

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

**Meeting  
10-25-18**

The Village of Cold Spring Planning Board held a public meeting on October 25, 2018 at 7 pm at the Village Hall, 85 Main Street, Cold Spring, NY 10516. Attending were: Chair Matt Francisco and board members: Stephanie Hawkins, Judith Rose and Lara Shihab-Eldin. Board member Sue Meyer was absent. Village Attorney John Furst was also in attendance.

**CHAIR'S REMARKS** - None

**APPROVAL OF MINUTES** - None

**CORRESPONDENCE** – None

**NEW BUSINESS**

**Workshop – Hussein “Jimmy” Abdelhady, 124 Main St., Cold Spring, NY 10516. Tax Map 48.8 2 Parcel 47 located in the B1 and National Historic Districts. Application is for change of permitted use and interior alterations. Per Chapter 134 Sub-section 134-9 of the Village Code, change of permitted use from Restaurant to Hotel (12 units) is required from the Planning Board.**

Applicant presented drawing set including partial construction plans, interior and exterior elevation and parking table. Applicant noted that under the current occupancy (as a restaurant with 74 seats) 22 parking spaces are required with an additional 9 parking spaces for the upstairs room. He noted that the proposed hotel use would require less than half the required number of parking spaces.

During the Board's discussion it was noted that:

- John Furst has reviewed the drawings and submitted comments to the Planning Board
- The existing upstairs hotel rooms have previously purchased five parking waivers. Applicant only needs to address parking waivers for the seven new rooms (six on the ground floor and one on the second floor.) Each new room requires one parking waiver, bringing the total for the buildings proposed new use to twelve.
- Applicant to submit revised plans, site plan including: bulk zoning table and plan for ADA compliance that may impact planning board review, and description of zoning setbacks
- Planning Board to submit revised plans to Cold Spring Fire Company for review and comment, especially regarding emergency egress
- Second floor addition may create the need for a side yard setback waiver
- Applicant does not own the land under the current front porch/seating area. Although applicant plans to approach the Village Board about purchase of this land, the revised drawings should note this condition

- Project is designated SEQR Type I under the current SEQR guidelines. Planning Board would move to assume lead agency
- Public hearing tentatively set for 12-13-18 assuming all materials are

**PUBLIC COMMENT - None**

**BOARD BUSINESS – None**

**ADJOURNMENT**

S. Hawkins made a motion to adjourn. J. Rose seconded and the meeting adjourned at 8 pm.

Submitted by M. Mell

*Matthew Francisco*

1/10/2019

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Matt Francisco, Chair

Date: