

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

**Meeting
3-22-18**

The Village of Cold Spring Planning Board held a public meeting on March 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, Judith Rose, Stephanie Hawkins and Sue Meyers. Board member Lara Shihib-Eldin was absent.

CHAIR'S REMARKS

The Planning Board has received reports from the village and applicant's arborists regarding the copper beech tree at the Butterfield Redevelopment site. Both arborists agree that the tree, while still alive, is beyond saving and should be removed. The Planning Board will remain involved in the selection of a replacement tree.

The Board has received a report from AKRF regarding the water drainage flow rate for 126 Main Street. It notes that while "a bit low" it is acceptable

APPROVAL OF MINUTES

J. Rose made a motion to adopt the 3-8-18 minutes. D. Marion seconded and the motion passed unanimously.

CORRESPONDENCE – None

OLD BUSINESS

Stephen and Judith Rose residing at 7 Marion Avenue, Tax Map 48.12-2-61 for construction of a new 700 SF accessory structure to be used as an art studio. This studio would have frontage on Kemble Avenue with no curb cut for vehicular access. Subject property is in the Historic District and is referred to the Historic District Review Board pursuant to Village Code Chapter 6 and the Planning Board for site plan approval per Village Code 134-7(F).

James Hartford (River Architects) presented a revised site plan for the property and noted that:

- Electrical power to the structure will be separate from the applicant's house
- The structure will have running water for a slop sink and a toilet
- Property line setbacks are now called out on the plan
- The structure will be a low-energy building
- The structure will be built on piers
- The highest point of the shed roof is 23'-10" above grade

Board Comment

- Village code does not prohibit the proposed use
- As the HDRB has scheduled a public hearing for the application on 4-25-18, the Planning Board will not hold a separate public hearing
- Board consensus is that the project meets Village Code requirements, but are concerned that the building may be converted to residential use by a subsequent property owner (against the terms of a site plan approval granted.) To prevent this the Planning Board will require notes be added to the drawing stating:
 - The building is an accessory building for use as an artist studio and not intended for commercial use
 - The building will not see retail use
 - The building will not be used as a residence.
 - The Planning Board will solicit an opinion from the Village Attorney on how best to ensure that the accessory building will only see non-commercial use.
- Applicant is directed to submit \$1,000 in escrow

NEW BUSINESS – None

PUBLIC COMMENT

Referring to the copper beech tree at the Butterfield property, Maureen Kaezel asked what had caused the tree to deteriorate to such an extent. Chair Francisco answered that there was no single reason, but a combination of events.

Bobby Vahos asked what role the planning board has for consideration of environmental issues. Francisco responded that the Board has no legislative authority and can only process the applications brought before it. The Board, however, is always pleased to support environmentally friendly aspects of the applications.

BOARD BUSINESS – None

ADJOURNMENT

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

Submitted by M. Mell

Matthew Francisco

4/12/2018

Matt Francisco, Chair

Date: