

**Village of Cold Spring Code Update Committee  
85 Main Street, Cold Spring, NY 10516  
October 2, 2019**

**Phase V Public Meeting**

The Village of Cold Spring Code Update Committee held the Phase V public meeting on October 2, 2019 at 7pm at the Cold Spring Fire Company, 152 Main St., Cold Spring, NY. Attending were Trustee Marie Early and committee members: Paul Henderson and Michael Reisman. Karen Doyle was absent.

Village Trustee Marie Early called the meeting to order at 7 pm. She gave an introduction to the Code Update Committee's work and the steps that have been taken to reach the Phase V public meeting, noting that:

- The purpose of the CUC is to review and recommend action(s) on 29 topics defined by NYSED in 5 Categories.
- Status: Four public meetings have been held on the categories of "Use", "Appearances", "Environment" and "Procedures". All meeting materials are available on Village website (<https://www.coldspringny.gov/code-update-committee/pages/code-update-committee-public-meetings>)
- Phase V public meeting is to obtain public input on Category 5 ("Consistency and Clarity"). Verbal input will be received at tonight's meeting. Written input will be accepted until October 30, 2019, and can be sent by email to [trustee.early@coldspringny.gov](mailto:trustee.early@coldspringny.gov) or Cold Spring Village Office, 85 Main Street, Cold Spring, NY 10516, attention: Code Update Committee.
- The topics are:
  - Phase I – Use
  - Phase II – Appearances
  - Phase III – Environment
  - Phase IV – Procedures
  - Phase V – Consistency and clarity
- Input has been received and evaluated from:
  - Water and Wastewater Superintendent
  - Members of Cold Spring Village Board
  - Chair of Planning Board
  - Chair of Zoning Board of Appeals
  - Village Counsel
- All Chapters Recommended for Change are on Village website in 2 formats at <https://www.coldspringny.gov/code-update-committee/pages/phase-v>
  - Draft Version (changes not highlighted)
  - Draft Version/edits (changes highlighted)
  - Summary of changes by Chapter
- Changes to all Village Code chapters, as applicable are:

- Gender neutrality
- Movement of specific fees to Master Fee Schedule
- Corrections to grammar, spelling, punctuation, formatting
- Corrections to references
- Reference to both Building Inspector and/or Code Enforcement Officer
- Village Code chapters with no recommended changes are:
  - Chapter 3: Assessment of Property
  - Chapter 7: Defense and Indemnification
  - Chapter 24: Public Records Access
  - Chapter 33: Alcoholic Beverages
  - Chapter 36: Brush, Grass and Weeds
  - Chapter 49: Filming and Audiovisual Productions
  - Chapter 50: Fire Prevention
  - Chapter 78: Nuisances
  - Chapter 83: Parades
- Future Changes (anticipated) are:
  - Chapter 1: General Provisions – contains Chapter name, Chapter #, subsection name, subsection # - this chapter will be updated once all feedback has been received.
  - Page headers will be updated once all feedback has been received.
  - Once Public Hearing has been completed, Chapters will be updated with Local Law number and Amended dates
- The next steps in the process are:
  - Revise proposed Village Code Amendments based on feedback
  - Introduce Village Code Amendments at VBOT meeting
  - Submit resolution to hold VBOT public hearing
  - Issue notice to Putnam County Planning Department for review (required under General Municipal Law)
  - Provide notice to Nelsonville, Philipstown and Town of Highlands (adjacent communities)
  - VBOT conducts public hearing to consider responses from above
  - Conduct State Environmental Quality Review Act (SEQRA)
  - Adopt (revised) Village Code Amendments

#### Public Comment

- Zoning Map: The Campbell estate should become R-1; it is currently R-3
- Zoning Map: Merge B-2 and B-3 since there doesn't seem to be any setback differences between the two (this would also affect the text of permitted uses in Chapter 134)
- Chapter 93: The list of acceptable recyclable materials should be listed somewhere other than in the Chapter since the list can change over time
- The Code should reference permeable surfaces as a desirable method for driveways and other surface coverings

- Chapter 134: In my informal count of comments on STRs, the majority of the comments were opposed to STRs in the Village.
- Chapter 134: There was a request to permit pre-existing nonconforming buildings (which may be destroyed by fire) to be rebuilt to their previous nonconforming state. The example given was a three story residence; such residence could not be rebuilt under the current zoning code other than by obtaining variances. There was an opposition opinion voiced to this that said that the law should not be based on conformance, not on nonconformance although the speaker stated it more eloquently than this.
- Clarify how historic dwellings that are currently non-conforming, but that may become illegal under proposed changes
- Making too many specific changes as part of the Village Code may hamstring some Village Boards (Planning, Zoning and Historic).

The meeting concluded at 8:45 pm.

Submitted by: Michael Mell

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Trustee Marie Early

Date