

History of CUC

Scope of Work - All Topics

Topics for this Meeting

Permitted Use Standards

Main Street Shop Fronts

Home Occupations

Accessory Buildings

Accessory Apartments

Detached Garages

Livable Floor Area

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AUGUST 3, 2016

Village of Cold Spring Comprehensive Plan

December 7, 2011 Adopted January 10, 2012



Special Board Members:

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The Village of Cold Spring received financial assistance for this work from the Hudson River Valley Greenway and from the New York State Department of State Division of Coastal Resources with funds provided under Title 11 of the Environmental Protection Fund.

AUGUST 3, 2016

V I L L A G E O F C O L D S P R I N G

LOCAL WATERFRONT REVITALIZATION PROGRAM



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Appearances

- Area and Bulk Regulation Standards;
- Maximum Lot Coverage and Setbacks Standards
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- Sign Standards
- Standards for Three Story Buildings
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- Fence Standards

Environment

- Outdoor Lighting Standards
- Evaluate Steep Slope Standards
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Procedures

- Evaluate Permitting Conservation Easements/Façade Easements
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- Evaluate Permitting Conservation Subdivisions
- Amend Subdivision Regulations
- Evaluate Adopting Waterfront Consistency Review Law.

Consistency and Clarity

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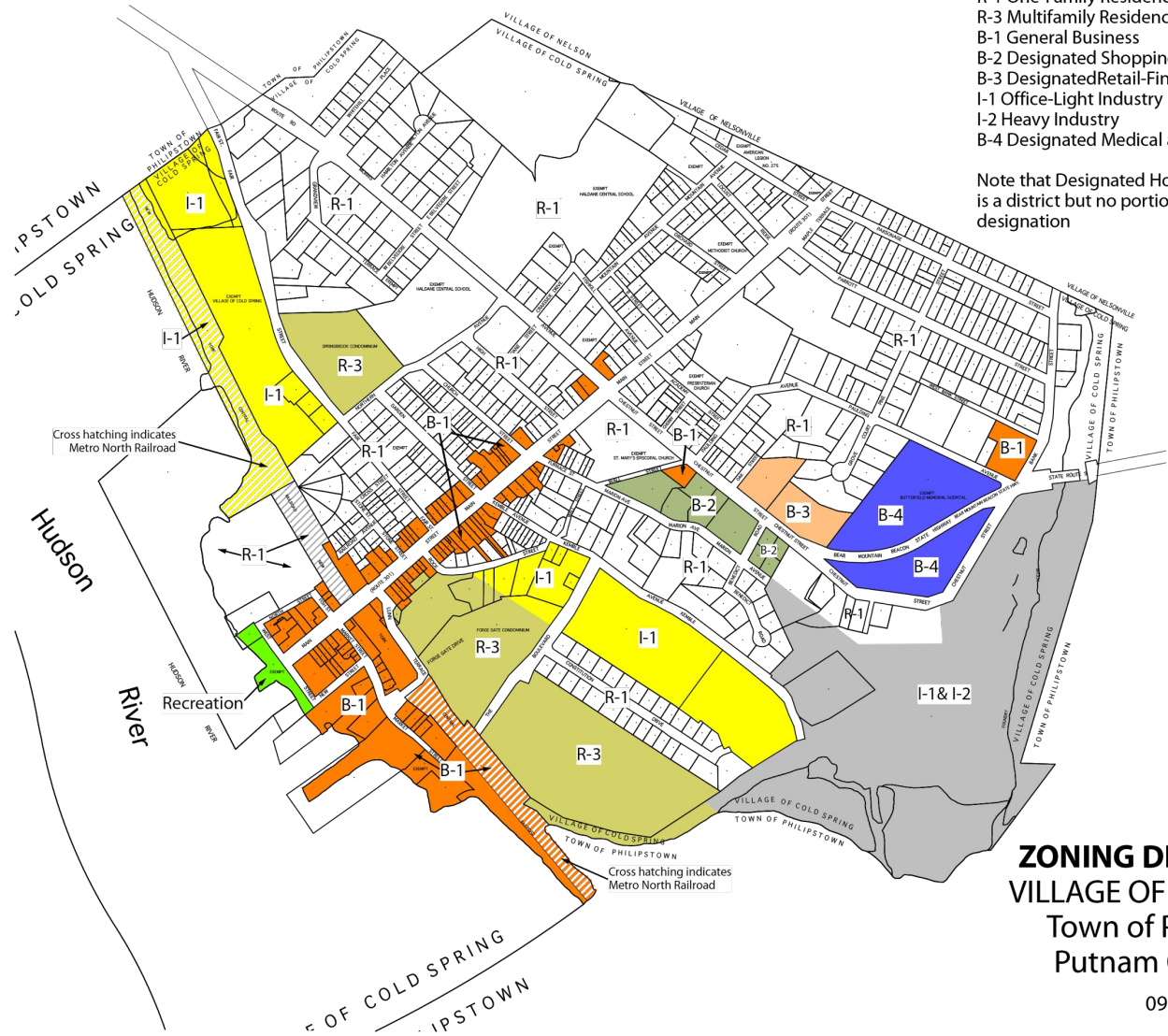
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ZONING DISTRICTS:
R-1 One-Family Residence
R-3 Multifamily Residence
B-1 General Business
B-2 Designated Shopping Center District
B-3 Designated Retail-Financial-Professional
I-1 Office-Light Industry
I-2 Heavy Industry
B-4 Designated Medical and Health Care Facility

