

**VILLAGE OF COLD SPRING PLANNING BOARD
85 MAIN STREET, COLD SPRING, NEW YORK 10516
Public hearing and Regular Monthly Meeting**

December 10, 2015

Present - Chairman Matt Francisco and members: David Marion, Judith Rose and Arne Saari also present was Village Attorney, John Furst.

Chairman M. Francisco opened the meeting at 7:09 P.M. with a roll call of members all members were present.

1. Minutes:

The Minutes of November 18, 2015 were reviewed. Chairman M. Francisco requested more clarification to his comments at that meeting. A. Saari moved to approve the minutes as amended and J. Rose seconded the motion. The amended minutes were unanimously approved.

2. Correspondence:

- A letter regarding 15 Main St. which will not be read into the record since it was just signed a resident.
- A letter from the building inspector regarding 15 Main St. which was received will be added to the file.

3. Old Business:

Scenic Hudson – There is nothing in the Village Code regarding lot line adjustments which means that a lot line adjustment will not need Planning Board approval. The Village Attorney noted to the Planning Board that Scenic Hudson is able to proceed. A bulk requirements table is needed which shows that both lots after the adjustment are still conforming. Chairman M. Francisco will review the bulk requirements table with the building inspector to make sure it is conforming. Mr. Glennon Watson sent an email noting he received the notice from the Village Attorney and he will get the bulk requirements table which will allow him to continue. The application will be withdrawn once the bulk requirements table has been reviewed and shows no lot line issues.

4. New Business:

River Architects, 178 Main St.

The Applicant proposed reconstruction and potential change of the use. The only change since the work shop meeting is a parking table including cars on the site plan. The Applicant proposed to raise the building up and insulation will be added to the outside. The building will be raised two feet to be used as extra work space. The project was sent to the Planning Board since the basement will be used as an office space. There is evidence that the basement has been used previously. The Building Inspector sent the project to the Planning Board by noting that a proposed change to an expanded use of a commercial building. The Board discussed whether or not a change of use is needed to the added space in the basement. The Board discussed parking which would be 3 spaces on the lot and one off street parking. There is no parking modifier calculation in the Village Code for a basement. The applicant will return January 7, 2016 after he has submitted an application to the Planning Board.

5. Public Hearing:

EB11, 15 Main St.

Chairman M Francisco reviewed the following legal notice: The Village of Cold Spring Planning Board will hold a public hearing on Thursday, December 10, 2015 at 7:00 P.M. for the purpose of hearing public comment on the applicant of EB11 LLC, 16 Hanna Lane, Beacon, NY (property located at 15 Main St.) for a proposed renovation/reconstruction of 15 Main St. into a baker, café and retail space. The Property is in the B-1 zone. All interested parties are encouraged to attend and be heard.

Jason Hughes proposed collaboration between Ella Bella's In Beacon and Cold Spring Coffee Pantry. The space will have a retail tenant. The façade of the building will be changed from a big window to a folding window and possible put a couple of tables outside. Patio space will be outside. An existing oil tank will be removed. A propane tank will be added. The Board discussed a parking waiver.

Public comment:

Frank Haggerty, 12 Main St. – noted he has been following the project for a couple months or so. A bakery in the Village is a good idea for the village. Mr. Haggerty expressed concern about the impact of the parking for the residents. He suggested planting trees as a screening for residents. Mr. Haggerty Suggested a butterfly door allowing for tables that would be partially in and partially out. Mr. Hughes noted he does not own any property outside of the building. The building is on the boundary line so trees could not be planted.

William Demilio, 13 Main St. - The windows do not look historic, the seating in the lean-to is right adjacent to his kitchen and concerned about how work is going to be done on the property since the property is land locked. Duct work will be needed. Mr. Demilio was also concerned about the placement of the propane tanks. The Village Attorney noted the plans are available for review. The propane tanks will be covered. Mr. Hughes noted the Ansel system and the propane tanks are shown on the plans after review by the building inspector. The applicant noted

James Hartford, 5 Garden St. noted he spoke as a resident of the Village and noted it's a really great project.

