



Village of Cold Spring Planning Board
85 Main Street Cold Spring, NY 10516
Application for Site Plan or Subdivision Approval

Date of Application: Date of Attached Building Inspector Referral:

Application is for: Site Plan Review/Amendment Subdivision

Project Name:

Address:

Description of Project (attach additional page if needed)

The current structure consists of half the ground floor as rented commercial space, and the other half a single family residence that includes the entire second floor. The commercial portion of the structure has a glass and paneling storefront across the width of the facade, and a masonry stoop with steps that run parallel to the sidewalk. The residential portion has a small, wood-framed covered porch, and smaller, residential-scale windows on the first floor, which are similar to the all of the street-facing windows on the second floor.

Our intention is to convert first floor residential portion to create a second commercial space. The new commercial space would have a similar glass and paneling storefront to match the existing. We propose to replace masonry stoop and wood porch with single covered wood porch on Main Street facade; convert single family residence on second floor to two apartments accessible from new stairs and deck at rear. Extend portion of rear to match existing rear-yard previous additions. Energy efficiency updates to building envelope and all electric mechanical systems. Possible solar panels at rear addition roof. Replace siding, windows, and roof.

Applicant Name:

Address:

Phone Number: Fax Number:

e-mail:

Name of Property Owner (if Other Than Applicant Attach Notarized Owner's Endorsement)

Address:

Phone Number: Fax Number:

e-mail:

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Applicant's Primary Representative

Applicant Architect Engineer Lawyer Other

Name of Representative :

James Hartford, RA- Partner- River Architects PLLC

Address: 178 Main Street, Cold Spring, NY 10516

Phone Number 845-265-2254

Fax Number:

e-mail: jh@riverarchitects.com

Land is recorded by Deed(s) in the County Clerk's Office as Follows:

Date: Liber: 2198 Page: 55

Town and Village Tax and Zoning Information:

Tax Map No(s) 48.8 Block No(s) 6 Parcel No(s) 43

Acres: .09 Number of Parcels 1

Zoning District B-1

Is this project currently being reviewed by any other Village board? If "Yes" please indicate which Board(s):

Zoning Board of Appeals Historic District Review Board

Is the Property Located Within a Historic District?

No Local District National District

Are there any waivers of Village of Cold Spring regulations required for this project.? If "Yes" , attach your request here in writing referencing the specific section of code in your request.

Yes No

Has State Environmental Quality Review (SEQR) been conducted by any other Board(s)? If "Yes" attach Declaration of Significance and all supporting forms and documents.

Yes No

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Disclosure Statement
(Pursuant to Section 809 of the General Municipal Law)

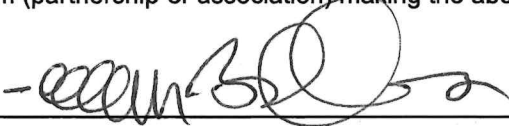
A. Nature and Extent of Interest of any State Official or Municipal Officer or Employee in this Application, Petition, or Request (set forth in detail):

None.

B. Statement that no State Official or Municipal Officer or Employee in this Application, Petition, or Request:

No employee, applicant, representative, or owner is a State Official or Municipal Officer or Municipal Employee in this application.

The undersigned Applicant, Petitioner or Person (Firm) making this request certifies by signature on this Disclosure Statement that, in accordance with the Provisions of §809 of the General Municipal Law, except as stated in A above, no State Officer, or any officer or employee of the Village of Cold Spring or any municipality of which the Village is a part has any interest in the person or firm (partnership or association) making the above application, petition, or request.



Signed: (Applicant, Petitioner or Authorized Representative)

Matthew Beachak, Owner November 21, 2023

By: (Name, Title and Date)

The above information is complete and factually correct to the best of my knowledge:



Applicant's Signature and Date

PLEASE PROVIDE EIGHT COPIES OF THIS APPLICATION AND ALL SUPPORTING MATERIALS TO COMPLETE YOUR APPLICATION PACKET SO THAT IT CAN BE PLACED ON THE AGENDA

APPLICATIONS WHERE THE APPLICANT IS NOT THE PROPERTY OWNER WILL NOT BE ACCEPTED WITHOUT THE AFFIDAVIT OF OWNERSHIP FULLY EXECUTED BY THE PROPERTY OWNER