

VILLAGE OF COLD SPRING PLANNING BOARD
85 MAIN STREET, COLD SPRING, NEW YORK 10516
Workshop meeting

April 25, 2011

Present: Chairman: Joseph Barbaro; **Members:** Karen Doyle, Arne Saari, Placito Sgro and Planning Board consultant Rob Cameron; Putnam Engineering

Member absent: Joseph Immorlica

A. Living room LLC, 103 Main St.

Present for the applicant: Philip Nobel, Nathalie Jonas & Thomas Demonchaux; design partner

The applicants proposed to open a retail/event space. The applicant noted no work will be done to the outside of the building not even a sign. The applicant noted a kiosk will be placed in the store for retail sales including retail space for acupuncture, massage therapist. The interior will also include a dance floor for classes. The applicant proposed to change the swing on two doors and a full height partition will be built.

P. Sgro noted a plan is needed showing the building including the parking lot in the back of the building to determine available parking spaces. **P. Sgro** noted a stamped site plan is needed. The Board members discussed fee in lieu of parking. The Board determined 9 spaces are needed. The applicant agreed to the fee in lieu of parking. **J. Barbaro** noted a correspondence will have to be made to the Village and Board of Trustees along with a check for the cost of each parking space needed. The applicant will get the drawings stamped by a licensed architect.

A Public hearing was scheduled for Tuesday May 3, 2011. The applicant will reprint a letter from the landlord acknowledging allowing them to make changes to the building. The Board discussed a list of neighbors to notice. The applicant noted they will have a signed letter from neighbors they will bring to the public hearing.

B. Pig Hill Inn, 73 Main St.

Present for the applicant: Mr. Henry Keil

The applicant proposed a change of use. The applicant proposed changing food service for guests to food service for the public which the applicant noted would require more parking. The applicant noted no changes would be made to the building or the number of tables to be used. The applicant noted he wrote a letter to the Village Board requesting a space for fee in lieu of parking. **P. Sgro** acknowledged the applicant should go the ZBA for a variance. A public hearing was scheduled for May 3, 2011 and the applicant was told to notify neighbors informing them of the public hearing.

C. Moo Moo Creamery, 32 West St.

Present for the applicant: Paula Katsetos and Alexi Katsetos

The applicant proposed opening an ice cream shop. There will be 2 table and 4 seats inside and a bench that seats 8 will be on the outside. Fee in lieu of parking is required. A seasonal seating permit will be required for outdoor seating. **P. Sgro** noted dimensions are needed on the plan. The Board reviewed a list of adjoining neighbors for return request receipt. A copy of the lease agreement and a copy of the deed are needed. The public hearing was scheduled for Tuesday, May 3, 2011.

K. Doyle left the meeting at 8:51 pm.

D. 8 Marion Ave. , 8 Marion Ave.

Present for the applicant: James Hartford, Shelly Gilbert

J. Barbaro reviewed a letter from the Village Attorney, Mr. Steve Gaba, regarding an error in the Village Code the letter also acknowledged that the planning Board can use their discretion to make decisions. The applicant noted they will rotate the sign in the proposed location and relocate a tree in order to place the sign. The applicant noted they have a certificate of appropriateness from the HDRB. A public hearing was scheduled for Tuesday May 3, 2011.

A. Saari moved to adjourn the meeting and **P. Sgro** seconded the motion. The meeting was adjourned at 9:12 pm.

Joseph Barbaro Planning Board Chairman

Date