

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

**Meeting
10/26/17**

The Village of Cold Spring Planning Board held a meeting at the Cold Spring Village Hall, 85 Main Street on Thursday, October 26, 2017 at 7:00pm. Present were Chair Matt Francisco, David Marion, and Stephanie Hawkins. Arne Saari, Judith Rose, and Ezra Clementson were absent.

Call to Order:

The Meeting was called to order at 7:04pm.

Correspondence:

The Board received a letter confirming the HDRB's status as lead agency on the 35 Market Street application.

Workshop; Project introduction by owner's representative, Beth Sigler on 35 Market Street:

B. Sigler presented the proposal to the Board, stating that the goal is to disassemble and reconstruct the cottage on a new foundation while keeping as much original material as can possibly be salvaged. The apartment on the property will revert back to its original use as a garage and requires only interior work and new doors.

M. Francisco asked if the issue of storm water management is dealt with in this proposal. B. Sigler answered that the the proposal would not change how storm water is currently dealt with on site, so no specific measures regarding storm water management are included in the proposal beyond the inclusion of gutters on the new structure.

D. Marion asked if the proposed reconstruction of the foundation would require a setback variance. B. Sigler answered that they have already been granted a variance by the Zoning Board.

M. Francisco asked if the proposal includes any plans regarding fencing. B. Sigler answered that that portion of the project will be a separate proposal and will come later, possibly in the spring.

M. Francisco stated that, because the HDRB will be holding a public hearing on the demolition, it may be beneficial for the Planning Board to waive their public hearing on this application since there is no change of use in this instance. S. Hawkins made a motion to waive the requirement of a public hearing for the 35 Market Street application pending the recommendations of the Village Attorney and AKRF. D. Marion seconded and the motion passed unanimously.

Adjournment:

D. Marion made a motion to adjourn. S. Hawkins seconded and the motion passed unanimously. The meeting was adjourned at 7:58pm.

Matthew Francisco

12/07/2017

Matt Francisco, Chair

Date