

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

**Meeting
4-12-18**

The Village of Cold Spring Planning Board held a public meeting on April 12, 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 Shihib-Eldin and Sue Meyers. Board member Stephanie Hawkins was absent.

CHAIR'S REMARKS - None

APPROVAL OF MINUTES

J. Rose made a motion to adopt the 3-22-18 minutes. D. Marion seconded and the motion passed unanimously.

CORRESPONDENCE – None

OLD BUSINESS

Stephen and Judith Rose residing at 7 Marion Avenue, Tax Map 48.12-2-61 for construction of a new 700 SF accessory structure to be used as an art studio. This studio would have frontage on Kemble Avenue with no curb cut for vehicular access. Subject property is in the Historic District and is referred to the Historic District Review Board pursuant to Village Code Chapter 6 and the Planning Board for site plan approval per Village Code 134-7(F).

The Board reviewed and approved a resolution granting site plan approval.

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Resolution No.: ____ of 2018

THE VILLAGE OF COLD SPRING

PLANNING BOARD

Roll Call Vote

Names	Ayes	Noes	Abstain	Absent
<i>Chairman</i>				
Matthew Francisco	X			
<i>Member</i>				
Stephanie Hawkins				X
<i>Member</i>				
Judith Kepner Rose			X	
<i>Member</i>				
Lara Shihib Edlin	X			
<i>Member</i>				
Sue Meyers	X			
<i>Alternate Member</i>				
Dave Marion	X			
TOTAL	4	0	1	1

The following was presented

By: Member David Marion

Seconded by: Member Sue Meyers

Date of Adoption: April 12, 2018

**RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF COLD SPRING GRANTING SITE PLAN
APPROVAL TO STEPHEN & JUDITH ROSE FOR THE PARCEL OF REAL PROPERTY LOCATED AT SECTION
48.12, BLOCK 2, LOT 61.1, SAID PROPERTY ALSO KNOWN AS 7 MARION AVENUE**

WHEREAS, the Planning Board of the Village of Cold Spring has received an application from Stephen and Judith Rose (the “Applicants”) to construct a 700 square foot accessory structure for their private (non-commercial) use as an art painting studio (the “Proposal”) at the property located at Section 48.12, Block 2, Lot 61.1, in the Village of Cold Spring, said lot also being known as 7 Marion Avenue (the “Property”); and

WHEREAS, the Property lies within the Village’s R-1 Zoning District as well as the Village’s local historic district; and

WHEREAS, in accordance with Section 134-7.F, any new proposed building within the R-1 Zone, other than a single-family dwelling and associated garage, must come before the Planning Board for site plan review; and

WHEREAS, the Applicant also *needs(ed)* approval from the Village’s Historic District Review Board (HDRB); and

WHEREAS, this is a Type II Action pursuant to the State Environmental Quality Review Act and no further environmental review is required; and

WHEREAS, *there is no need for any referral to the County Planning Department under General Municipal Law Section 239-m because the Property is not within 500 feet of a state/county road or park, etc.; and*

WHEREAS, *the Planning Board waived the need for a public hearing in accordance with Section 134-27.C(4); and*

WHEREAS, the Planning Board has reviewed the aforesaid application materials submitted by the Applicants; and

NOW, THEREFORE, IT IS HEREBY

RESOLVED, that the Planning Board hereby determines that the site plan application meets all general site plan objectives set forth in Section 134-27.A of the Village Zoning Code; and it is further

RESOLVED, that the application of Stephen and Judith Rose for site plan approval and plans last revised on April 9,, 2018 involving the real property situated at Section 48.12, Block 2, Lot 61.1, in the Village of Cold Spring, said lot also being known as 7 Marion Avenue, Cold Spring, is hereby granted, subject to the following conditions:

- (1) Obtaining approval from the Village’s Historic District Review Board (if not already done so);

- (2) At all times, the Proposal shall be used as a private art studio for the property owner and shall not be utilized for commercial purposes. There shall be no on-site sales viewings or office hours for visits;
- (3) At all times, it shall not be occupied as residence on either a full time or short-term basis. No bathing or cooking accommodations are permitted. And, there shall be no additional parking spaces as part of the Proposal; and
- (4) Subject to payment of all outstanding escrow consultant fees to the Village of Cold Spring as may be required in connection with the project.

BY ORDER OF THE PLANNING BOARD OF THE VILLAGE OF COLD SPRING, NEW YORK

DATED: April 12, 2018

Matthew Francisco, Chairman

NEW BUSINESS – None

PUBLIC COMMENT - None

BOARD BUSINESS – None

ADJOURNMENT

J. Rose made a motion to adjourn. D. Marion seconded and the meeting adjourned at 7:15pm.

Submitted by M. Mell

Matthew Francisco

5/10/2018

Matt Francisco, Chair

Date: