

**Village of Cold Spring
Planning Board
85 Main Street, Cold Spring, New York 10516**

**Public Hearing
1-23-2020**

The Village of Cold Spring Planning Board held a public hearing on January 23, 2020 at 7 pm at the Village Hall, 85 Main Street, Cold Spring, NY 10516. Attending were: Chair Matt Francisco and board members: Lara Shihab-Eldin, Stephanie Hawkins and Sue Meyers. Also in attendance was Village attorney John Furst.

CHAIR'S REMARKS

M. Francisco reminded board members of AHRS training that is required for all board members.

APPROVAL OF MINUTES

S. Hawkins made a motion to adopt the 1-9-2020 minutes as amended. S. Meyers seconded and the motion passed unanimously

REPORT OF MEMBERS - None

CORRESPONDENCE – None

OLD BUSINESS - None

CONTINUATION OF PUBLIC HEARING

To consider the application by Denton Cricket, LLC, as property owner, for site plan approval. Applicant is proposing to convert existing office space to mixed-use retail and café space. Subject property is located at 114 Main Street, Cold Spring, NY and designated as Tax Map Section 48.8, Block 2, Lot 16. Property is located within the B-1 (General Business) Zoning District as well as the national and local historic districts.

James Hartford (River Architects) appeared and presented the return receipts for the neighbor notification mail sent and revised drawings (per Board comments at the last meeting).

Public Comment

Eliza Starbuck, who owns a business next to 114 Main Street, spoke in favor of the application.

Board Comment

M. Francisco read the resolution into the record.

S. Hawkins made a motion to approve the resolution as amended with the updated plan drawing date. L. Shihab-Eldin seconded and the motion passed unanimously.

WORKSHOP - 21 PARSONAGE

The applicant appeared, along with Paul Henderson and Beth Sigler (Sigler-Henderson Architects) to update the Board prior to issuance of an opinion to the ZBA.

P. Henderson presented a summary of the presentation made to the ZBA.

The Board discussed planning issues related to the application currently before the ZBA.

At 8pm M. Francisco made a motion to consult with the Village attorney in a closed advice of counsel session. L. Shihab-Eldin seconded and the motion passed unanimously. The Board resumed the workshop at 8:25pm.

M. Francisco noted that upon advice of counsel the legal status of the lot sub-division does not need to be resolved for the Planning Board to proceed in the review and comment on site plan per the request/referral by the Zoning Board of Appeals. Undertaking this review does not in any way indicate that the Planning Board accepts the lot as legally subdivided.

Applicant asked the Board for recommendations to make the application more palatable. Francisco responded that application should be made as conforming as possible.

PUBLIC COMMENT- None

BOARD BUSINESS - None

ADJOURNMENT

S. Hawkins made a motion to adjourn. S. Meyers seconded and the meeting adjourned at 8:45 pm.

Submitted by M. Mell

Matthew Francisco

2/27/2020

Matt Francisco, Chair

Date: