

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

2-14-2019 Public Hearing

Meeting Video

The Village of Cold Spring Planning Board held a public hearing on February 14, 2019 at 7:00pm at the Village Hall, 85 Main St.

Attending were Planning Board members: Matt Francisco chair, Dave Marion, Lara Eldin, Stephanie Hawkins and Sue Meyer. Also attending was Village Attorney John Furst.

Chair Remarks: None

Minutes: Board Chair Matt Francisco made a motion to accept the Minutes from the 1/24/2019 meeting. Seconded by Lara Eldin. Approved by a vote of 5-0-0

PUBLIC HEARING

124 Main Street - To consider the application by Hussein Abdelhady for Site Plan Approval in converting existing restaurant space on first floor to a hotel use with four guest rooms. (Note: Five hotel rooms currently exist on the second floor of premise. No change to second floor sought). The subject property is located at 124 Main St, Cold Spring, New York and designated as Tax Map Section 48.8-2-47. The property is located within the B-1 Zoning District as well as the Village's local Historic District and National Historic District.

William Florence and Lane De Muro represented the applicant, Hussein Abdelhady. Mr. Florence summarized the application to date. Of note:

- Application is to convert restaurant to hotel with 4 rooms on first floor
- 9 Parking spots will be needed (1 per room) of which 5 have previously been granted for the second floor hotel rooms
- No changes sought for second floor that impact the application for Site Plan Approval
 - Addition of sprinkler system only change to 2nd floor

Board Discussion

During the Board's discussion it was noted that:

- The Board inquired if the applicant has discussed with the Water and/or Fire Departments the impact to the hydrant system that the sprinkler system may have. The applicant stated they have not yet done so and that it is premature to have those discussions at this point.
- Board asked for an update on applicant's purchase of the "stoop" area from Village. Mr. Florence did not provide a clear explanation as to the delay or intended action. He wanted states that at this time the purchase of the stoop is not part of the Planning Board application.

- The Board discussed whether it should include any restrictions on the Store Front/Lobby area in case there are changes from the approved site plan to the construction documents once they are submitted. The Village's Comprehensive Plan calls for maintaining the ground floor store fronts in the B1 on Main Street to ensure the health and continuity of businesses on Main St as well as a means of fostering engagement with the public.
 - Board Chair Francisco thanked the applicant for taking this into consideration and quickly revising the site plan.
 - Village Attorney Furst stated that the approval can contain specific conditions that the applicant must meet
 - After discussion, it was agreed that language will be added to the Resolution that addresses the store front/lobby area allowing the applicant up to a 5% size variance from the approved site plan.
- The proposed action constitutes a Type II action under 6 NYCRR Part 617, and therefore requires no further review under the State Environmental Quality Review Act (SEQRA)
- The applicant needs to provide a total of 9 Parking Spaces (1 per guest room).
 - 1 spot is grandfathered
 - A waiver for 5 spots previously granted for second floor rooms
 - Parking waiver for 3 spots will be recommended to the Board of Trustees

Public Comment

Sue Costigan of SCGY Properties (126 Main Street): A letter from Sue Costigan was read into the record supporting the application to convert the restaurant to a hotel and that the revised plans have satisfactorily addressed her concerns.

Eliza Starbuck, proprietor of Flowercup Wines, expressed her support of the application.

Bob McCaffrey expressed his support of the application adding that he felt that this was good for Main Street and the Village.

Board Action

Board member Stephanie Hawkins made a motion to close the Public Hearing. The motion was seconded by Board member Dave Marion and was approved by a vote of 5-0-0.

Board member Stephanie Hawkins made a motion to present the draft resolution (Planning Board Resolution 01-2019) to be amended to include the following conditions:

- Applicant must obtain the necessary off-street parking waiver from the Village Board of Trustees
- Approved plans must include store front/lobby area. Dimensions on the submitted plans for this space must be within 5% of those on the site plan signed by the Planning Board Chair

The motion to present the resolution was seconded by Board member Dave Marion.

On Roll Call vote, the Board voted as follows:

Board Chair Matthew Francisco:	Aye
Board Member Stephanie Hawkins:	Aye
Board Member Sue Meyer:	Aye
Board Member Lara Eldin:	Aye
Board Member Dave Marion:	Aye

The Resolution passed by a vote of 5-0-0-0.

Date of Adoption: February, 14, 2019

ADJOURNMENT

Dave Marion made a motion to adjourn the meeting. Lara Eldin seconded and the meeting was adjourned at 7:45 pm.

Submitted by J. Vidakovich

Matthew Francisco

2/28/2019

Matthew Francisco, Planning Board Chair

Date