

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

**Meeting  
2-8-18**

The Village of Cold Spring Planning Board held a public meeting on February 8, 2018 at 7 pm at the Village Hall, 85 Main Street, Cold Spring, NY 10516.

Attending were: Chair Matt Francisco and board members: David Marion, Judith Rose, Lara Shihab-Eldin and Stephanie Hawkins. Village attorney John Furst was in attendance. Board member Sue Meyers was absent.

**Chair's Remarks- None**

**Approval of Minutes**

S. Hawkins made a motion to accept the minutes of the 1-25-18 planning board meeting as amended. J. Rose seconded and the motion passed unanimously.

**Correspondence - None**

**Report of Members**

S. Hawkins resigned as CUC liaison citing other commitments.

**Correspondence – None**

**Old Business**

126 Main Street. Workshop revised plan set: Sue Costigan of SCGY Properties, LLC. New approx. 2,888 sq. ft. building with a footprint of approx. 1,444 sq. ft. containing a 1st floor commercial space and a 2nd floor 1 bedroom apartment. The project is located in the B-1 General Business Zone, per 134-9, requiring review and approval by the Planning Board. The property is located in the Historic District, per Chapter 64, requiring review and approval by the Historic District Review Board (HDRB). A variance from the Zoning Board of Appeals (ZBA) is necessary as the front yard setback as it will not meet the 40 feet required per section 134-9-E4 of the Village Code.

Karen Parks presented plans revised per CSPB comments, including:

- Parking lot now pervious except at the handicapped parking space and the building entrance.
- Storm water calculations revised
- Dry well added at back of site
- Footing drains with sump pump flow to dry well
- Revised calculations noted on plans
- Preliminary landscape plan

D. Marion asked what the peak flow was at the rear drain. The applicant did not know and Marion explained his concern about potential over-flow during extreme weather. He suggested extending the length of perforated pipe to allow more dispersal to prevent over-flow into neighboring properties

Parks noted that AKRF has only made minor comments (to their application) that have been incorporated into the revised drawing set.

Parks noted that applicant has consulted with neighbors and that any new perimeter fencing will be a matching style to the existing styles of adjacent fences. Existing fences are between 5'-6' high.

Board members discussed fence height with regard to car headlights shining into neighboring properties. Parks responded that the final fence height will take this into consideration and address the issue.

Parks noted that parking lot lights will be bollard fixtures whose light is directed downward complying with Dark Sky. The exact fixture has not yet been selected.

Board members discussed whether a separate planning board public hearing will be required in addition to the scheduled HDRB hearing. Furst informed the board that a separate hearing was not mandated, but that the planning board could, at their discretion, schedule a public hearing. He suggested the planning board could wait until completion of the HDRB hearing before making a decision.

Sue Costigan (applicant) expressed concern that the time required for an additional public hearing could adversely impact the project construction schedule, noting that tree removal needs to be completed before the end of March.

The board requested that outstanding site lighting and fencing issues be addressed prior to their public hearing. Parks responded that they would be resolved prior to the 2-21-18 HDRB hearing.

ZBA chair Aaron Wolfe was in attendance and suggested that, as this property will also require ZBA review, that a combined CSPB/ZBA public hearing would be advantageous. Planning board members agreed.

S. Hawkins made a motion to schedule a joint CSPB/ZBA public hearing on 3-1-18 subject to confirmation that the ZBA will have a quorum on that date. D. Marion seconded and the motion passed unanimously.

Parks presented a list of neighboring properties that will be notified (by certified/return receipt) of the public hearing. The board made no addition to the list.

**New Business – None**

**Public Comment – None**

**Board Business**

Chair Francisco will contact Save-a-Tree to solicit a professional opinion on the current condition/health as it relates to Butterfield Realty's request to remove the copper beech on the Butterfield property. The board had previously sent a letter to Unicorn Construction/Butterfield Realty requesting that any action be delayed until the planning board had made a decision

**ADJOURNMENT**

S. Hawkins made a motion to adjourn. J. Rose seconded and the meeting adjourned at 8:30pm.

Submitted by M. Mell

*Matthew Francisco*

5/24/2018

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Matt Francisco, Chair

Date