



Village of Cold Spring - Planning Board

85 Main Street, Cold Spring, NY 10516

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**MEETING AGENDA**  
**Village Hall – 85 Main Street**

**October 27, 2022 @ 7:00 PM**

**Via Video Conference as per Chapter 1 of the NYS Laws of 2022**

- 1.) Chairman's remarks: HHFT
- 2.) Opportunity to Request a Vote to Add/Modify Agenda Items
- 3.) Approval of minutes: 8/11/22 (*JG, SM, MF, YD*), 9/08/22 (*ALL*),  
9/22/22 (*JG, SM, YD, LE*),
- 4.) Report of members
- 5.) Correspondence
- 6.) Old Business:  
40 Main Street
- 7.) New Business
- 8.) Public Comment
- 9.) Board Business: Board Training
- 10.) Adjournment

**The public is invited to attend the meeting as follows:**

Join Zoom Meeting

<https://us06web.zoom.us/j/82854849639?pwd=NTBvc2JrcGpkNnhDaTN6VzI5cytaZz09>

Meeting ID: 828 5484 9639

Passcode: 559249

646- 876 9923 US (New York)

**Note: Agenda items may not be called or may not be called in order.**

Resolution No.: 6 of 2022  
**THE VILLAGE OF COLD SPRING  
 PLANNING BOARD**

<b>Roll Call Vote</b>				
Names	Ayes	Noes	Abstain	Absent
<i>Chairman</i>				
<b>Jack Goldstein</b>	<b>X</b>			
<i>Member</i>				
<b>Yaslyn Daniels</b>	<b>X</b>			
<i>Member</i>				
<b>Lara Shihab-Eldin</b>	<b>X</b>			
<i>Member</i>				
<b>Matt Francisco</b>	<b>X</b>			
<i>Member</i>				
<b>Sue Meyer</b>	<b>X</b>			
<b>TOTAL</b>	<b>5</b>	<b>0</b>		

The following was presented

By: Member Yaslyn Daniels

Seconded by: Sue Meyer

Date of Adoption: October 13, 2022

**RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF  
 COLD SPRING GRANTING AMENDED SITE PLAN APPROVAL TO ADD A  
 PERSONAL SERVICE USE**

**WHEREAS**, by a resolution, dated May 10, 2022 the Planning Board of the Village of Cold Spring approved an application from 40 Main Street CS LLC (the “Applicant”) to allow the reconfiguration of an existing 6,564 Square foot building in order to include 1,068 square feet of retail space and 5,496 square feet of office space without expanding the existing footprint of the building (the “May Approval”) for real property situated at Section 48.12, Block 2, Lot 4, in the Village of Cold Spring, said lot also being known as 40 Main Street (the “Property”); and

**WHEREAS**, the Property lies within the Village’s B-1 General Business Zoning District as well as the Village’s Historic District; and

**WHEREAS**, the Applicant had already obtained approval for any exterior modifications for this Project from the Village’s Historic District Review Board; and

**WHEREAS**, the May Approval was granted after the Planning Board held a public hearing and determined that the Applicant's proposal constituted as Type II Action under SEQRA because the Applicant is merely re-purposing existing space; and

**WHEREAS**, soon after the May Approval, the Applicant requested a revision to the May Approval to decrease the amount of office space and increase the amount of retail space by 1,615 sq. ft., by re-allocating the interior configuration and maintaining the same size of the 6,564 sq. ft. building (the "First Amendment"); and

**WHEREAS**, on September 22, 2022 the Planning Board held a public hearing and obtained comments on the First Amendment; and

**WHEREAS**, after reviewing the amended application materials for the proposed First Amendment and taking public comments, on September 22, 2022 the Planning Board passed a verbal resolution that approved the Applicants First Amendment as shown on the "Side by Side Comparison" plans prepared by Janko Rasik Architects, last revised on August 8, 2022 (the "September Approval"); and

**WHEREAS**, soon after the September Approval, the Applicant requested a revision to the September Approval to convert approximately 596 sq. feet of the previously approved retail space for personal services to operate a salon (the "Second Amendment")

**WHEREAS**, a personal service use, like the proposed salon, is a permitted use under § 134-9.C (3) of the Villages Zoning Code, subject to site plan approval from the Planning Board; and

**WHEREAS**, on October 13, 2022 the Planning Board held a public hearing on the Second Amendment, wherein no comments were received and it closed the hearing the same night; and

**WHEREAS**, the Planning Board has reviewed the aforesaid amended application materials including the updated narrative; re-reviewed the Environmental Assessment Form ("EAF") previously submitted therewith; the submissions made by the Applicant; and

**WHEREAS**, the Planning Board confirmed its prior Type II Classification, as the Applicant is still just re-purposing the existing space; and

**NOW, THEREFORE, IT IS HEREBY**

**RESOLVED**, that the Planning Board hereby determines that the proposed Second Amendment to the previously approved site plan, meets all general site plan objectives set forth in Section 134-9.D & 134-27.A of the Village Zoning Code; and it is further

**RESOLVED**, that the application of 40 Main Street CS LLC to permit a service use within approximately 546 sq. ft of previously approved retail space which is shown as styling stations and treatment areas on the "Side by Side Comparison" plan prepared by Janko Rasik

Architects, last revised August 8, 2022 involving Property, is hereby granted and said Second Amended site plan may be signed by the Chair, after the completion of the following conditions:

- (1) Applicant paying all outstanding escrow consultant fees to the Village of Cold Spring as may be required in connection with the application.

**BY ORDER OF THE PLANNING BOARD OF THE  
VILLAGE OF COLD SPRING, NEW YORK**

DATED: October \_\_\_\_\_, 2022

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**Jack Goldstein, Chairman**