

**Village of Cold Spring  
Code Update Committee  
March 30, 2016**

The Code Update Committee of the Village of Cold Spring held a meeting on Wednesday, March 30, 2016 at 7:06 PM at the Butterfield Library, 10 Morris Avenue, Cold Spring NY

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

Trustee Early opened the meeting. She said that the March 16 minutes were just sent out so they would not be reviewed at this meeting. Ms. Early provided some statistics on car ownership. In 2013, 57% of households owned two or more cars; in 1970, 63% of households owned one or no cars. She said that the trend over the last 40 years was for more cars per household and that this trend appeared to be continuing in that direction. The number of cars per capita in 2013 was .798.

**1. Parking continued**

Ms. Early restated the number of guest rooms for a B&B at 3. The Parking spreadsheet has been updated to reflect the agreements and comments from the March 14 meeting. Mr. Henderson reported on the number of parking spaces at Mayors' Park, Haldane and Butterfield Library; the spreadsheet will be updated with these numbers. Ms. Early reported on the square footage of Butterfield Library from the Putnam County tax database; the spreadsheet will be updated with this number.

Should libraries and municipal buildings have different parking requirements since municipal buildings are frequently used for public assemblies? It was noted that there will never be sufficient parking in the B-1 zone (Main Street). Should the parking waiver fee be changed or eliminated? What is the legal capacity for the Municipal Building or other buildings used for public assembly? Should the parking requirements reflect maximum capacity of the building's use or should the parking requirements reflect a smaller number of parking spaces? There was discussion concerning Main Street as a quaint, walkable area; having seas of parking would encourage more driving and destroy the quaintness of the area.

The committee confirmed the requirements for two and multiple family housing. The requirement for marinas was determined to be one parking space per slip. The PR-1 zone should include marinas. It was agreed that the requirement would be one parking space per 4 slips although it was recognized that this does not address non-powered boats such as kayaks and canoes.

**2. Process for March, 2016 Public Meeting**

Mr. Timm discussed his approach to go through the 10 topics. Ms. Early will work on the reworded sections of the Zoning Code. Mr. Timm has a number of diagrams that have been developed as work product from the committee, but may not have all diagrams; he will attempt to obtain all the diagrams and drawings. Mr. MacDonald showed a Storyboard that he has begun to develop. Mr. Timm felt that the most current materials are required. They will be sent to all members. The images shown by Mr. MacDonald were felt to be the strongest manner of illustrating each of the 10 topics, highlighting the changes. Supplemental materials would be provided as hardcopy. The application used by Mr. MacDonald is called Keynote.

**3. Overnight Accommodations:**

This topic will be discussed in the next meeting.

**4. Home Occupations**

Mr. Fink's letter on home occupations will be discussed at the next meeting.

Ms. Early pointed out that home occupations cannot occur in accessory buildings. This is defined in the NYS Residential Building Code, Section J102.5.

**Other:**

Accessory Apartments parking standards will follow the agreed-to parking requirements for two and multiple family apartments.

The date for the first public meeting will be evaluated at the next meeting. NYSERDA has been told that the date will be April at the earliest.

A definition of "live/work" is required. Ms. Early will research the Comprehensive Plan / LWRS for the definition.

**Public Comment:**

Mr. James Hartford said that the committee was doing a good job, and he appreciated their work.

The next meeting will be April 6, 2016.

Mr. Timm moved to adjourn the meeting and Ms. Hart seconded the motion. The meeting adjourned at 8:35 P.M.

Respectfully submitted by  
Marie Early