

**Village of Cold Spring  
Village Board of Trustees  
85 Main Street, Cold Spring, New York 10516**

**Trustees Workshop Meeting  
10-1-19**

The Village of Cold Spring Board of Trustees held a meeting at the Village Hall, 85 Main Street on Tuesday October 1, 2019 at 7:30pm. Present were: Mayor David Merandy and Trustees Marie Early, Lynn Miller, Frances Murphy and Steve Voloto.

**RESOLUTION 20-2019 SETTING DATE AND TIME FOR PUBLIC HEARING ON PROPOSED CODE CHANGES  
RE: ESCROW**

**SETTING A TIME AND PLACE FOR A PUBLIC HEARING ON A PROPOSED LOCAL LAW ADDING CHAPTER 57 REGARDING THE REIMBURSEMENT OF PROFESSIONAL CONSULTANTS' EXPENSES AND AMENDING SECTIONS 40-5, 64-13, 111-5, 111-26, 134-16, 134-25, AND 134-28 OF THE CODE OF THE VILLAGE OF COLD SPRING**

The following resolution was offered by Mayor Merandy for adoption and seconded by Trustee Early, to wit:

**WHEREAS**, the Village Board seeks to update the Village Code by adding Chapter 57 and amending sections 40-5, 64-13, 111-5, 111-26, 134-16, 134-25, and 134-28 of the Village of Cold Spring.

**WHEREAS**, the Village Board wishes to set a time and place for a public hearing to consider the adoption of addition Chapter 57 The Reimbursement of Professional Consultants' Expenses and amendments to sections: 40-5 Fees, 64-13 Fees and Escrow, 111-5 Approval of Minor Subdivision, 111-6 Preliminary Plat for Major Subdivision, 111-26 Consultants Fees, 134-16 Permitted Special Uses, 134-25 Procedures and 134-28 Consultants Fees.

**NOW, THEREFORE, it is hereby:**

**RESOLVED**, that the Village Board hereby determines that it will be the lead agency with respect to the review of the proposed local law (the "project") in accord with New York State Environmental Quality Review Act ("SEQRA") and part 617 of the regulations implementing SEQRA, since there are no other agencies that have the authority to approve the project; and let it be further

**RESOLVED**, that the Village Board hereby classifies the action as an unlisted action under SEQRA; and let it be further

**RESOLVED**, that a public hearing be held by the Village Board in order to receive comments and suggestions regarding the proposed amendments to the Village Code regulating the reimbursement of professional consultant expenses and to receive any comments concerning the potential adverse environmental impacts of the proposed legislation in accord with SEQRA, on October 22, 2019 at 7 pm at the Village Hall located at 85 Main Street, Cold Spring, New York; and it is further

**RESOLVED**, that the Village Clerk is hereby authorized and directed to cause said public notice of said hearing to be given as provided by law.

On a roll call vote:

Trustee Marie Early voted	Aye
Trustee Fran Murphy voted	Aye
Trustee Lynn Miller voted	Aye
Trustee Steve Voloto voted	Aye
Mayor Dave Merandy voted	Aye

Resolution officially adopted on October 1, 2019 by a vote of 5-0-0-0.

### **CORRESPONDENCE**

The Village received an email from Ethan Rockmore of Good Rock Realty inquiring about the purchase of the sidewalk in front of the storefront at 114 Main St.

The board discussed and, while the Village had previously sold stoops, it does not sell pieces of Village sidewalk. The Mayor took a poll and no members of the Board were in favor of the sale.

### **DISCUSSION WITH CHAMBER OF COMMERCE RE: TROLLEY**

This matter was tabled.

