

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

**Meeting
1-24-19**

The Village of Cold Spring Planning Board held a public meeting on January 24, 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.

CHAIR'S REMARKS

None

APPROVAL OF MINUTES

S. Hawkins made a motion to adopt the 1-10-19 minutes as amended. L. Shihab-Eldin seconded and the motion passed 4-0-0.

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 (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 site plan, interior and exterior elevation and parking table.

During the Board's discussion it was noted that:

- Planning Board has received a letter from applicant's mechanical engineer affirming that the project design meets applicable ADA standards and that a single means of egress is acceptable as the building will be fully sprinklered.
- Planning Board noted their request had been for a letter from the building inspector (rather than from the applicant's engineer) to support applicant's statements that the Building Inspector had advised them that their plan were code compliant with respect to ADA and ingress/egress
- M. Francisco stated that in his conversations with the building inspector he was told that he would not take any position/state an opinion to the applicant on ADA and egress issues until there is a complete set of construction documents for review.
- Applicant confirmed again that his conversation with building inspector indicated inspector's acceptance of their ADA and egress issues/plan

- Applicant will have building inspector provide written comments on the applicant engineer's report
- Building inspector told M. Francisco that room sizes haven't been evaluated yet and that any emergency egress must be to a public space or on own property
- Planning Board expressed concern about approving an application for a full reconstruction of a hotel space that is not ADA accessible
- Applicant can't make front door ADA accessible until purchase of stoop (owned by the Village) is complete
- Building inspector will determine which codes are applicable (village or NYS).
- Under Village code the application is for conversion of a restaurant to a hotel and that is what the planning board will process at this time. Any change will require another application and site plan amendment.
- Applicant will relocate rear stair onto their property that is currently shown in the survey encroaching on the neighbor's property line
- Necessary parking waivers are in place for upper rooms
- Planning Board noted that the Comprehensive Plan encourages retention/prohibits the loss of storefronts on Main Street and the group discussed how this might be achieved for this project
- Planning Board noted that reducing the number of rooms (from 10 to 9) and creating a reception/meeting space in the storefront might enhance the visitors' experience.
- Building owner agreed to reduce the number of rooms on the first floor to 4 and create a reception/meeting area in the storefront and will have the drawings revised, per the night's discussion
- S. Hawkins made a motion to set a public hearing for 2-14-19. M. Francisco seconded and the motion passed unanimously.
- Applicant to submit the following materials by 1-30-19:
 - Revised plans
 - Revised site plan
 - Amended parking schedule (to be shown on the site plan)
 - Zoning bulk table (to be shown on the site plan)

PUBLIC COMMENT

None

BOARD BUSINESS – None

ADJOURNMENT

S. Hawkins made a motion to adjourn. S. Meyers seconded and the meeting adjourned at 8:30 pm.

Submitted by M. Mell

Matthew Francisco

2/14/2019

Matt Francisco, Chair

