

**Village of Cold Spring
Code Update Committee
February 17, 2016**

The Code Update Committee of the Village of Cold Spring held a meeting on Wednesday, February 17, 2016 at 7:10 PM at the Village Hall, 85 Main Street, Cold Spring NY

Attending were Board members: Carolyn Bachan, Norah Hart, Paul Henderson, and Ethan Timm; and Trustee Marie Early. Donald Mac Donald was not present.

Trustee Ms. Early noted that the conference call for NYSERDA is at 2:00 P.M. Friday, same call in number and password.

Minutes:

The minutes of February 3, 2015 were reviewed Mr. Henderson moved to approve the minutes as presented and Ms. Hart seconded the motion. The minutes were unanimously approved.

Permitted uses:

I1 Zone:

The member agreed on the following:

Cemeteries and mausoleums will be removed.

Members discussed allowing all R-1 uses in an I1 zone. It was agreed that R-1 uses would be removed from I1.

Buildings, structures, municipal parking and recreational uses owned by the Village of Cold Spring would be allowed.

Live/work units including attendant sales of work output would be permitted.

Office buildings for editorial, business and professional offices, and research, design including incidental clinics, cafeterias and recreational facilities for the exclusive use of company employees would be allowed.

Service, retail and recreational uses and facilities would be permitted.

I2 Zone:

After a discussion, the members agreed that the I2 zone would be deleted.

Hotel-Historic-Recreational Zone:

It was agreed that the hotel-historic-recreational zone is replaced by Parks & Recreation (PR-1) so hotel-historic-recreational zone will be deleted. There was discussion about including marina in PR-1; since marinas are commercial activities, they would not be included in PR-1.

R-1 Zone:

The Members reviewed R-1 Single Family Residential zone. B&B's, overnight accommodations have been added to the R1 district. Heavy traffic use areas such as hospitals, medical centers, sanitariums, nursing and convalescent homes, not for profit institutions and similar uses were recommended to be

deleted from the R-1 Zone. Marinas should be added to R-1 and B-1. Tourist homes will be deleted from R-1.

Other discussions:

- The members added Columbarium to R-1 and B3.
- Tourist homes were deleted from the R1 Zone.
- Membership clubs and lodges will be left in R-1.
- B&B's and overnight accommodations will be permitted in the R-1, R-3 and B-1 Zones by special permit. The Special Permit should be renewable every year.
- B&B and overnight accommodations, which are owner operated and which were defined in 2015, were discussed. The fees should include a special permit fee and a fire inspection fee. The Zoning Board of Appeals and the Building Inspector should establish the fee. A discussion ensued over the length of time a B&B could be rented out and whether or not the owner should be living at the premises while home is being rented out. This discussion did not reach any conclusions.

Mr. Henderson presented a chart noting the total number of acres, the acreage and the percentage of zoning in each zone.

Mr. Timm worked on a shared presentation on Google docs and will continue to work on the 9 topics for the public hearing.

Ms. Hart moved to adjourn the meeting and Mr. Henderson seconded the motion. The meeting adjourned at 9:03 P.M.

Respectfully submitted by

Linda Valentino