### **OLD BUSINESS**

- Discussion on proposal for Firehouse floor
  - This matter was tabled
- Discussion of short-term rentals
  - The Village has received several letters regarding this issue. During the Board discussion it was noted that:
    - There have been problems with enforcement
    - In 2017, The Village decided it would benefit more from a full time Building Inspector/Code Enforcement Officer rather than a part-time Building Inspector/Code Enforcement Officer
    - The Village entered into an IMA with Philipstown to provide full-time coverage
    - The Town Code Enforcement office has been unable to dedicate sufficient time and resources to conduct research and investigations for the Village
    - The Village would like to have its own Code Enforcement Office; the Village will need to evaluate how this would be funded
    - A certified fire inspector will be required. How should this person be paid: per inspection? Village will inquire with the Cold Spring Fire Company as well as other nearby fire companies
    - The Village has looked at regulations established by other municipalities regarding short-term rentals

- The CUC will hold a public meeting on October 2, 2019 where this matter, among others, will be discussed
  - The situation has “crept up” on the Village
  - Recent complaints from Parrott St and Mountain Ave have been addressed
  - The next step will be a public hearing
- Resident parking at the Municipal Lot
  - The Village received a letter from David Playford requesting resident parking permits for the municipal lot on Fair Street
  - Trustee Early has prepared a Proposal for Municipal Lot Parking. The proposal notes that:
    - The lot is underutilized on week days and week nights
    - The lot has free parking every year for a five month period from Nov. 15 to April 15 from 9pm to 8am
    - The lot has 38 spaces, one of which is designated for handicap parking
    - Recent utilization figures show the highest utilization (excluding weekends and holidays) on weekday evenings after 6pm when 14 spaces were in use.
    - The Village could reasonably allow 20 resident permits from 6pm to 9am on weekdays without losing revenue
    - The Village currently issues resident parking permits for other specific areas of the village
    - An annual fee of \$3 is suggested
    - Issuance of permits to be on a first come, first served basis
  - Public Comment
    - Will public notice be given for sign up? Yes
    - Residents that work on weekends need parking spaces. The Board will investigate weekend accommodations
    - Having (resident’s) cars in the lot will encourage visitors to park there
    - The Board expects to formally take up this matter at its 10/22/19 meeting
- Request to extend No Parking Zone at 24-28 Rock Street
  - The owner of the property explained that often cars park so close to the driveway that residents can’t get in or out and requests that yellow lines be painted and extended to delineate the no parking area. During the discussion it was noted that:
    - Board is concerned about possibly reducing on-street parking
    - Board suggests that when cars block the driveway that the police be contacted
    - Past owners have not complained about this issue
    - The Mayor will visit the property
- Approve proposal to “hardwire” two police cars.
  - Mayor Merandy made a motion to accept the proposal from Managed Technologies of NY. Trustee Early seconded and the motion passed unanimously
- Approval for ticketed use of Mayor’s Park – Putnam Wine & Food Festival
  - During the discussion it was noted that:

- In the past music has been loud and that loudspeakers should be pointed toward the river
- To ease pedestrian and vehicular access, the entrance should be at the north end of the Park
- Approval of the request was tabled

## MINUTES

Mayor Merandy made a motion to approve the 9/3/19 minutes. Trustee Early seconded and the motion passed unanimously.

## BOARD COMMENT

Trustee Early noted that the CUC will hold its fifth public meeting on 10/2/19 at 7pm at the Cold Spring Firehouse. She noted that:

- All information is available on the Village website (No hard copies will be made available.)
- The presentation will not go through the entire 500-page document
- Written comments will be accepted up to 30 days after the meeting
- The next steps after the meeting are:
  - Feedback will be incorporated
  - The Village Board will review and comment
  - SEQRA will be addressed
  - Public hearing(s) will be held
  - The Village Board will evaluate feedback received at the public hearing(s) and determine if changes should be made
  - Upon Village Board acceptance of the proposed code changes, the approved changes will be filed with NYS
  - Once the Village Code changes have been adopted, the next step will be to revisit the LWRP

## ADJOURNMENT

Mayor Merandy made a motion to adjourn the meeting. Trustee Murphy seconded and the motion passed unanimously at 8:27pm.

Submitted by: M. Mell

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Mayor David Merandy

Date