

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

**Meeting
1-10-19**

The Village of Cold Spring Planning Board held a public meeting on January 10, 2019 at 7 pm at the Village Hall, 85 Main Street, Cold Spring, NY 10516. Attending were: Chair Matt Francisco and board members: Stephanie Hawkins, Sue Meyers and Lara Shihab-Eldin. Board member Judith Rose was absent.

CHAIR'S REMARKS

The Chair noted that Judith Rose has completed her 3-year term and has declined to continue on the Planning Board. David Marion will serve as an interim member until a replacement is found.

APPROVAL OF MINUTES

M. Francisco made a motion to adopt the 10-25-18 minutes as amended. S. Hawkins seconded and the motion passed 4-0-0.

CORRESPONDENCE

The Board received a letter from the owner of 126 Main St. stating that the site is safe for work to proceed at 124 Main St., but that an access agreement remains to be enacted.

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 (10 rooms total) is required from the Planning Board. (Change of application from 12 rooms to 10 rooms received on 12-27-18.)

Applicant presented interior and exterior elevation, parking table and SEQR Type II response.

During the Board's discussion it was noted that:

- SEQR Type I long form submitted is not required as new guidelines classify the project as Type II exempt action.
- A current site plan remains lacking and without it the Planning Board cannot evaluate the application
- Concern was expressed at the lack of ADA accessibility. Applicant told the Board that the Building Inspector had determined that it was not necessary for the project. The Board requested submission of a written statement from the building inspector on that aspect.
- Applicant to confirm status of purchase of front stoop from Village required for ADA accessibility.

- Member Hawkins advised the applicant and Board to review the Comprehensive Plan as it relates to the goal of maintaining store fronts on Main St.
- Owner of 126 Main Street told the Board that her recent site survey shows portions of 124 Main Street extend over the property lot line and asks how the applicant will address this matter
- Updated parking table submitted is acceptable and will require a waiver for five parking spaces
- Board summarized the required information prior to the next workshop:
 - Current site plan
 - Building Inspector written statement that ADA access is not required and that a single first floor ingress/egress is acceptable with full sprinkler
 - Applicant will cite applicable code sections on site plan
 - Board stated that unless these materials are submitted by mid-day on the Friday before the next meeting (1-24-19), the application cannot be placed on the agenda for the next meeting

PUBLIC COMMENT

Owner of 126 Main St. inquired whether prevention of storm water run-off from 124 Main St. onto 126 Main St. has been addressed. Applicant will look into the matter.

BOARD BUSINESS – None

ADJOURNMENT

M. Francisco made a motion to adjourn. S. Hawkins seconded and the meeting adjourned at 8:05 pm.

Submitted by M. Mell

Matthew Francisco

1/24/2019

Matt Francisco, Chair

Date: