



**VILLAGE OF COLD SPRING**  
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**Board of Trustees Workshop**  
**Meeting Minutes**  
**November 30, 2022**

The Board of Trustees of the Village of Cold Spring held a Workshop Meeting on Wednesday, November 30, 2022 at Village Hall and via Videoconference. Present were Mayor Kathleen E. Foley, Trustees Laura Bozzi, Cathryn Fadde, Eliza Starbuck and Tweeps Phillips Woods. The meeting was called to order at 7:00 p.m. by Mayor Foley.

**Request to Add/Modify Agenda Items**

None

**Announcements**

K. Foley made the following announcements:

- Lawn and Leaf pick up is Thursday December 8th
- Tree lighting ceremony will be held on December 3<sup>rd</sup>
- Saks Metering will be back in the market at a date TBD to complete the installation of Endpoints
- Eye on Water application will work once all systems have been updated with new Endpoint info

**Update from Chamber of Commerce on Cold Spring Aglow**

Hannah Salit provided and update on the Chamber of Commerce's Cold Spring Aglow event

- Event will be held on 12/9 from 5-8 pm
- There will be a number of street performances on Main Street and at the Visitor's Center
- Chamber members off of Main Street looking to get involved
  - Chamber to extend luminaria to Chestnut Street
- Chamber is asking the Police Dept. to block off spots at the end of Main Street for performers
- 100% of donations received will go to the Cold Spring Fire Company
- Erin Murphy stated that volunteers are needed to assist with set up and clean up

**Board Business**

**IMA with Haldane for Shared Use of Mayor's Park Field**

C. Fadde asked if the if the agreement limits the availability of Mayor's Park for ticked events? It does not as ticketed events are typically held over the summer when the field is not in use.

E. Starbuck made a motion authorizing the mayor to sign the IMA with Haldane for Shared Use of Mayor's Park Field. C. Fadde seconded the motion and it passed by a vote of 5-0

**IMA with Haldane for Field Improvements**

Dr. Phil Benante, Haldane Superintendent, stated that the estimated cost for field improvements is \$50,000. Haldane student athletes have raised \$12,000 and the school district will offset the difference. Proposed Improvements include:

- Leveling the base paths and applying clay surface
- New pitcher's mound
- Re-sod the field

T. Woods made a motion to authorize the mayor to sign the IMA with Haldane for field improvements. E. Starbuck seconded the motion and it passed by a vote of 5-0.

### **Approve hiring of Chris Carcone**

C. Fadde made a motion to approve the hiring of Chris Carcone as a Laborer at a rate of \$20/hour plus an additional \$2/hour for his NYS Commercial Driver's License. E. Starbuck seconded the motion and it passed by a vote of 5-0.

### **Main Street Bathrooms**

The Board discussed the status of the Main Street bathrooms and whether they should be kept open for the winter. The Board was in agreement that they should not be kept open as the structure is not conducive to cold weather use and demand is lower.

K. Foley made a motion to close the bathrooms for the winter as of 12/31. C. Fadde seconded the motion and it passed by a vote of 5-0.

### **Request for Menorah Lighting**

K. Foley made a motion to approve the request by Rabbi Ari Korner to hold a Menorah lighting on Dec. 20<sup>th</sup> at the foot of Main Street. T. Woods seconded the motion and it passed by a vote of 5-0.

