

**Village of Cold Spring  
Code Update Committee  
November 12, 2015**

The Code Update Committee of the Village of Cold Spring held a meeting on Thursday, November 12, 2015 at 7:00 PM at the Village Hall, 85 Main Street, Cold Spring NY

Attending were Board members: Carolyn Bachan, Nora Hart, Donald Mac Donald and Ethan Timm; and Trustee Marie Early

Trustee Early opened the meeting at 7:06 P.M. by reviewing the LWRP process, the 29 topics listed in the NYSERDA document and how they relate to the Code Update Committee. A public information meeting should be held in March 2016 regarding the first 9 topics.

**1. Minutes:**

The minutes of October 22, 2015 were reviewed and amended to show an accessory apartment should be 340 sq. ft. of habitable space instead of 940 sq. ft. Mr. Mac Donald moved to approve the minutes as amended and Ms. Bachan seconded the motion. The revised minutes were approved unanimously. The minutes of October 29, 2015 were reviewed. Ms. Bachan moved to approve the minutes as presented and Mr. Timm seconded the motion. The motion passed 3-0 with Mr. Mac Donald abstaining since he was not present at that meeting.

**2. Board Business:**

Time sheets from the Board members need to be turned in.

Meeting night change - Trustee Marie Early discussed changing their meeting night to the first and third Wednesday rather than the second and fourth Thursday starting December 2, 2015.

**3. Riverfront parks and recreation:**

Mr. Timm reviewed research into riverfront parks and recreation areas which could included water enhanced and water dependent properties. New York State defines "Waterfront" to be all land from the river to Route 9. A discussion ensued over how the different properties should be distinguished or zoned - such as, should land based parks and parks that have a waterfront connection be separated. The Board also discussed whether or not the waterfront use should be restricted. The Board recommended that there should be a larger recreation zone in the water dependent areas. Mr. Timm will review the Comprehensive Plan and incorporate it more than the descriptions in the LWRS.

The Board discussed permitted uses in the R-3 district. The Board discussed deleting tourist homes.

Trustee Early will look up the definition for membership clubs.

The Board discussed whether or not B&B's should be permitted in the R-3 district. if B&B's are permitted in an R-3 district, the structure in which the B&B is located would require at least three bedrooms, it must be owner or manager occupied, breakfast must be included, and no stoves would be made available for guest use.

Mr. Timm moved to adjourn the meeting and Ms. Bachan seconded the motion. The meeting adjourned at 9:12 P.M.

Respectfully submitted by

Linda Valentino