

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

**Thursday March 25, 2021
Meeting Minutes**

The Village of Cold Spring Planning Board held a meeting via video conference pursuant to Executive Order 202.1 on Thursday March 25, 2021. Members present: Chair Matt Francisco, Stephanie Hawkins, Sue Meyers and Lara Eldin. The meeting was called to order at 7:08 pm.

Opening Comments

The chair had no opening remarks.

Approval of Minutes

S. Meyers made a motion to accept the minutes of the 2/25/21 meeting. S. Hawkins seconded and the motion passed by a vote of 4-0-0-0.

Approval of minutes from the 3/11/2021 meeting was tabled.

Report of Members

None

Correspondence

None

New Business

None

Old Business

The Board reviewed a draft of Resolution 01-2021 granting Site Plan Approval for Wells Fargo (tenant) and Constatine Serroukas (owner) for the replacement of wall and canopy light fixtures on building exterior and adding new wall fixtures and a new light post. Motion to accept Resolution 01-2021 was made by S. Hawkins. S. Meyers seconded and the motion passed by a vote of 4-0-0-0.

Board Business

At the request of the Board of Trustees, the Planning Board reviewed a draft of the proposed Chapter 100 regulating Short-Term Rentals and began formulating an opinion of the proposed chapter to present to the Board of Trustees.

Initial discussions focused on the specificity of the number of permits the Village will distribute (38), how that figure was arrived at and the means of selection. Comments included:

- Why 38 permits and what happens if the number needs to be adjusted up or down?
- Is the criteria utilized to determine 38 defensible?
- Would an empirical measurement (i.e. separation of 300 ft between permitted residences) be better

and easier to administer than the proposed allocation table? Defend in what way?

- How will a lottery system be administered? Should a more detailed description of the lottery system be included?
- Any proposed law must be in line with existing codes.
- Who will enforce the regulations? Code Enforcement or Village Police?

The Board agreed to the following next steps;

- Board Chair M. Francisco will circulate notes based on the discussion
- The Planning Board will regroup w/in two weeks to continue its review
- The Planning Board will include a narrative that the allocation table as proposed could be determined to be arbitrary and would like the VBOT to consider other ways to deal with density/clustering.

Adjournment

S. Hawkins made a motion to adjourn the meeting. S. Meyers seconded and the motion carried by a vote of 4-0-0.

Meeting adjourned at 9:20pm.

Prepared by: Jeff Vidakovich

Matthew Francisco

7-22-2021

Matt Francisco, Chair

Date