

**VILLAGE OF COLD SPRING PLANNING BOARD
85 MAIN STREET, COLD SPRING, NEW YORK 10516
Public hearing and Regular Monthly Meeting**

January 14, 2016

Present - Chairman Matt Francisco and members: David Marion, Judith Rose and Arne Saari also present, Village Attorney, John Furst.

Chairman M. Francisco opened the meeting at 7:00 P.M. by noting that he participated in the Department of State Planning Board Overview Winter Training Session.

1. Minutes:

The minutes of December 10, 2015 were reviewed and revised A. Saari moved to approve the minutes as amended and J. Rose seconded the motion. The revised minutes were approved unanimously.

2. Unfinished Business:

Barber & Brew, LLC, 69 Main St.

The Applicants presented the Board with updated drawings, which shows the following:

- A parking table was added to the drawing as requested by the Board. The tavern in the back is determined by the number of seats. There will be 14 seats (5 bar stools, 5 bench seats and 4 chairs) divided by 3 is 4.67 parking spaces. The number of parking spaced for the barber shop is determined by square footage. The square footage is 424 sq. ft. and divided by 150 equals 2.83 parking spaces. It was determined that 8 parking spaces are needed. One parking space is grandfathered in. A parking waiver will be needed for 7 parking spaces. If their application were to be approved, the Planning Board would write a memo to the Village Board supporting the application and requesting a parking waiver.
- The applicant proposed vinyl letters 8 inches by 40 inches which equals 2 ft. square.

Also discussed was the following:

- Rear egress - There is no rear egress due to a large rock in the rear of the building.
- Hours of operation - Chairman M. Francisco suggested having the hours of operation on the site plan. A discussion ensued over the hours of operation. The Applicants will get back to the Board regarding their hours of operation after they discuss it among themselves.
- Stamped site plan - The final site plan must have a stamp by an architect or engineer.
- The Board discussed the neighbors to be notified - Chairman M. Francisco suggested noticing properties within a 300 ft. radius. After a short discussion with the village attorney it was determined to be too complicated. The Board then discussed a list of adjoining neighboring properties including neighboring properties directly across the street. The Applicant will notice building owners and tenants in the retail spaces as discussed. Neighbors to be notified as discussed were Pig Hill Inn, Swing, Gallery 66, Go - Go Pops and Houlihan and Lawrence. The Applicant was advised to go to the Town Accessors Office to get the names of the property owners.
- The process of a public hearing was reviewed.

A. Saari moved to hold the public hearing on January 28, 2016 after the Board reviewed the submissions and D. Marion seconded the motion. The motion was unanimously approved. The Applicant will mail the notices to the tenant of the buildings as well as the property owner.

3. Board Business:

Status update on Scenic Hudson – updated drawings for the Scenic Hudson Properties have been received by the Planning Board. Our Village Code is silent regarding lot line adjustments. The building inspector suggested having the right-of-ways showing on the drawings. A letter went out to Mr. Glennon Watson from Badey & Watson asking for right of ways to be added to the drawings.

The Board discussed the absence of lot line adjustment in the Village Code. A discussion ensued over whether or not a lot line adjustment should go before the Planning Board for a simple subdivision. Chairman M. Francisco suggested having applicants see the Building Inspector for a review for lot line adjustments. Chairman M. Francisco will type a draft letter regarding simple lot line adjustments that will just push the applicant through the process. If the Board does not respond in 62 days it will automatically be approved. If a non-conformity is created it will cause a minor subdivision.

4. New Business:

Upcoming application – per the Village Attorney, the planning Board will be receiving a change of use application for the Lahey Pavilion for Butterfield LLC. The developer has confirmed with the Village Attorney that the Post Office and the Senior Center will go to the Lahey pavilion rather than have them in building 1 as approved.

The Board discussed hiring a consulting engineer to work with them on the proposal. The switching of buildings makes it necessary for an adjusted site plan approval.

5. ZBA Referrals:

- Mark Robohm, 194 Main St. The Application was for a rear yard deck with stairs. The Planning Board had no comment on this referral.
- Sarah DeFranco, 230 Main St., front yard variance for the construction of a new home – the file will be left in the office for the Planning Board members to review.
- James Hartford, 178 Main St. – The Applicant is adding a stoop and will possible need a front yard set-back. The file will be left in the office for Planning Board members to review.
- Darrin and Melissa Santos, 54 Parrott St. – The proposal is for a front yard variance for new construction due to the file will be left in the office for review of the file for Planning Board members to review.

David Marion moved to adjourn the meeting and J. rose seconded the motion. The meeting adjourned at 8:44 P.M.

Matthew Francisco

Matt Francisco, Planning Board Chairman

Date