James carol (Old Souls) 69 Main St. – excited on what Jason is doing and it is important to do it right for the neighbors.

The Board agreed that the use will be commercial to commercial.

When Tim Miller owned the building he needed 9 spaces there is a parking variance for those 9 spaces that exist. The parking for this property is a variance that runs with the land. The applicant will need 4 spaces and will pay a fee in lieu of parking.

A. Saari moved to close the public hearing and D. Marion seconded the motion .The public hearing closed at 8:18 P.M. by a unanimous vote.

A. Saari noted this is an old village but noted people would have to go before the board and find parking for their business so the village board came up with the idea of a fee in lieu of parking code 134-18.

The Board, as lead agency, along with the Village Attorney reviewed the 11 questions for SEQRA. All Board members agreed it is a negative declaration under the State Environmental Quality Review Act. A. Saari moved accept a negative declaration which was seconded by J. Rose. The Board unanimously voted in favor of a negative declaration.

J. Rose moved to approve the site plan for EB11LLC., 15 main St. D. Marion seconded the motion. The motion passed unanimously contingent upon the payment of the four parking spaces that are a fee in lieu of parking. The Planning Board will send a memo to the Village Board of Trustees regarding the fee in lieu of parking. And the applicant must meet all building code requirements including the location of the propane tanks.

6. Unfinished business:

Status update from the Village Attorney on Fred Santivenere. The Applicant has a proposed subdivision application at 26 Rock St. The Village attorney noted they are waiting for a bulk table on the variances needed which is being done by Badey and Watson. There is not a subdivision map on file with the county. The application will be sent to the ZBA by the Planning Board to determine what variances are needed. The Village Attorney noted there is nothing on record with the town or village regarding any subdivision. The Building Inspector will review the bulk table after it is received from Badey and Watson. A. Saari moved to send the applicant to the ZBA and D. Marion seconded the motion. The motion was approved unanimously.

7. New Business:

James and Tara carol, (Old Souls), 69 Main St. - The Applicant proposed a barber shop Barber and brew. The beer will be sampled and then sold as retail. It will not be a bar. Customers will be able to purchase beer, sit on a stool some lunch meat and cheeses will be available. Patrons would have to go through the barber shop to get to the beer section. A parking table is needed. Seats will be counted in the front and the back will be considered retail space. The plans should show the cooler, tables and chairs. The site plan should have a notation saying no changes to the exterior of the building and the hours of operation. The applicant will come again on January 14, 2016 to review all new submissions. If all the items are in order a public hearing will be scheduled. The Applicant requested to have a public hearing on January 28, 2016. The public hearing date will be contingent upon all the information being submitted is accurate. The Board will also review the parking table. The Barber shop will open first when all permits and licensing are received the brew part of the application will begin. The Board will review a list of adjoining neighbors at the next meeting. The plans must be sent to the village by December 31st, 2015. The Board suggested putting hours of operation on the site plan.

8. Board Business:

The Board discussed lot line adjustments and whether or not the code update committee should look at lot line adjustments. After the discussion, the Planning Board agreed that there should be something in the code regarding lot line adjustments. The Board will send a letter to the Village Board of Trustees. Chairman M. Francisco will draft a letter regarding lot line adjustments to the Village Board and it will be reviewed at the next meeting.

The Board discussed with the village attorney the possibility of Butterfield Redevelopment coming back to the Board for a possible change of use to the Lahey Pavilion and one retail building. The village Attorney noted that possible parking should be looked at as an amended site plan approval parking, internal traffic public transportation. The village attorney noted he spoke to the building inspector regarding sending Butterfield to the Planning board for site plan review. The Board discussed the code and whether or not a change of use to the buildings are allowed without review.

A. Saari moved to adjourn the meeting and J. Rose seconded the motion. The meeting adjourned at 9:50 P.M.

DRAFT

Matt Francisco, Planning Board Chairman

Date