

The Village of Cold Spring Code Update Committee (CUC) held a meeting on May 18, 2016 at 7pm at the Village Hall, 85 Main St.

Attending were board members: Norah Hart (NH), Paul Henderson (PH), Donald McDonald (DM), and Carolyn Bachan (CB); Trustee Marie Early (ME). Absent: Ethan Timm

1. CALL TO ORDER

- a. ME called the meeting to order at 7:05pm
- b. ME told the group that she had submitted a request to NYSERDA for reimbursement of expenses but has not yet had a response.
- c. The next NYSERDA conference call is scheduled for Friday, May 20 at 2pm

2. APPROVAL OF MINUTES

- a. PH made a motion to accept the May 04, 2016 meeting minutes. NH seconded and the minutes were accepted as amended.

3. OVERNIGHT ACCOMMODATIONS – Discussion about definitions and requirements for overnight accommodations in various districts.

- a. CUC discussed whether a dedicated classification for B&Bs was necessary as its definition is essentially described in overnight accommodations. Consensus is to delete the B&B classification and to eliminate the statement regarding breakfast.
- b. ME suggested that the definition of hotel be changed from “3 or more” to “4 or more rooms.” CUC agreed.
- c. DM suggested the following changes, which were accepted by the CUC: “owner occupied” will remain and “manager occupied” will be deleted, and “building” will replace the word “structure.”
- d. It was agreed that overnight accommodations in I-1 will require a special permit.
- e. It was agreed that Overnight Accommodations is now completed.

4. PARKING – Discussion of modifications to the parking table.

- a. CUC confirmed its opinion that there is no essential difference between ground floor and second floor commercial occupancies regarding parking requirements.
- b. The second entry on the table will be divided into two categories: retail stores and professional offices (that will include medical and financial businesses.)
- c. The entry for bowling alleys will be deleted.
- d. CUC discussed parking requirements for medical offices in B-1 districts and whether there should be a dedicated line item in the parking table. PH to research this further, as well as for “industrial establishment, etc.”. “Customer” should be changed to “Client”.
- e. ME suggested the CUC develop a better definition for “live/work,” but the CUC did not discuss.

- f. It was agreed that if the calculations for parking results in a half space, the application should be rounded up. This needs be reflected in the code.
- 5. PRESENTATION FOR PUBLIC MEETING – status reports from CUC members.
 - a. NH read through her presentation on Overnight Accommodations and Parking. Comments and suggestions were made for incorporation. CUC confirmed the following gross SF requirements.
 - i. 1 space for up to 1,000 SF
 - ii. 1.5 spaces for between 1,000 SF and 1,500 SF
 - iii. 2 spaces for 2,000 SF and over
 - b. DM read through his presentation for Accessory Apartments. Comments and suggestions were made for incorporation.
 - c. CUC discussed various definitions related to Accessory Apartments.
 - i. CUC agreed that SF requirements should refer to “gross” rather than “habitable”
 - ii. Studios will be defined as not less than 340 SF gross space.
 - iii. One bedroom will be defined as “not less than 410 SF gross space”.
 - iv. These will be incorporated into the Code documentation; this was discussed and agreed to at the Sept. 24, 2015 meeting.
- 6. PUBLIC COMMENT – none
- 7. OLD BUSINESS – It was agreed that the committee needs to review the section of the Code which describes the responsibilities of the Planning Board. This will be done in a later phase of the Committee’s work.
- 8. CB made a motion to adjourn. NH seconded and the meeting adjourned at 8:56pm.
- 9. The next meeting of the CUC will be on June 1, 2016.

Submitted by: Michael Mell