

**Village of Cold Spring  
Planning Board  
85 Main Street, Cold Spring, New York 10516**

**Public Hearing  
10-13-16**

The Village of Cold Spring Planning Board held a public hearing on October 13, 2016 at 7 pm.

Attending were Board members: Chair Matt Francisco, David Marion and Judith Rose. Arne Saari and Ezra Clementson were absent. Village Attorney John Furst was also in attendance. The meeting was called to order at 7:03pm.

The public hearing is to consider the site plan approval application by Catherine Blanche for the proposed conversion of a three-family residential dwelling to a four-family residential dwelling which is located at 2 Depot Square, Cold Spring, NY. The subject property is known as Tax Map Section 48.12, Block 2, Lot 2. The property is located within the B-1 zoning district as well as the historic district.

Karen Parks appeared on behalf of the applicant. She presented the proposed site plan, elevations and photographs. Planned improvements to the property include infrastructure and exterior yard (including a pergola.) Parks noted there have been no changes since the last planning board meeting and that the applicant is seeing site plan approval, which is contingent upon satisfaction of parking requirements. To this issue Parks noted that:

- Referring to R-3 zoning, a four-family residential dwelling will require eight parking spaces. The property currently includes four and would require a waiver for the balance.
- The elevation of the property above the street makes incorporation of additional on-site parking spaces unfeasible.
- Village code for B-1 allows payment of a fee in lieu of parking. Recent examples include: 69 Main St., which received a waiver for seven spaces, Sky Baby Studios, which received a waiver for three spaces and 116 Main St., which received a waiver for six spaces.

Discussion

- Board members expressed concern about where the cars will go should the waiver be granted and of a possible precedent for residential expansion utilizing parking waivers which were intended for commercial, short trip business related parking.
- Parks suggested that the impact of two additional cars will be negligible compared to the benefits that will accrue to the community upon completion of the work. She requested comment from the village attorney.
- Stephanie Hawkins commented that she is “sad” that the appearance of the building may change should a waiver not be granted. Parks responded that the building improvements are not contingent upon the parking waiver and the applicant is committed to restoring the building.

The Planning Board did not rule on the application, but agreed to keep the public hearing open.

For purposes of SEQR the Planning Board unanimously issued a negative declaration for a Type 1 action in a historic district.

**Chair's Remarks**

None

**Approval of Minutes**

Deferred

**Reports of Members**

None

**Correspondence**

None

**New Business**

None.

**Board Business**

None

**Public Comment**

None

**Adjournment**

J. Rose made a motion to adjourn the meeting. D. Marion seconded and the meeting was adjourned at 8:25p

Submitted by

*Matthew Francisco*

1/12/2017

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Matt Francisco, Chair

Date