

PUBLIC HEARING NOTICE
April 29, 2014

The Village of Cold Spring Board of Trustees will hold a public hearing on Tuesday, April 29, 2014, at 7:30 pm at Haldane Central School Music Room, 15 Craigside Drive, Cold Spring, New York for the purpose of hearing comment on a proposed local law entitled: A LOCAL LAW TO AMEND VILLAGE CODE CHAPTER 134 BY AMENDING VILLAGE CODE SECTIONS 134-2, "DEFINITIONS," 134-3, "LISTING OF DISTRICTS," 134-4, "ZONING MAP" AND 134-15, "REGULATIONS FOR B-4 DESIGNATED MEDICAL, HEALTH CARE FACILITY DISTRICT"

The purpose of this proposed Local Law is to enact conditional zoning adding a new sub-district to the B4 Zoning District, the B-4A Zoning District (Medical and Health Care Facility Mixed Use District). The Local Law amends Chapter 134 and the Village's Zoning Map (Section 134-4) to rezone property situated on approximately 5.7 acres on tax lot ID 49.5-3-45 (currently B-4) for the purpose of redevelopment of the "Butterfield Hospital" property located near the intersection of NYS Route 9D and Paulding Avenue. The Zoning Map designation of the majority of the subject property would be changed from Zoning District B-4 to Zoning District B-4A (Medical and Health Care Facility Mixed Use District) and a small portion of the subject property along Paulding Avenue would be changed from Zoning District B-4 to R-1, conditioned upon approval of a site plan that substantially conforms to a Concept Site Plan prepared by Stephen Lopez, Landscape Architect (Tim Miller Associates Inc.), dated January 18, 2013 and last revised on May 6, 2013. The Concept Site Plan contemplates a 15,000 square foot office/retail building located off Route 9D, a 17,500 square foot office/retail building and 55 market-rate condominium units designated for senior citizen housing to be contained within three buildings, with a resident community center which will join and link two of the condominium buildings.

The Lahey Pavilion, consisting of 11,500 square feet, will continue its existing use as a medical office building. Three single family homes will be constructed along the northern portion of the subject property along Paulding Avenue on lots to be subdivided.

Chapter 134 is amended to add a new sub-district B-4A Zoning District (Medical and Health Care Facility Mixed Use District), Section 134-15A, that includes as permitted uses: up to 55 units of Senior Citizen Housing, municipal and other government uses, retail stores at street level, business and professional offices, banks, personal service shops, mixed uses, among other uses; and with minimum requirements, maximum permitted building height of 2½ stories (35 feet), and supplementary regulations as more fully set forth in said Local Law. The Local Law also amends the definition of “Senior Citizen Housing” in Section 134-2 (B), “Definitions” so there is compliance with the “housing for older persons” exception from the federal Fair Housing Act, as amended (42 U.S.C. s.3607(b)(1)-(5)).

Copies of the proposed Local Law are available at the Office of the Village Clerk, 85 Main Street, Cold Spring, New York or on the web at www.coldspringny.gov.

Dated: April 11, 2014
Mary Saari, Village Clerk