Note that Designated Hotel-Historic -Recreational is a district but no portion of the village has this designation

ZONING DISTRICT MAP
VILLAGE OF COLD SPRING
Town of Philipstown
Putnam County, NY

09.10.08

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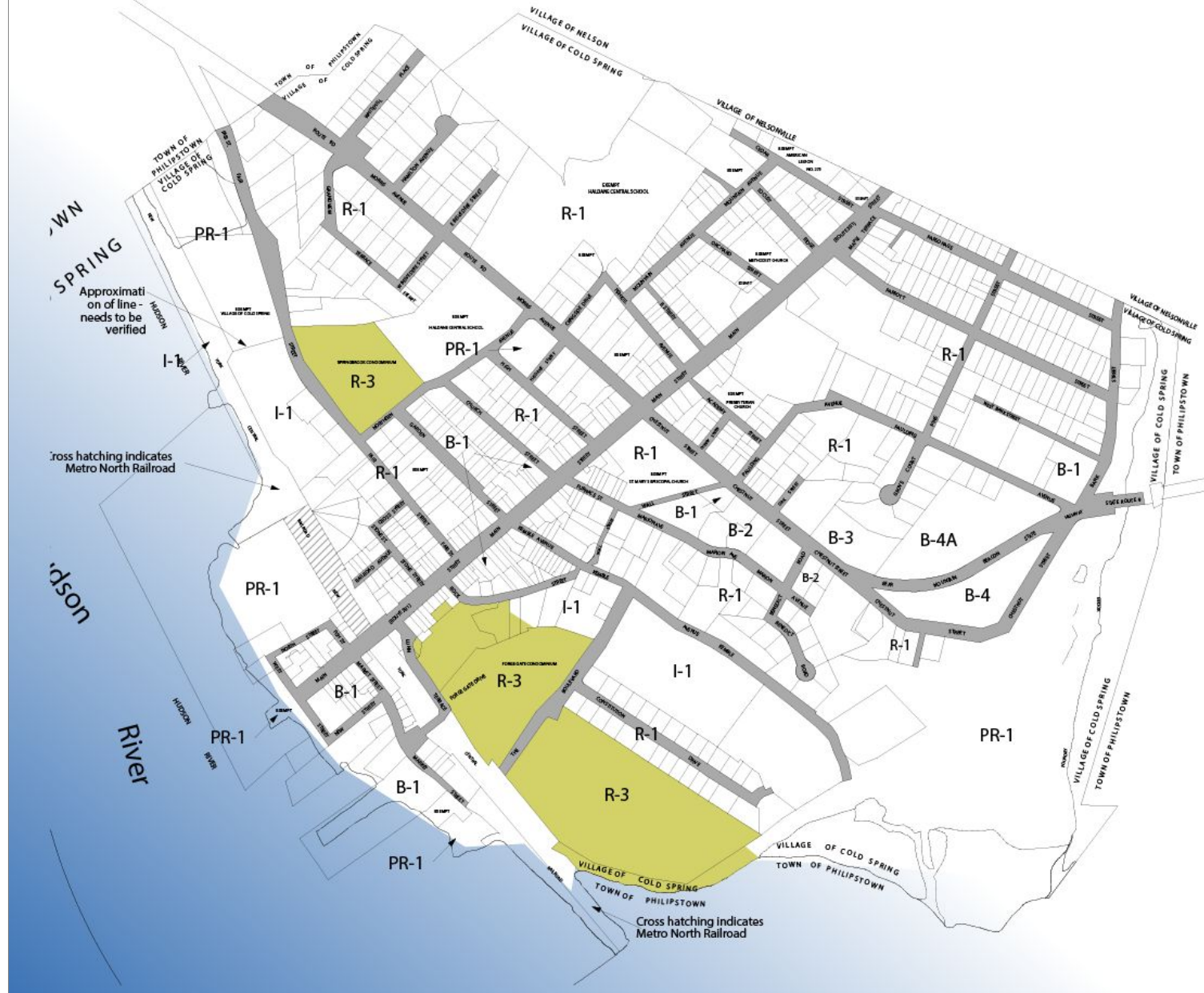
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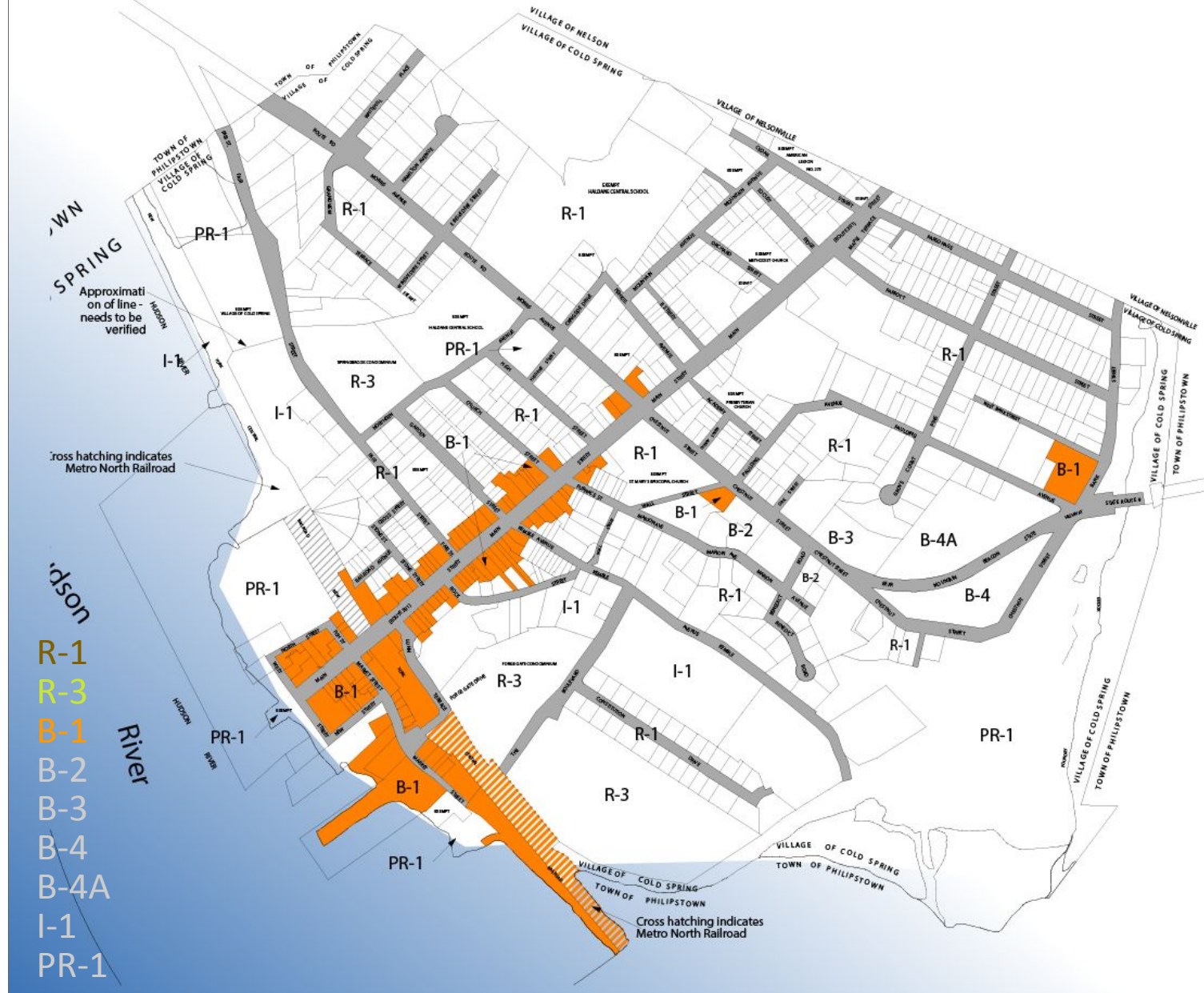
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WHAT

