

VILLAGE OF COLD SPRING PLANNING BOARD
85 MAIN STREET, COLD SPRING, NEW YORK 10516
Workshop meeting

February 24, 2009

Present: Chairman, Ransom Taggart; **Members:** Arne Saari, Joseph Barbaro , Joseph Immorlica & Placito Sgro,

The Chairman opened the meeting at 7:30 pm by scheduling a workshop meeting for Scenic Hudson on Tuesday, March 31, 2009 at 7:30 pm.

The Board members discussed and reviewed previously discussed proposed code changes and discussed several new code changes as follows:

1. Please review letter dated 12/05/07 (attached)
2. Please review our letter dated 11/07/02 (attached)
3. Include a steep slopes law for all district regulations.
4. Add to the I-1 & I-2 districts regulations that all single family dwellings are to be 1 ½ stories only
5. Add to the B-1 District regulations the R-3 regulations for all multi-family housing.
6. The R-1 District lot size requirements should be increased to 10,000 sq. ft.
7. That all district boundaries should be defined by the property parcel boundaries.
8. The Planning Board recommends that on the following streets:
 - a. Mountain Ave.
 - b. Orchard St.
 - c. Locust Ridge
 - d. Cedar St.
 - e. Fishkill Ave.

That, day parking be limited to two hours, clearly marked by signage.

9. Add to all districts that all swimming pools (above & below ground) must conform to the existing setbacks for that district.
10. Add that all new subdivisions shall contribute (in addition to the performance bond) a percentage of the total cost of development, to be determined by the Mayor and Board of Trustees to assist in offsetting the cost of services provided by the Village examples are as follows:
 - a. Police protection
 - b. Fire protection

- c. Garbage pick up
 - d. Sewer
 - e. Water
 - f. Etc.
11. Add that the Planning Board should review all new construction site plans – in all districts. This will plug a loophole as it now exists.
 12. Under “Definitions” – “Minor Subdivisions” should be moved from the code; they no longer exist.
 13. The Index page 18 under “Planning Board Resident Districts” section 134-89 should be removed; this section does not exist.

The meeting was adjourned at 9:27 pm.

Ransom Taggart, Chairman

Date

VILLAGE OF COLD SPRING PLANNING BOARD
85 MAIN STREET
COLD SPRING, NEW YORK 10516

12/5/07

Mayor Phillips,

Re: your letter dated 10/24/07 (copy enclosed)

Dear Sir,

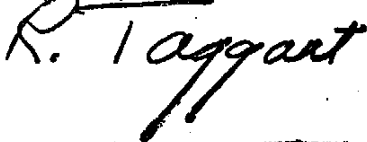
The Planning Board at our meeting on 12/4/07 discussed the following additions/changes to the Village Code that we would like to see implemented as soon as possible.

A) Adult Shops be prohibited within 1500 feet of all playgrounds, schools nurseries, churches, synagogues etc.

B) The ability of the Planning Board to have the applicant to establish an escrow account for \$5,000.00 for subdivision review should also be clearly worded to include site plan reviews.

C) Eliminate the present 5,000 square foot requirement for planning board site plan review in the B1 & B2 districts to allow the planning board to be able to fully review all site plan applications in the B1 & B2 districts.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "R. Taggart", with a long horizontal stroke extending to the right.

Ransom Taggart, Chairman

Preliminary Comments on the Proposed Addition to the Village Code, Section
134-2. Definition of Home Business.

The Planning Board does not believe that the expanding, broadening of the Home Business requirements of the Village Code is necessary or good for the present or future character of the village. Just a reminder, that at the time of the creation and adoption of the Master Plan, a village wide questionnaire clearly and strongly indicated that our most precious asset is the "character of the village."

We do not believe that the "keeping of stock and trade" in our garage or our out buildings will do anything for the character in an R1 district. Why should we be able to store "commercial" supplies or equipment of any nature in an R1 district? Just think of the possibilities:

- a) construction materials of all kinds
- b) construction equipment of all kinds
- c) construction waste of all kinds

Are all of the above not stock in trade? Let us continue:

- d) hazardous materials such as paints, thinners, batteries, etc.

All of the above could be considered stock in trade but how does the village intend to control or enforce this new rule? No out building will ever be big enough, in the end, and the stock in trade will spill out onto the yard. Furthermore, who is to know if the stock in trade in my out building and garage is really mine. Perhaps, I am renting space to another business for storage. Think again of the possibilities. More cars/vehicles will be parked on the yards and not in the garages.

There are many home businesses that do not need stock in trade and the code provides for those. Our code provides for our businesses in our B1, B2 and B3 districts. Why do we have to open our R1 residential district to a greater expansion of businesses, with no control or enforcement? I bought a house in an R1 district to live in and raise my family, not to see my next-door neighbor expand a business in any way.

In the past, the Planning Board has been very consistent in our opinions in this particular area. We have not allowed the expansion of business in the R1 district, even on Main Street.

As noted these are our preliminary comments. We will have more to follow.

Village of Cold Spring Planning Board


By: Ransom Taggart, Chairman
Dated: November 7, 2002

Cc: Mayor Phillips and Village Board of Trustees