

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

**Meeting  
2-9-17**

The Village of Cold Spring Planning Board held a meeting on February 9, 2017 at 7 pm at the Village Hall, 85 Main Street, Cold Spring, NY 10516 at 7 pm.

Attending were: board members Ezra Clementson, David Marion, Judith Rose and Arne Saari. Chair Matt Francisco was absent.

**OPENING REMARKS**

J. Rose made a motion to appoint Arne Saari as acting chair. E. Clementson seconded and the motion passed unanimously.

**NEW BUSINESS**

**Hussein ("Jimmy") Abdlhady, 124 Main Street, Cold Spring, NY 10516. Tax Map 48.8.2, Parcel 47 located in the B-1 and National Historic Districts. Application is for change or permitted use and interior alterations. Per Chapter 134, sub-section 134-9 of the Village Code, change of permitted use from Apartments (2 units) to Hotel (5 units) is required from the Planning Board. A parking variance/waiver from the Zoning Board of Appeals (ZBA) for the current four spaces to the proposed five spaces (one per guest room) is required, per Chapter 134, sub-section 134-18 of the Village Code.**

Jimmy and Bill Florence, Esq. appeared before the board to describe the project.

- They presented the application, plans, site plans, building department denial, 2000 certificate of occupancy, proof of payment of fee and escrow, and short form environmental impact statement.
- There will be no changes to the exterior of the building.
- Applicant anticipates fewer occupied nights, but at a higher rate per night resulting in increased revenue, with guests dining at the Silver Spoon (owned by applicant.)
- Primary entrance is on Main Street and emergency egress is from the rear of the building.
- Applicant has made arrangement with Bob McCaffrey (owner of adjacent property) for the use of two parking spaces and will provide the board with a written agreement for confirmation.
- Applicant noted that parking for the current use is full-time and that under the proposed change, parking would be intermittent.

Board members do not have any issues with the concept of the project, but raised the following issues:

- Cost of waiver is a one-time charge of \$250 per parking space.
- Board members noted that the planning board typically makes recommendation to the village trustees regarding parking waivers. The trustees make the final determination.

- Change of use mandates a complete review of parking requirements.
- After the ZBA makes their determination, applicant is directed to appear before planning board again.
- A public hearing will be scheduled for March 9, 2017.

**ADJOURNMENT**

D. Marion made a motion to adjourn. J. Rose seconded and the meeting adjourned at 7:45pm.

Submitted by M. Mell

*Arne Saari*

3/23/2017

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Arne Saari, Acting Chair

Date: