

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

**Public Meeting
09/08/16**

The Village of Cold Spring Planning Board held a public hearing on September 8, 2016 at 7 pm.

Attending were Board members: Chair Matt Francisco, Arne Saari, and Ezra Clementson. David Marion and Judith Rose were absent. Village Attorney John Furst was also in attendance. The meeting was called to order at 7:03pm.

1. Chair's Remarks

None

2. Approval of Minutes

Deferred

3. Reports of Members

E. Clementson made a motion to add Greg Matthews, with a parcel at the end of Whitehall, to be added to the agenda. A. Saari seconded and the item will be discussed as part of Board Business.

4. Correspondence

None

New Business

2 Depot Sq. application for an amended site plan for alterations to existing Multi-Family Residential Building from 3 Dwelling Units to 5 Dwelling Units including a change of use. The subject property is known as Tax Map 48.12-2-2 and is in the B1 zone and National Historic District.

Karen Parks (architect) appeared on behalf of the applicant and presented a revised application that reduces the number of rental units from five to four. All would be residential. At present there are four parking spaces in the garage and one on the street. Parks presented photographs of similar arrangements in the Village as well as revised building plans. The change was made in an effort to persuade the Planning Board to recommend granting of parking waivers as may be necessary.

Discussion of Parking

- Furst commented that the code doesn't preclude parking waivers for residential uses, although the intent of the code (in B-1 and B-2) is for commercial uses.

- Parks has revised the parking table to include eight required spaces, thus requiring a waiver for four spaces.
- In lieu of a waiver, off-site parking might be found
- Board members expressed concern that the decision in this matter may set a precedent for an unintended consequence.
- How would tenants deal with four-hour parking limit on Main St and two hour limit on Depot Sq.?

Discussion of SEQR

- Neither Furst nor the Planning Board have any comments about the long-form environmental statement (submitted by Parks.)
- A. Saari made a motion to declare intention for the Planning Board to serve as lead agency for purposes of SEQR. E. Clementson seconded and the motion passed unanimously.
- Planning Board will circulate a notice of intent to be the lead agency for SEQR.
- Neither the ZBA or the HDRB may act until a negative declaration is issued by the Planning Board.

A public hearing will be scheduled for October 13, 2016. Parks will send notification of the hearing to identified neighbors via certified/return receipt mail (in advance of the hearing).

5. New Business

None.

6. Board Business

Butterfield Realty –Steven Barshow appeared on behalf of the applicant to discuss the lease between Putnam County and Butterfield Realty for use of the Lahey Pavilion. Specifically pertaining to the requirements of the Board’s resolution (granting a 20% parking waiver) that the terms of the lease shall include provision that the County will provide bussing for all seniors to all activities for the full term of their lease/occupancy.

Barshow submitted the revised language approved by the Putnam County Physical Services committee for Planning Board review and comment. Neither the Planning Board nor Furst had any comment. The language will be sent to absent members for comment. The Planning Board will move forward, approve and sign off on the site plan.

Barshow informed the board that the County will approve the lease next week and will forward a copy of the executed lease to the Planning Board.

Greg Matthews – Parcel at end of Whitehall. Matthews presented a topographical map indicating an area he seeks to develop into four residential lots. The property is outside the Village, but access, water and sewer will likely be provided from the Village. The Planning Board suggested that

Matthews submit an application to the Philipstown Planning Board for approval (with coordination with the Cold Spring Planning Board. The Cold Spring Planning Board would be an interested agency for purposes of SEQR.

7. Public Comment

None

8. Adjournment

A. Saari made a motion to adjourn the meeting. E. Clementson seconded and the meeting was adjourned at 8:27pm

Matthew Francisco

11/10/2016

Matt Francisco Chair

Date