Permitted uses in B-1 District

WHY

Some of the permitted uses in B-1 are outdated, obsolete or no longer appropriate.

WHERE

B-1 District, Primarily Main Street.

HOW

Change the permitted uses by deleting Newspaper and job printing, Wholesale sales and incidental storage, public garages and filling stations and adding Accessory apartments as described in the regulations for the R-1 district and Overnight Accommodations by annually renewed Special Permit.

R-1

R-3

B-1

B-2

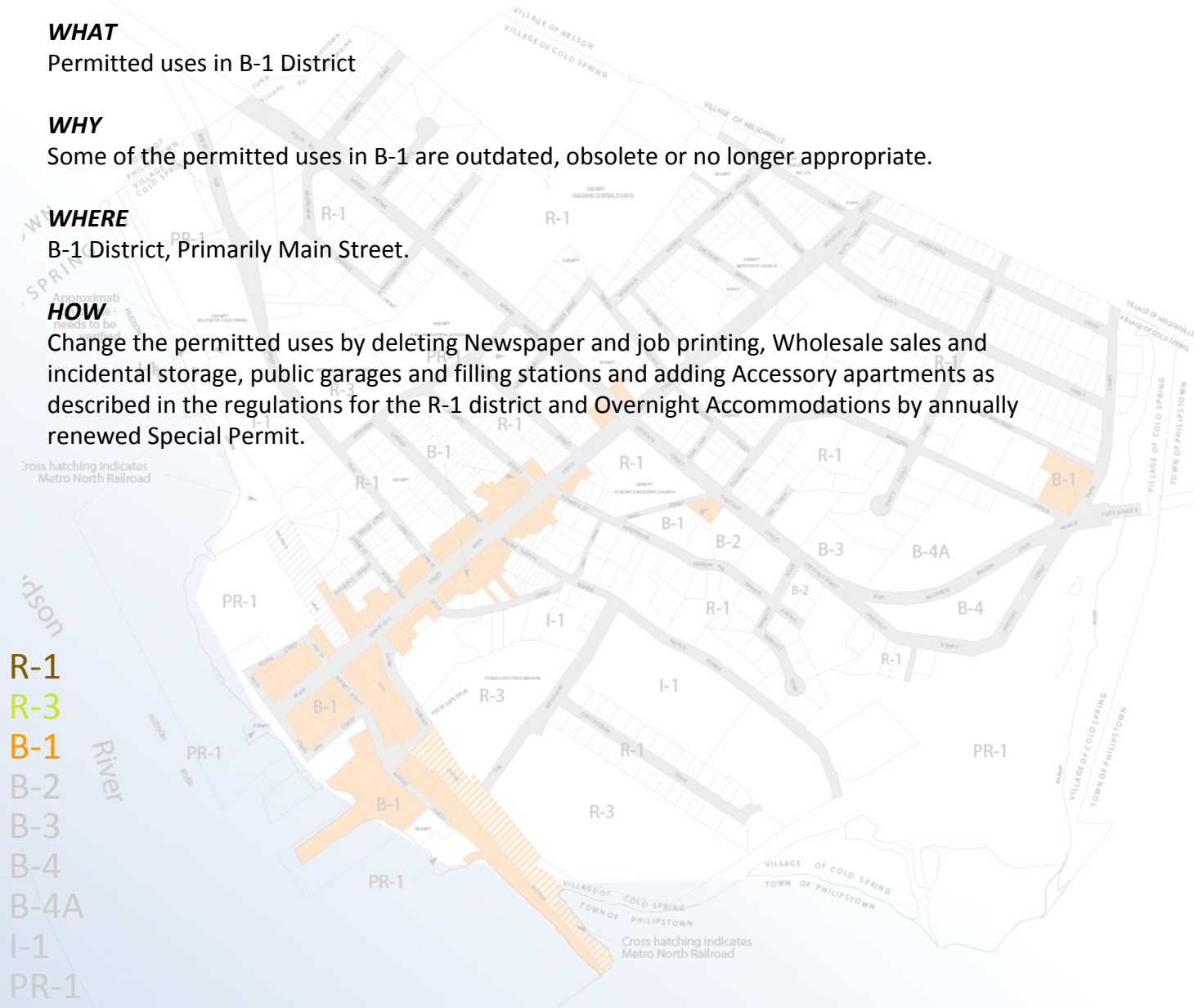
B-3

B-4

B-4A

I-1

PR-1



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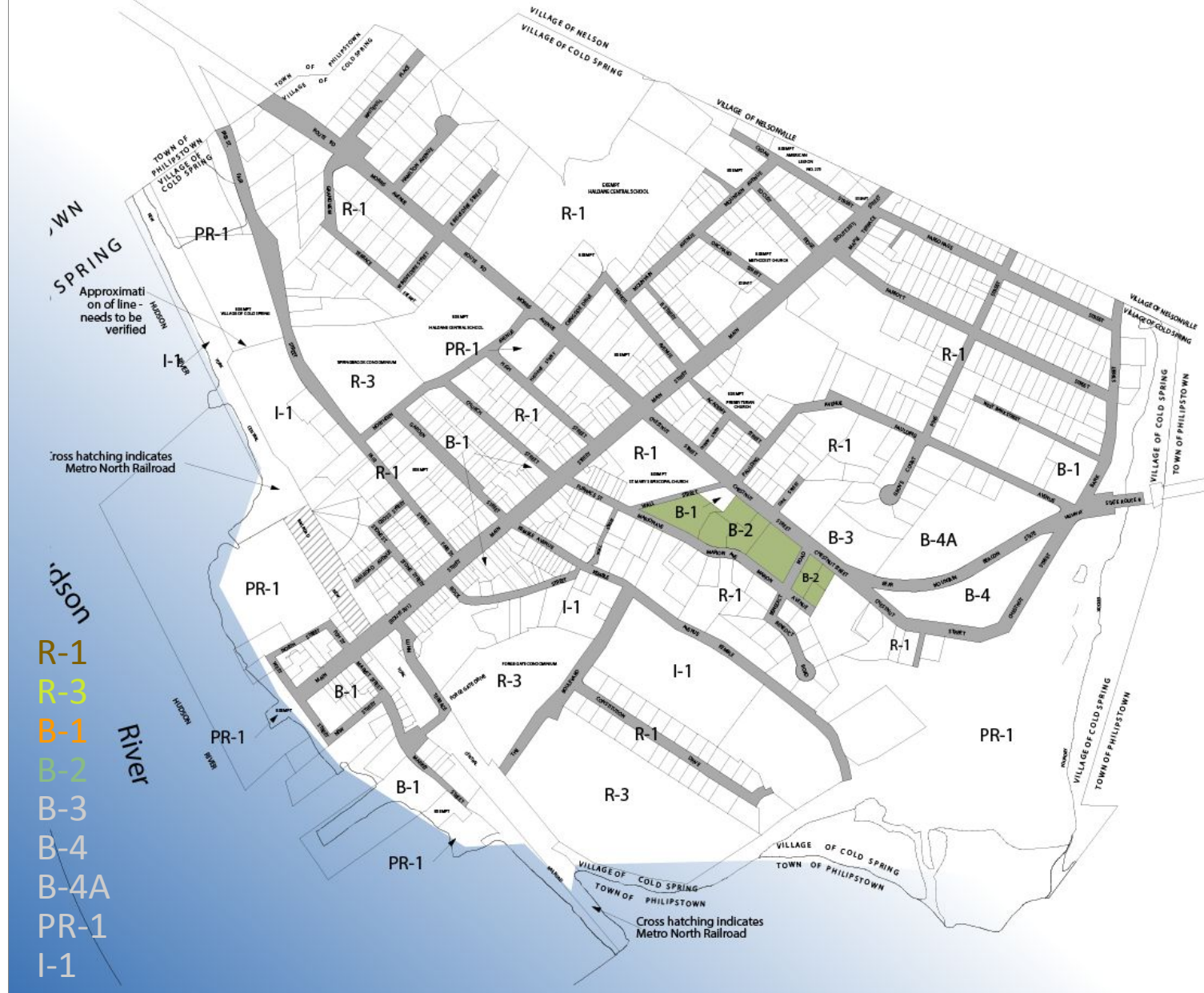
