 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, Esq. via videoconference. The Meeting was called to order at 7:22 p.m.

- 1. Acting Chairperson Remarks – None**
- 2. Opportunity to Request Vote to Add/Modify Agenda Items – No requests**
- 3. Approval of Minutes - No minutes to be approved**
- 4. Member Reports**

S. Meyer reports that she attended the VBOT public hearing on May 24, 2023. After the meeting concluded, Bill from Rock Street approached her and said that if the new Code is passed, the entire responsibility will fall to the Planning Board. The Planning Board should consider that lawsuits against the Planning could follow.

- 5. Correspondence – Joe Curto's Letter dated April 7, 2023 regarding the HHFT (attached) read into the record by Y. Daniels.**

6. Old Business

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

Y. Daniels advised Mayor Foley that she would be sending a draft of the Planning Board's recommendations this week. She will send the draft to Planning Board members for alignment for the final document. Y. Daniels will send the Board's questions directly to Village Community Planner, Ted Fink, with a request that his responses be in writing.

- **37 Fair Street PB Resolution**
- **Foodtown Expansion PB Resolution**

L. Shihab-Eldin made a motion to table the Approval for both Resolutions until the June 8, 2023. S. Mayer seconded the motion and it passed 3-0-0-1 (M. Francisco absent).

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

7. Public Hearing

81 Main Street, 48.12-2-35 Site Plan review for Change-of-Use (Retail to Restaurant) and parking table as per §134-9(b). Katherine Koon, Applicant. Application materials provided to all participants.

K. Koon described the project as follows:

- Property was previously partitioned and used as a retail leather and candy store;
- Remove partitions and create an open space for tea and pastry shop with one wall in the back for the kitchen;
- Counter and register in the back;
- Upon entry customers will see a jewelry type display case with a special pastry inside and bench in waiting area by windows;
- No cooking on premises - pastries will be supplied by other sources
- Specialty teas will be in tea bags – no loose tea
- Three tables for four people against right wall;
- 300 feet gas fireplace along the right wall;
- Four open tables for four people each separated by slatted wooden wall. table is required.

Y. Daniels note there was a preliminary vote approving the application in April. There were no significant environmental issues except for an automatic response on Part 1 of the Short Form EAF which will be clarified.

Public Comment – No public present. Public hearing and comment were closed.

Board Comment

S. Meyer confirmed the type of service is restaurant.

The Acting Chairperson called for MOTION

S. Meyer made a motion to approve the Application. L. Shihab-Eldin seconded the motion and it passed by a vote of 3-0-0-1 (M. Francisco absent).

Board Secretary confirmed Notice of Hearing was published twice in the PCNR and proof of mailing was provided by the Applicant. J. DeJoy advised that the square footage of 81 Main is well below the threshold of 4,000, thus the classification is a SEQR TYPE II and no further environmental review is necessary.

8. New Business – None.

9. Public Comment – None.

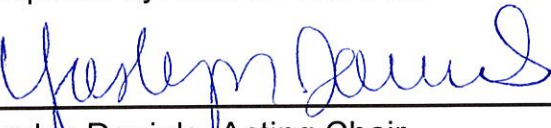
10. Board Business - None.

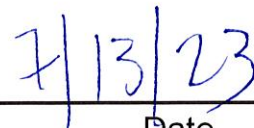
11. Adjournment

The Acting Chairperson called for a MOTION.

S. Meyer made a motion to adjourn the Meeting. Y. Daniels seconded the motion and it passed by a vote of 3-0-0-1 (M. Francisco absent). Meeting adjourned at 7:49 p.m.

Prepared by: Karen Herbert


Yaslyn Daniels, Acting Chair


Date