

VILLAGE OF COLD SPRING PLANNING BOARD
85 MAIN STRET, COLD SPRING, NEW YORK 10516
Workshop meeting for Denton Cricket, LLC

December 8, 2011

Present: Chairman: Joseph Barbaro; **Members:** Joseph Immorlica, Arne Saari, Placito Sgro
Richard Weissbrod

Denton Cricket LLC.114 Main St.

The applicant, Ethan Rockmore, proposed a change of use from retail use to office use. The proposed office will have up to 10 employees with occasional visitors. The proposed office is an internet company. The interior space will contain desks and a couch along with conference space with temporary walls installed. The square footage is 1,536 ft. An exit sign will be installed in the back of the building. The applicant noted there are fire extinguishers, and sprinklers in the building. **J. Immorlica** and **P. Sgro** noted 10 parking spaces are required one parking space is grandfathered in. **J. Immorlica** noted the applicant can get 9 spaces in fee in lieu of parking. The applicant noted he can lease spaces from Downey which would be located by the river.

J. Barbaro noted if spaces are leased from Downey a multiple year lease is required. **P. Sgro** suggested the applicant can talk to the mayor and Board of Trustees regarding the use of the 9 spaces after the one year lease is over. The Planning Board will write a letter to the Mayor and Board of Trustees regarding applicant's decision to use the fee in lieu of parking.

It was noted by the Board members that the location of fire safety equipment should be noted on either the site plan or a letter. The site plan drawings should be stamped and street names should be designated. Exit signs and the hallway leading to bathrooms also need to be shown on the site plan.

A public hearing was scheduled for Thursday, December 22, 2011. A list of neighbors was discussed **J. Immorlica** noted the fire-inspector should check the building and give a letter stating the building meets all fire safety requirements. The applicant will be put on the Village Board meeting agenda for the fee in lieu of parking.

J. Immorlica moved to adjourn the meeting and **P. Sgro** seconded the motion. The meeting was adjourned at 8:25 P.M.

Joseph Barbaro, Planning Board Chairman

Date