

**Village of Cold Spring  
Code Update Committee  
March 2, 2016**

The Code Update Committee of the Village of Cold Spring held a meeting on Wednesday, February 3, 2016 at 7:00 PM at the Village Hall, 85 Main Street, Cold Spring NY

Attending were Board members: Carolyn Bachan, Norah Hart, Paul Henderson, Donald Mac Donald Ethan Timm; and Trustee Marie Early.

Trustee Early opened the meeting at 7:18 P.M. announcing that Linda Valentino has submitted her resignation to the Village. The committee thanked Linda for her work and wished her well in her new job. Trustee Early noted that the NYSERDA conference call did not take place last week but will take place this Friday at 10:30 A.M.

**Minutes:**

The minutes were deferred until the next meeting since the minutes had not yet been distributed for review.

**Permitted Uses**

Corrections were identified to the Permitted Uses spreadsheet distributed after the Feb. 17 meeting. These include the removal of R-1 uses from the I-1 zone, the retention of manufacturing to the I-1 zone, the exclusion of marinas in the PR-1 zone and the inclusion of marinas in the R-1 zone.

The committee discussed permitted uses for the B-4 zone. It was agreed that R-1 uses should be removed. The Comprehensive Plan (CP) identified a goal of keeping property taxes low, particularly school taxes, which could be seen as encouraging smaller housing units. SROs (single room occupancy) was discussed as a method of limiting the number of occupants but it was felt that this approach did not conform with the character of the village; it was more geared toward urban living. The goal in the CP is to create more housing while increasing the tax base. It was agreed that any use permitted in the I-1 and R-1 except for single family houses would be permitted in the B-4 zone; live/work would be permitted but no residential use would be permitted on the ground floors. Nursing home, assisted living, medical center and health related facility will be added to B-4. Hospital and sanatorium should be removed. Senior citizen and disabled housing would be permitted by special permit. The concept here is to extend the commercial corridor that is Route 9D south from the intersection with Route 301. Multi-family housing will be permitted in the B-4 zone.

**B-4 A Zone:**

It was agreed that there will be no changes to the definition of the B-4A Zone.

**Parking**

It was agreed that for one family dwelling, 2 off-street parking spaces would be required. The parking spaces can be parallel to one another or arranged in a linear fashion.

Church and worship house, library - one parking space for every 200 feet of floor area but not less than 1 space for each 5 seats used by congregation, excluding sacristy and altars – the area used by the congregation. It was suggested to see what parking standards are used in other communities similar to Cold Spring.

Public parks, playgrounds, and other recreational uses - it was suggested to see what parking standards are used in other communities similar to Cold Spring.

Mr. Henderson will look up churches, parks, schools and libraries for parking standards in other communities similar to Cold Spring.

The code currently requires 3 parking spaces for home occupations. Mr. Henderson suggested deferring discussion on parking standards for home occupations until the committee takes on the task of defining home occupation standards. He suggested that possibly home occupation standards be defined (in part) as not requiring additional parking.

Many people who work from are telecommuters.

Mr. Timm noted he had been working on the public presentation and has done a trial run. His intent is to go through the 9 topics into one format. He'll send the link to all committee members.

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

Respectfully submitted by

Linda Valentino