

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

**Trustees Meeting**

**1-30-18**

The Village of Cold Spring Board of Trustees held a meeting at the Cold Spring Village Hall, 85 Main Street on Tuesday January 30, 2018 at 7pm. Present were Mayor David Merandy and Trustees Marie Early, Fran Murphy, Steve Voloto and Lynn Miller

**MAYOR'S REMARKS**

Mayor Merandy advised the board and community of the upcoming memorial services for N. Budney. He noted a likelihood of increased traffic congestion during the wake (2/2/18) from 4-8p and the funeral (2/3/18) starting at 9:30am.

**CORRESPONDENCE**

The Board received a letter from Lorenzo Angelino, Esq. on behalf of the owners of Masonry Vernacular requesting a waiver of the 30-day waiting period required to obtain a liquor license. Board members expressed concern about the increasing number of waiver requests such as this. Mayor Merandy made a motion to grant the waiver. Trustee Early seconded and the motion passed unanimously.

The Board received a letter from Rebecca Sperling, residing at 34 Garden Street, requesting a waiver of a penalty of \$14.39 assessed for late payment of her water/sewer bill. Sperling acknowledges that payment was late, but given her record of prompt payment, requests the board waive the penalty. Mayor Merandy made a motion to grant the waiver. Trustee Miller seconded and the motion passed unanimously.

**LITTLE STONY POINT**

Fred Martin from Little Stony Point requested the use of orange fencing (they would borrow from highway) with the understanding that it will be returned if needed by the Village.

**4<sup>TH</sup> OF JULY CELEBRATION**

As July 4<sup>th</sup> falls on a Wednesday this year, board members discussed possible dates for the Village celebration. The Mayor noted that the Putnam County Historical Society is planning celebrations on Saturday June 30<sup>th</sup> and that it would make sense to combine the festivities. Board members discussed options for the date of the celebration –June 30<sup>th</sup>, July 4<sup>th</sup> or on the Saturday following (7/7/18). Mayor Merandy made a motion to hold the Village celebration on June 30<sup>th</sup> with a rain date on 7/1/18. Trustee Miller seconded and the motion passed unanimously.

**APPROVAL OF BILLS**

Trustee Miller made a motion to approve Batch #4460 in the amount of \$23,483.88. Mayor Merandy seconded and the motion passed unanimously.

**MINUTES**

Mayor Merandy made a motion to accept the minutes of the 1/9/18 meeting as amended. Trustee Murphy seconded and the motion passed unanimously.

Mayor Merandy made a motion to accept the minutes of the 1/10/18 meeting. Trustee Murphy seconded and the motion passed unanimously.

## CHAPTER 64 REVIEW

Members of the HDRB (Chair Al Zgolinski, Kathleen Foley, Sean Conner and Carolyn Bachan) were present to discuss board comments to their most recent draft of the chapter. Trustee Early described the board's comments

CHAPTER SECTION	COMMENT/RESPONSE
65-1-B	In response to board comments, K. Foley noted the wording of this section is based upon state constitutional standards.
64-1-C	Concern was expressed about how code enforcement officials would be notified of any issues. K. Foley stated that, per current procedure, officials would respond to complaints received.
64-1-C-3	Board requested that reference to the "Village" be changed to the "District". HDRB members noted that, in addition to review of buildings in the district, they also look at significant artifacts outside of the district; that would impact the village as a whole. It was agreed that 64-1-C-3 will refer to the "Village" and 64-1-C-4 will refer to the "District."
64-1-C-6	The board asked how the HDRB will distinguish between "preservation" and "proposed alternate use." It was agreed that "proposed alterations" will be substituted for "proposed alternate use."
64-1-C-8	Board members were unclear as to exactly what is being conserved. HDRB explained that this refers to the energy expended for construction or demolition.
64-2-B-2	Board members requested clarification and distinction between significant "historical" and "architectural" features. HDRB noted that the two phrases are not mutually exclusive.
64-2-B-2	Board requested clarification of how "grading/topology" can be a historical feature. HDRB noted the history of the village (located on sloping and uneven terrain) is based upon grading and that this has become an integral feature of many properties; impacting their visual appearance.
64-2-B	It was agreed that legal advice will be sought to clarify this item.
64-6-D	The amount of time required before a property or feature may be considered for landmark status was discussed (either 30 or 50 years). Concern was expressed that a new property owner could be blindsided by a landmark proposal for their property and how the financial hardships that might be caused. HDRB noted that the village board makes the ultimate decision. It was agreed that 50 years will be the age at which a feature becomes eligible for landmark status.
64-6-E	The board asked for clarification of "delineation" and how the district boundary might be effected? HDRB noted that that the village board makes the ultimate decision.
64-6-F	It was agreed that legal advice will be sought to clarify this item.
64-6-G	The word "delineation" to be added to the second sentence.
64-6-L	The phrase "but to enlarge and enhance it" was discussed. Michael, I thought that the phrase would remain. Can you check your notes on this?

64-11	The words “village code” will be inserted into the last sentence of the first paragraph.
64-11-E	The second sentence will refer to “Village Code” (rather than “Zoning Regulations”)
64-17-A3	The sentence referring to the “return on investment” is unclear as to whether it should also be applied to more than just residential properties? HDRB to rephrase.
64-17-	<p>Board members and HDRB are unclear as to how a determination of economic hardship is to be determined. Trustees asked for a hypothetical example for review. Advice from village attorney will be solicited.</p> <p>Board and HDRB members discussed how the cost to repair a property vs. the cost to demolish and rebuild contributes to economic hardship and what agency would make the determination.</p>

The next steps in the process will be:

- HDRB will make agreed upon changes
- Village attorney’s advice will be sought for selected items and those sections will be revised.
- Upon completion of the above, public hearings will be scheduled

#### **MOTION TO ADJOURN**

Mayor Merandy made a motion to adjourn. Trustee Murphy seconded and the meeting was adjourned at 9:35pm.

Submitted by Michael Mell

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Mayor David Merandy

Date