

VILLAGE OF COLD SPRING PLANNING BOARD
85 MAIN STREET, COLD SPRING, NEW YORK 10516
Monthly Meeting

April 3, 2012

Present: Chairman: Joseph Barbaro; **Members:** Arne Saari, Placito Sgro and Richard Weissbrod
Member absent: Jimmy Zuehl

J. Barbaro opened the meeting by explaining the meeting process to the members of the public.

1. New Business:

Kenny Elmes, 33 Chestnut St.

Present for the applicant: Kenny Elmes, Ronald Lezott, GK+A Architects, PC

The applicant proposed a change of use from gas station/repair shop to a gas station/Dunkin Donuts with a convenient mart.

J. Barbaro read the building permit denial. Mr. Elmes explained his reasons for closing the garage and proposing a Dunkin Donuts as being due to a decrease in earnings since an accident which has caused him to be unable to work at the same capacity he had been working. The following changes would need to be done for the proposed Dunkin Donuts:

- Striping on the building.
- An enclosure.
- Adding a drive through lane in back of the building
- The back pavement will be removed and grass added for a menu board.
- An enclosed garbage screen.
- Brick and stucco for the outside of the building along with decorative gooseneck lighting similar to Foodtown.
- No signage was proposed except on the door.

The applicant Mr. Elmes also noted the following:

- No beer would be sold on the premises.
- The proposed Dunkin Donuts will be takeout only. There will be no seating.
- Mr. Elmes will still own the building. Dunkin Donuts and Convenient Mart will rent the space.
- The donuts will not be made in New Windsor and brought to the proposed site.
- There will be a kitchen is for cooking the breakfast food.
- There will be a single unisex ADA accessible bathroom.
- A light in the back of the building, which can be shielded so light will aim downward.
- Gas delivery will block three parking spaces and can be scheduled for convenience.

P. Sgro noted a site plan will be needed noting the square footage and the building dimension also noted the site plan must be stamped. All utilities must be noted on the site plan including sewage, slop sink, electric voltage.

R. Weissbrod noted that the comprehensive plan discourages drive through.

R. Weissbrod questioned whether or not there would be adequate distance between ordering and pick up at the drive through as well as cars at the pumps.

R. Weissbrod asked if he was dependent upon Dunkin Donuts. Mr. Elmes responded yes.

A workshop meeting was scheduled for Tuesday, April 17, 2012.

2. ZBA opinions:

A. Stephanie Hawkins, 15 Academy St.

The applicant is proposing an addition to the rear of her house. The proposed addition will be the full length of the house and will require a rear yard variance. **P. Sgro** moved to recommend to the ZBA to approve the addition and **R. Weissbrod** seconded the motion. The motion was approved 4-0 pending approval from the HDRB.

B. Henry Keil, 73 Main St.

The applicant is proposing a copper canopy above the front entrance at the corner of Main St. and Rock St. The application will require a front yard variance. The Planning Board noted that from a safety point of view the proposal is an improvement. **P. Sgro** moved to recommend to the ZBA to approve the copper canopy with the installation of snow clips to prevent snow from falling onto the sidewalk.

A. Saari seconded the motion. The motion was approved 4-0.

C. Henry Keil, 34 West St.

The applicant is proposing to add a two story deck and an ADA elevator shaft on the exterior of the existing building which will require a front yard variance. **P. Sgro** moved to recommend to ZBA to approve the proposal. **R. Weissbrod** seconded the motion. The motion was approved 4-0.

3. Minutes:

- The minutes of March 6, 2012 were reviewed and amended **R. Weissbrod** moved to approve the amended minutes and **A. Saari** seconded the motion. The amended minutes were approved 4-0.
- The minutes of March 13, 2012 were reviewed and amended. **A. Saari** moved to accept the minutes as presented and **R. Weissbrod** seconded the motion. The amended minutes were approved 4-0.
- The minutes of March 20, 2012 were reviewed and amended. **R. Weissbrod** moved to accept the minutes as amended and **A. Saari** seconded the motion. The amended minutes were approved 4-0.

R. Weissbrod moved to adjourn the meeting and **P. Sgro** seconded the motion. The meeting was adjourned at 9:57 P.M.

Joseph Barbaro, Planning Board Chairman

Date

