

**Village of Cold Spring
Village Board of Trustees
85 Main Street, Cold Spring, New York 10516
Trustees Workshop Meeting
9-3-19**

The Village of Cold Spring Board of Trustees held a workshop meeting at the Cold Spring Village Hall, 85 Main Street on Tuesday September 3, 2019 at 6pm. Present were: Mayor David Merandy and Trustees Marie Early, Lynn Miller, Frances Murphy and Steve Voloto.

UPDATE ON SENIOR AND EMPLOYEE APPRECIATION PICNIC

The Board discussed the status and noted that:

- The list of donations is complete
- The amount of paper plates, utensils, etc. is to be determined
- Invites have been sent out via email and US Mail
- Grass to be cut prior to event

DISCUSSION ON BIDS FOR GARDEN STREET

The Board received a letter from Pitingaro & Doetsch (P&D) regarding a recommendation of award for the Garden Street repaving. The letter noted that:

- Only one bid was received from Van Etten Contracting LLC in the amount of \$152,453.05, base bid, with an additional \$10,267.20 for the Firehouse milling and paving
- Van Etten has proposed reducing the bid price by \$17,000 to \$135,453.05 by:
 - Closing Garden St for four days
 - Modifying curb installation detail.
- “if and where directed” items are not likely to be used, representing a cost reduction of \$14,875 in addition to the cost savings proposed by Van Etten
- P&D recommend the Village award the project to Van Etten Contracting LLC in the amount of \$135,453.05

During the Board discussion it was noted that:

- If the project were to be re-bid, it would take three weeks
- Closing Garden Street is problematic and access for residents during construction will need to be considered. Board will speak to residents.
- Consideration of acceptance of Van Etten bid postponed till the next meeting

CORRESPONDENCE

The Village received a letter for Stephen Bogardus about short-term rentals in a property adjacent to his home, and short-term rentals in the village in general. During the discussion of the letter it was noted that:

- The letter included internet advertisements for short-term rentals in the Village

- The letter suggests a ban on all short-term rentals to preserve the character of the village
- The rental identified in Bogardus' letter is in violation of existing code and the required special permit has not been issued
- The Board will forward this matter to code enforcement requesting they issue a Stop and Remedy Notice

A general discussion about short-term rentals followed during which it was noted that:

- The Code Update Committee (CUC) has been working on this issue and the current draft (of that section) was presented to the Board. Salient points in the draft include:
 - Owner must be present when rooms are rented overnight
 - A maximum of three sleeping rooms are allowed. Any more is a "hotel" per NYS code
 - No separate cooking facilities for guests allowed
 - Short term is 30-days or less
 - A special permit is required
 - A fire inspection is required
 - Proof of insurance is required
 - Off-street parking is required for each rented room
 - Short term rentals are allowed in the R-1 district
 - Short term rentals are not allowed in B-4 & B-4A districts
 - Code needs to be researched about short term rentals in B-1 & R-3 districts
- Residents are comfortable when they know who their neighbors are
- R-1 residents expect their neighborhood to be residential
- Child safety is a concern
- If rules are so onerous, why not ban short term rentals all together?
- How would rules be implemented and enforced?
- Will an increase in short term rentals destroy the character of the Village?
- Should the number of short term rentals (in the Village) be limited?

The Village received an email from a resident requesting waiving of late fee for a recent water bill. Mayor Merandy made a motion to waive the late fee. Trustee Murphy seconded and the motion passed unanimously.

APPROVAL OF MINUTES

Approval of 8/27/19 minutes was tabled

ADJOURNMENT

Mayor Merandy made a motion to adjourn the meeting. Trustee Voloto seconded and the motion passed unanimously at 8:30pm.

Submitted by: M. Mell

Mayor David Merandy

Date