

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

**Public Hearing
10-27-16**

The Village of Cold Spring Planning Board held a public hearing on October 27, 2016 at 7 pm.

Attending were Board members: Chair Matt Francisco, Arne Saari and Ezra Clementson. David Marion and Judith Rose were absent. Village Attorney John Furst was also in attendance. The meeting was called to order at 7:04pm.

The public hearing is a continuation of the October 13, 2016 hearing and 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.

Outstanding issues from the Oct. 13 hearing are whether planning board approval may be obtained solely for the apartment being added. John Furst commented that since the project is a change to a non-conforming use, all aspects must meet current code. Thus approval for only one apartment is not possible and parking for all units will need to be considered by the planning board.

Karen Parks appeared on behalf of the applicant. She presented an amended application that maintains the three existing apartments and adds a retail space. There will not be any changes to the existing three apartments. Parks presented plans illustrating the amended application and a revised zoning and parking table.

Discussion

- Code will require (12) parking spaces: six for the residential units and six for the retail space.
- The Zoning Board of Appeals (ZBA) has noted that existing parking spaces do not meet code requirements (each space must be 9' x 18'.) The ZBA has yet to rule on a waiver for the size of the existing spaces. Until the ZBA makes its ruling, the Planning Board cannot make a determination of the number of parking spaces available and number of spaces requiring a waiver.
- Parks maintains that since the existing apartments are pre-existing and that since a parking waiver for the retail space is not problematic (for the planning board) that a parking waiver for the dwelling units should be granted to allow development and improvement of the property.
- Board members expressed continued concern about where the cars will go should the waiver be granted and of a possible precedent for residential expansion on Main St.
- Furst recommended that the board reaffirm its negative declaration (for purposes of SEQRR) since the amended application includes no significant changes.

A. Saari made a motion to issue a negative declaration for the amended application. E. Clementson seconded and the motion passed unanimously.

A. Saari made a motion to close the Oct. 13, 2016 public hearing in anticipation of a new public hearing for the amended application scheduled for Nov. 10, 2016. E. Clementson seconded and the motion passed unanimously.

Approval of Minutes

Deferred

Reports of Members

None

Correspondence

The board has received a referral from the Building Department for a change of use for the property at 75 Main St.

New Business

None

Board Business

None

Public Comment

None

Adjournment

A. Saari made a motion to adjourn the meeting. E. Clementson seconded and the meeting was adjourned at 8:34p

Submitted by M. Mell

Matthew Francisco

11/10/2016

Matt Francisco Chair

Date