### **Update on Parking Plan**

E. Starbuck presented an update on signage options and revenue projections:

- Main Street – signage for 3 Hour Parking from 10 AM – 6 PM
  - L. Bozzi commented that 3-hour limit provides more flexibility
  - C. Fadde suggested a 2-hour limit with the option to add a 3<sup>rd</sup> hour
- Fair Street – signage for No Parking except Saturday & Sunday. Metered on Saturday
- Residential Parking District – signage indicating hours of enforcement 9 AM – 6 PM or 10 AM – 6 PM and non-compliers will be ticketed or towed
  - K. Foley reported that the Village Attorney confirmed there is no distinction in the enabling legislation for the Residential Parking Program that restricts residents living in a B-1 District from permit eligibility. He recommends that we request to modify the existing district to include Main in the list of eligible streets and provide guidance on the use of Main Street for residential parking during metered hours.
  - C. Fadde commented that the signs should state Residential Permit Parking Only
    - All were in agreement
  - T. Woods added that she is in favor of making the hours 9 AM – 6 PM
  - E. Starbuck recommended that the hours that Residential Parking and Metered Parking on Main Street are in effect should mirror one another.
- Pedestrian Crossing – various options presented for signs in front of Village Hall and at crosswalks throughout the Villag. The goal is to increase space around crosswalks to meet NYS standards.
  - Board was in agreement that State Law verbiage should be included on Crosswalk signs
- Weekend Parking at Metro-North lot
- Revenue projections based on every metered spot being occupied every minute
  - Projections need to be adjusted

- Remove projected revenue for 15-minute spots
  - Establish hourly rates for Main Street and consider raising rates for parking in the Municipal Lots
- Establish cost for Residential Parking Permits
  - The Board members were in agreement on \$50 per permit

### **Public Comment**

Jim Smith, 162 Main Street, asked how many permits will a residence be eligible to receive

- Per E. Starbuck – 1 if the residence has a driveway; 2 if the residence has no driveway; and 1 per unit for multi-family residences

### **Short Term Rentals**

Jennifer Zwarich, chair of the Ad-Hoc Committee on Short-Term Rentals (STR's) presented a draft of the findings and recommendations from the Ad-Hoc Committee.

- Committee members and goals
  - 7-member committee of Village residents
    - 3 STR operators
    - 4 non-operators, including chair
  - Identify the obstacles in the current law
    - Lack of compliance
    - Difficulty of enforcement
    - Cumbersome to administer
  - Goals
    - Simplify the existing law
    - Make the law enforceable
    - Make the law easier to administer
- Key Recommendations
  - Hosted and One-Time permits only
    - Eliminates Un-hosted STR's from Code (except for one-time use permits)
    - One-Time Permit holders can rent for up to 14 consecutive days
    - No limit on the number of days for a Hosted permit
  - Limit the number of Hosted permits issued to 40
    - No limit on One-Time permits
  - Establish and follow permit requirements
    - Residency and occupancy
    - Available parking
    - Insurance
    - Etc.
  - Operating Rules
    - Limits on the number of guests
    - Host responsibility for guest behavior
  - Administration and Enforcement
    - Utilize third party software to streamline process
    - Hire Compliance Officer
    - Occupation Tax to fund administrative and compliance issues
- Board comments and questions
  - E. Starbuck asked what happens if the host is away when a violation occurs? What is the requirement to remove occupants from an un-permitted STR?

- J. Zwarich commented that the “bad actors” are the problem and the revisions to the law are designed to weed out the bad actors.
- Next Steps
  - J. Zwarich and Board member to attend NYCOM webinar regarding STR’s on 12/8
  - Ad-Hoc Committee reconvenes to address any new issues brought up during NYCOM webinar
  - Develop application procedures
  - Identify enforcement and penalties for non-compliers
  - 1/25/2023 for tentative follow up meeting

### **Approval of Minutes**

E. Starbuck made a motion to approve the minutes of the 10/12/22 meeting as submitted. L. Bozzi seconded the motion and it passed by a vote of 4-0-0-1 (C. Fadde abstained).

E. Starbuck made a motion to approve the minutes of the 10/26/22 meeting as submitted. C. Fadde seconded the motion and it passed by a vote of 5-0-0-0.

### **Approval of Bills**

L. Bozzi made a motion to approve Batch # 6734 in the amount of \$129,927.63. C. Fadde seconded the motion and it passed by a vote of 5-0-0-0.

### **Public Comment**

Mike Turton, Highlands Current, asked when the Parking Plan will go before a public meeting (TBD) and for clarity on the upcoming meeting schedule (meetings on 12/7 and 12/14. No meetings on 12/21 and 12/28).

### **Adjournment**

K. Foley made a motion to adjourn the meeting. C. Fadde seconded the motion and it passed unanimously. Meeting adjourned at 9:32 pm

Submitted by: Jeff Vidakovich

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Jeff Vidakovich, Village Clerk

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Date