

Village of Cold Spring

Code Update Committee

February 18, 2015

The Code Update Committee of the Village of Cold Spring held a meeting on Wednesday, February 18, 2015 at 7:01 PM at the Village Hall, 85 Main Street, Cold Spring, NY.

Attending were Committee Chair Jack Goldstein, Vice-Chair Marie Early, members Mike Armstrong, Terry Lahey, Donald MacDonald; liaison to NYSERDA Stephanie Hawkins. Member Barney Molloy was chairing a Planning Board meeting so he was unavoidably absent.

1. Mr. Goldstein deferred review of the February 12 minutes until the next meeting.

2. Chair's Report – Mr. Goldstein reported that he had a conversation with Jaime Ethier who is the DOS representative on the Local Waterfront Revitalization Strategy (LWRS) and the Local Waterfront Revitalization Plan (LWRP). Mr. Ethier will extend the DOS grant for one year; there will be no need for quarterly progress reports since progress on the LWRP will probably not occur for 18 months based on the current the Code Update Committee schedule. However, Mr. Ethier said that grants can only be extended for one year at a time, the Village must request another extension in 2016. Mr. Goldstein will provide Mr. Ethier with informal periodic updates; Mr. Goldstein also provided Mr. Ethier with Chuck Voss' contact information. Mr. Ethier has sent an email to the Village stating that the grant will be extended.

Mr. Goldstein expressed concern that, as the committee goes forward, that information not be lost, that important points be missed, that the committee gets stuck on non-important points, and how that is handled. Using the "permitted uses" documents that Ms. Early sent, the committee needs to do the proper research and identify the important points. The committee needs to adhere to the Comprehensive Plan (CP) first, then to the LWRS. If there is any deviation from those documents, the committee needs to state why there is a difference from those two documents. Mr. Goldstein also emphasized that the committee needs to keep track of where they are. Ms. Early had suggested using a spreadsheet to record these points and organize the material; a spreadsheet was one of the circulated documents. Mr. MacDonald provided a spreadsheet that records uses (from the Village of Bedford). Mr. MacDonald will circulate the Bedford document which could be updated with the Village code information. Mr. Goldstein emphasized that the work must be comprehensive, it must be defensible and it must be conveyable to the consultants; it must also be a live, continuously updated document. If a spreadsheet doesn't accomplish these objectives, please provide suggestions for alternatives.

3. Discussion on Permitted Uses – Mr. MacDonald suggested adding all the permitted uses to the spreadsheet so that each use can be evaluated and discussed. It was suggested that each amendment would have a separate spreadsheet. Ms. Early reviewed the process that was used to create the spreadsheet. The research document discussed in the previous meeting, created by Mr. Lahey and Ms. Early was the starting point. Next, all references in the CP to land use and zoning were extracted and put into one of the three documents circulated for this meeting. Then, the research document was compared against the extracted CP document and the LWRS Land and Water Uses document (from Mr. Armstrong) to create the spreadsheet. The comments from the previous meeting were gathered into the third document and were also used to create the spreadsheet. A discussion ensued on the spreadsheet.

Mr. MacDonald circulated a write-up on Code Definitions of various municipalities, including the Village of Cold Spring. There was discussion about creating an overlay permitting B&Bs along Chestnut Street and Morris Avenue, from St. Mary's to Northern Avenue. R-1, R-3 and B-1 permitted uses were

discussed; the committee reached agreement on permitted uses for these districts but did not complete special uses for B-1.. Mr. Goldstein made the point that in the ordinance, the physical structure should dictate the conditions of use, be the guarantor of the use, not for the commercial use to dictate it. Mr. MacDonald stated that the economics will, in part, dictate the use. Mr. Armstrong suggested adding long term guest residence facilities as a permitted use; it was agreed that discussion could be held at a future meeting.

Mr. Goldstein will be having a conversation with B&L on Friday. He has asked B&L to send the results of that conversation to Ms. Early on Feb. 23.

The next meeting will be on February 26, 2015 in the Village Hall.

The meeting was adjourned at 9:10 PM with a motion from Ms. Early and a second from Mr. Goldstein and carried with a unanimous vote.

Respectfully submitted,

Marie E. Early