



VILLAGE OF COLD SPRING

85 MAIN STREET
COLD SPRING, NEW YORK 10516
PHONE (845) 265-3611 FAX (845) 265-1002

REFERRAL TO THE PLANNING BOARD, HISTORIC DISTRICT REVIEW BOARD and ZONING BOARD OF APPEALS

REFERENCE NUMBER: 2023-11-007

DATE OF REFERRAL: November 9, 2023

OWNER: Matthew Beachak

ADDRESS: 11 Garden Street, Cold Spring NY 10516

PHONE # 914-403-2999

TAX MAP # 48.8-6-43

APPLICANT: Matthew Beachak

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PROPERTY LOCATION: 133-135 Main Street

PROJECT DESCRIPTION: Convert existing first floor residential space to commercial space, replace existing masonry stoop and wood porch with single covered porch and convert second floor single residence to two apartments accessible via new rear steps.

- Site Plan review for Change of Use (§134-16.1) and Parking Table (§134-17M) by Planning Board is required as per the Village Code
- Variance for Lot Area (5,000 SF required, 4,356.6 SF proposed) and Lot Coverage (35% required, 43.8% provided) from Zoning Board of Appeals (ZBA) as per §134-9
- Property is located in the Historic District and requires a Certificate of Appropriateness (COA) from the Historic District Review Board (HDRB)

NOTICE: The issuance of a COA from the HDRB, Site Plan Approval from the Planning Board and/or a Variance from the ZBA is not a Building Permit. A Permit from the Building Inspector **must be issued** before commencing any work.

Greg Wunner, Code Enforcement Officer