

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

**Meeting  
7-23-2020**

The Village of Cold Spring Planning Board held an online workshop meeting via video conference pursuant to Executive Order 202.1 on July 23, 2020 at 7. Attending were: Chair Matt Francisco and board members: Lara Shihab-Eldin, Stephanie Hawkins and Sue Meyers.

**CHAIR'S REMARKS**

None

**APPROVAL OF MINUTES**

None

**REPORT OF MEMBERS**

None

**CORRESPONDENCE**

None

**OLD BUSINESS**

**20 The Boulevard. M. Sutton & D. Watson, Cold Spring, NY 10516. Tax Map #48.12-1-13. Application for change of permitted use and site plan review. Per Chapter 134-8 of the Village Code, change of permitted use from Residential (R-1) to Mixed Use (R-3 Residential/Tourist Home) is required from the Planning Board.**

S. Hawkins made a motion to hold a public hearing on 8/27/20. L. Shihab-Eldin seconded and the motion passed unanimously

**NEW BUSINESS**

**Nina Abney: 37 Fair Street, Tax Map 48.8-1-21. Application to remodel existing structure and covert to mixed-use residential and studio/gallery. Application is for change of permitted use per Chapter 134-12 of the Village Code: site plan approval is required.**

Nathan Rich and Marianne Peterson, applicant's architects, presented the project, including site plan, renderings, ground plans and exterior elevations. They noted that:

- The renovation is of an existing building; an adaptive reuse
- There is no expansion of the site
- Whatever elements can be maintained/reused will be
- A new sidewalk will be installed connecting the existing sidewalks to the south and north of the property

- New dry wells will be dug in the rear yard for storm water runoff
- Site is approximately 5,500 SF, single story (22.8' high)
- New saw-tooth roof. Vertical plane to be frosted polycarbonate. Angled roof to be standing seam.
- Exterior finish to be stained wood slat
- There is a deck on the upper floor

#### Board Discussion

- Property is not in the historic district
- Residential entrance to be from driveway
- Gallery entrance to be from Fair Street
- Property will not see commercial or retail use
- Parking requirements were discussed:
  - The property doesn't fall under the usual guidelines
  - Property should be evaluated as 50% residential and 50% studio. Storage spaces will not be included
  - Second studio identified on the plans is not a rental unit
  - Artist is the primary occupant, with the occasional presence of one or two assistants
  - Property is in the I-1 district, which calls for one parking space for each 1.5 employees
  - Residential use requires one parking space
  - There are four existing off-street parking spaces on the property
  - Chair to confer with Village Attorney regarding evaluation of the application re: parking
- Exterior lighting to be sconces at each entryway
- A buffer between the property and the adjacent residence to the north is desirable
- Owner is seeking to purchase additional Village-owned property to expand the rear yard

Applicant will appear for another workshop in two weeks.

**Hussein "Jimmy" Abdelhady, 124 Main Street, Tax map 48.8 Parcel 47 located in the B-1 and National Historic Districts. Application for updated site plan approval to add general kitchen and dining room area to approved hotel use.**

Jamie Mercado appeared on behalf of applicant and noted that:

- Use has not changed
- Some furniture and fixture elements have been rearranged
- Original plan included seating for eight. New application seats four.
- Only cold drinks and other prepared foods to be serviced
- There is no cooking, no grill and no hot food on the premises

#### Board Discussion

- Drawing presented by J. Mercado has not previously been seen by the Planning Board prior to the resolution
- Planning Board requested applicant to present original signed and stamped drawings
- Change in seating impacts parking table, though likely will not result in an increase in required parking
- Review to be continued at the next Planning Board meeting

**PUBLIC COMMENT**

None

**BOARD BUSINESS**

None

**ADJOURNMENT**

M. Francisco made a motion to adjourn. L. Shihab-Eldin seconded and the meeting adjourned at 8:58 pm.

Submitted by M. Mell

*Matthew Francisco*

8-13-2020

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Matt Francisco, Chair

Date: