

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

**Public Hearing and Meeting  
3-9-17**

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

Attending were: Chair Matt Francisco and board members Ezra Clementson, David Marion and Arne Saari. Judith Rose was absent. Village attorney John Furst was also present.

**PUBLIC HEARING**

**A public hearing was held to consider the site plan approval application by Hussein Abdelhady to convert two existing apartment units to five hotel units in this existing mixed use building. The building is located at 124 Main Street, Cold Spring, NY. The subject property is designated as Tax Map Section 48.8, block 2, Lot 47, Building Department reference no. 2016-09-020. The property is located within the B-1 zoning district as well as the historic district.**

Jimmy Abdelhady and Bill Florence, Esq. appeared before the board to describe the project and request a five parking waivers.

- 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 noted that parking for the current use is full-time and that under the proposed change, parking would be intermittent.
- Applicant informed the board they have not been able to secure any off-street parking.

Public Comment

- Coleen \_\_\_\_\_ said she believes the creation of a hotel would be beneficial to the village.
- Rose Scanga (owner of the building at 124 Main St.) stated her concern about parking and vehicular congestion (should the parking waivers be granted.) She also enquired about the maximum occupancy for the hotel. Chair Francisco replied that occupancy is determined by the building department.

D. Marion made a motion to close the public hearing. A. Saari seconded and the motion passed unanimously at 7:43pm.

### Board Discussion

- Chair Francisco noted that the planning board has gone on record not to grant waivers for long-term or residential use.
- Florence noted that hotel parking is occasional and not residential.
- Board members discussed application of the village code as it may apply to a hotel. Of concern was where cars would be parked if waivers are granted.
- A. Saari said, with reference to parking, that hotel guests are short-term as are any business customers. Francisco disagreed, citing the difference between an overnight stay versus 2-3 hours spent at a restaurant.
- J. Furst suggested that a hotel guest eating at a local restaurant might offset that establishment's parking.
- Board consensus is that the proposed application does not increase (parking) demand.
- Furst noted that the intent of parking waivers is to promote commercial use and that the hotel is a commercial use.
- D. Marion stated that hotels are no different from any other commercial space.

D. Marion made a motion to recommend granting of waivers to legalize the existing four parking spaces and add one other for a total of five waivers. A. Saari seconded and the motion passed unanimously.

Chair Francisco informed the applicant that for purposes of determining SEQR status, they would need to submit a long-form environmental impact statement.

### **BOARD BUSINESS**

Board members reviewed the Butterfield Development lease for the County Senior Center for compliance with the agreed upon terms and as a condition for planning board approval. Of specific concern is inclusion of wording stipulating that bussing (of seniors) will be provided for 100% of all events at the Center for the full term of the lease.

Board member consensus is that the lease language (regarding bussing) is consistent with planning board intent and directed Furst to communicate the board's opinion in this matter.

### **ADJOURNMENT**

D. Marion made a motion to adjourn. A. Saari seconded and the meeting adjourned at 8:30pm.

Submitted by M. Mell

*Matthew Francisco*

3/23/2017

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Matt Francisco, Chair

Date: