

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

**Meeting
2-22-18**

The Village of Cold Spring Planning Board held a public meeting on February 22, 2018 at 7 pm at the Village Hall, 85 Main Street, Cold Spring, NY 10516.

Attending were: Chair Matt Francisco and board members: David Marion, Lara Shihab-Eldin and Stephanie Hawkins. Board member Sue Meyers and Judith Rose were absent.

Chair's Remarks- None

Approval of Minutes - None

Correspondence - None

Report of Members - None

Correspondence – None

Old Business

126 Main Street. Workshop revised plan set: Sue Costigan of SCGY Properties, LLC. New approx. 2,888 sq. ft. building with a footprint of approx. 1,444 sq. ft. containing a 1st floor commercial space and a 2nd floor 1 bedroom apartment. The project is located in the B-1 General Business Zone, per 134-9, requiring review and approval by the Planning Board. The property is located in the Historic District, per Chapter 64, requiring review and approval by the Historic District Review Board (HDRB). A variance from the Zoning Board of Appeals (ZBA) is necessary as the front yard setback will not meet the 40 feet required per section 134-9-E4 of the Village Code.

Chairman Francisco noted that the HDRB has issued a negative declaration under SEQR and Certificate of Appropriateness for the removal and replacement of the structure.

Karen Parks and Glen Badey presented demolition plans, building plans, landscape plans and site lighting cut sheets revised per CSPB comments. They described the new building, fencing, site lighting and storm water management controls that will be put in place. During their presentation they noted that:

- The first step (in the project) will be to put erosion control measures into place and to remove the maple trees
- It has been determined that the 5'-0" solid fence will block headlight beams from cars from shining into neighboring properties
- Sue Costigan stated that certain neighboring properties "look down" onto the parking lot. She has spoken with these neighbors and the issue will be mitigated by the fence and landscape plantings. Costigan noted that the neighbors have expressed a preference for a fence at this location, rather than plantings. The fence along the west side of the property will have climbing

vines planted that will eventually hide the fence itself. CSPB discussed planting locations and suggested that creation of a berm may be helpful.

- Costigan is concerned about the pathway between her property and the adjacent property owned by Phil Heffernan. In particular she does not want it used as a short-cut. She has proposed a lockable gate to address this.
- Costigan told the board she anticipates that the parking lot lights will only be on when the business is open. Selected lights will be controllable by the upstairs tenant for access. Tenant access is at the rear of the building. CSPB discussed possible methods to control the lighting, including: timers, motion-sensors and remote-controls.
- The parking lot lighting design uses a combination of bollard fixtures and sconces. Lighting at the building entrance will be recessed. It was noted that lighting calculations are included on the drawings. The bollards will provide a circle of light for a 3'-0" radius around the fixture. Illumination levels in this area will be .1 foot-candle. The design goal is to provide safety for vehicles and pedestrians using the parking lot and pathway without creating excessively bright lighting (that could impact neighboring properties.)
- Board consensus is that the project is ready for a public hearing

New Business – None

Public Comment – None

Board Business

Chair Francisco noted the board has received a request from the ZBA to review the application for a special use permit for 9 Morris Ave.

Board members met with Butterfield Realty to discuss the status and removal of the copper beech and how this may impact the filed easement protecting the trimming of the tree canopy.

Board members agreed to forward relevant issues (that come before the board) to the CUC for consideration as they prepare the new village code.

ADJOURNMENT

L. Shihab-Eldin made a motion to adjourn. S. Hawkins seconded and the meeting adjourned at 8:50pm.

Submitted by M. Mell

Matthew Francisco

03/08/2018

Matt Francisco, Chair

Date