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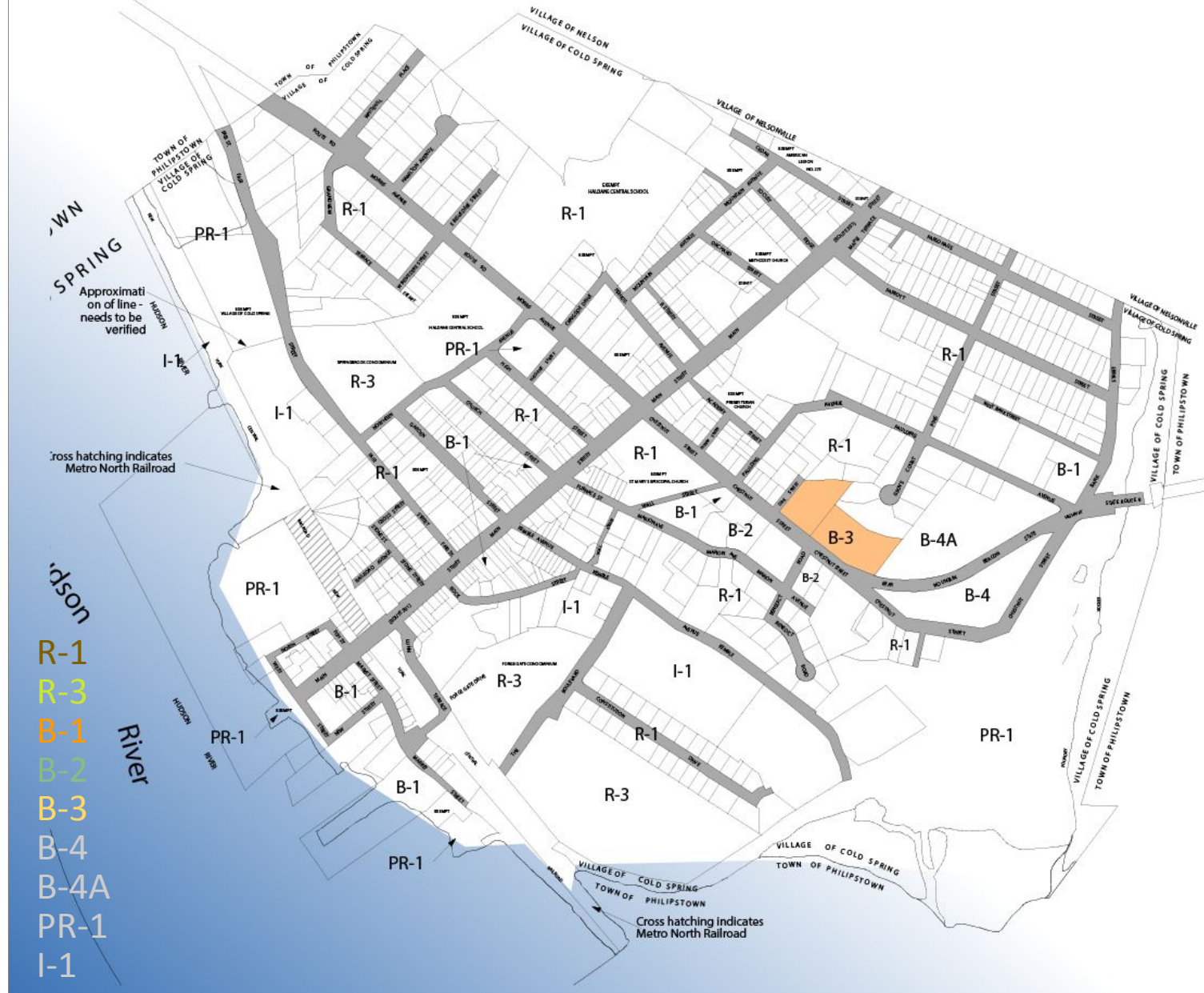
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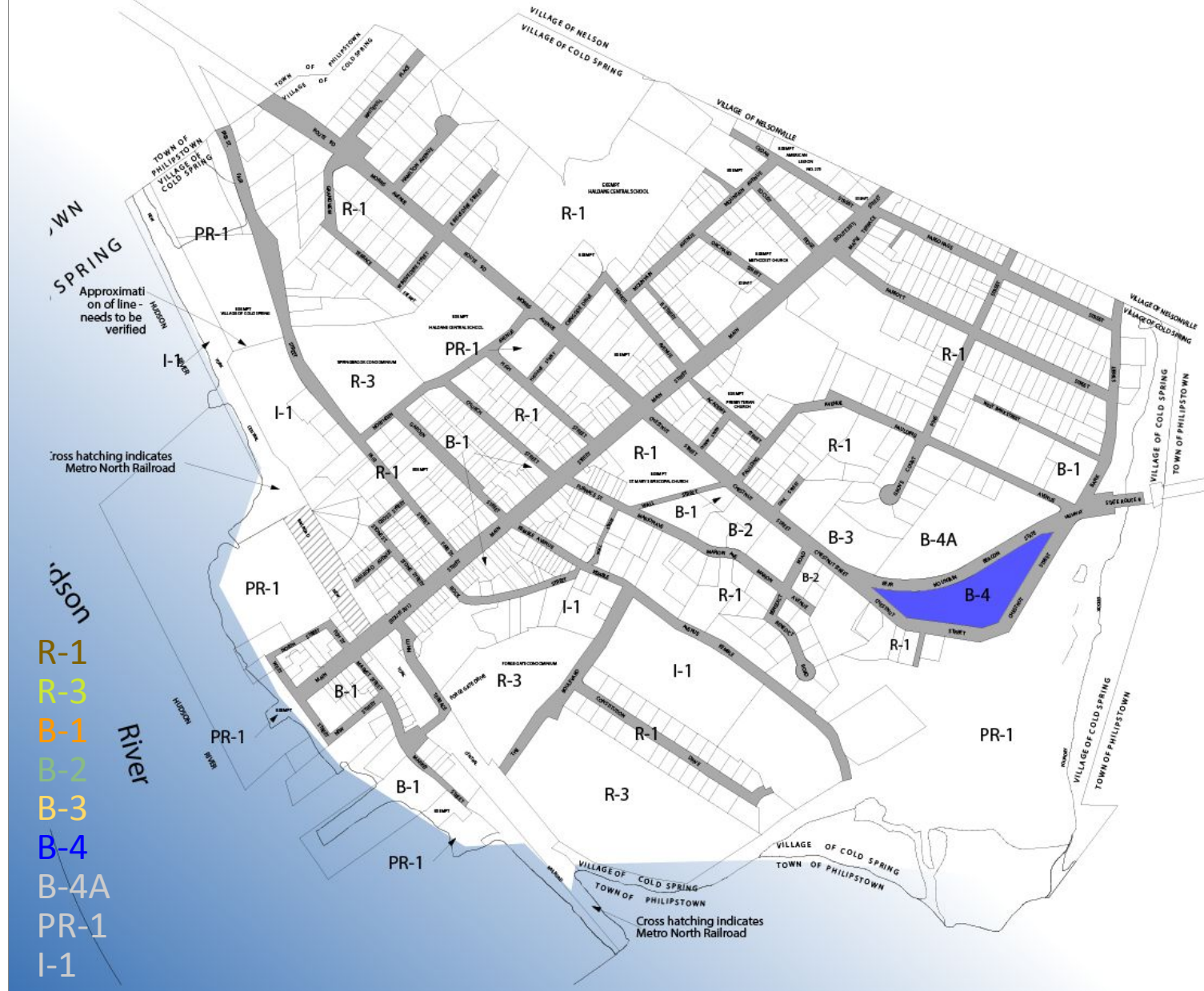
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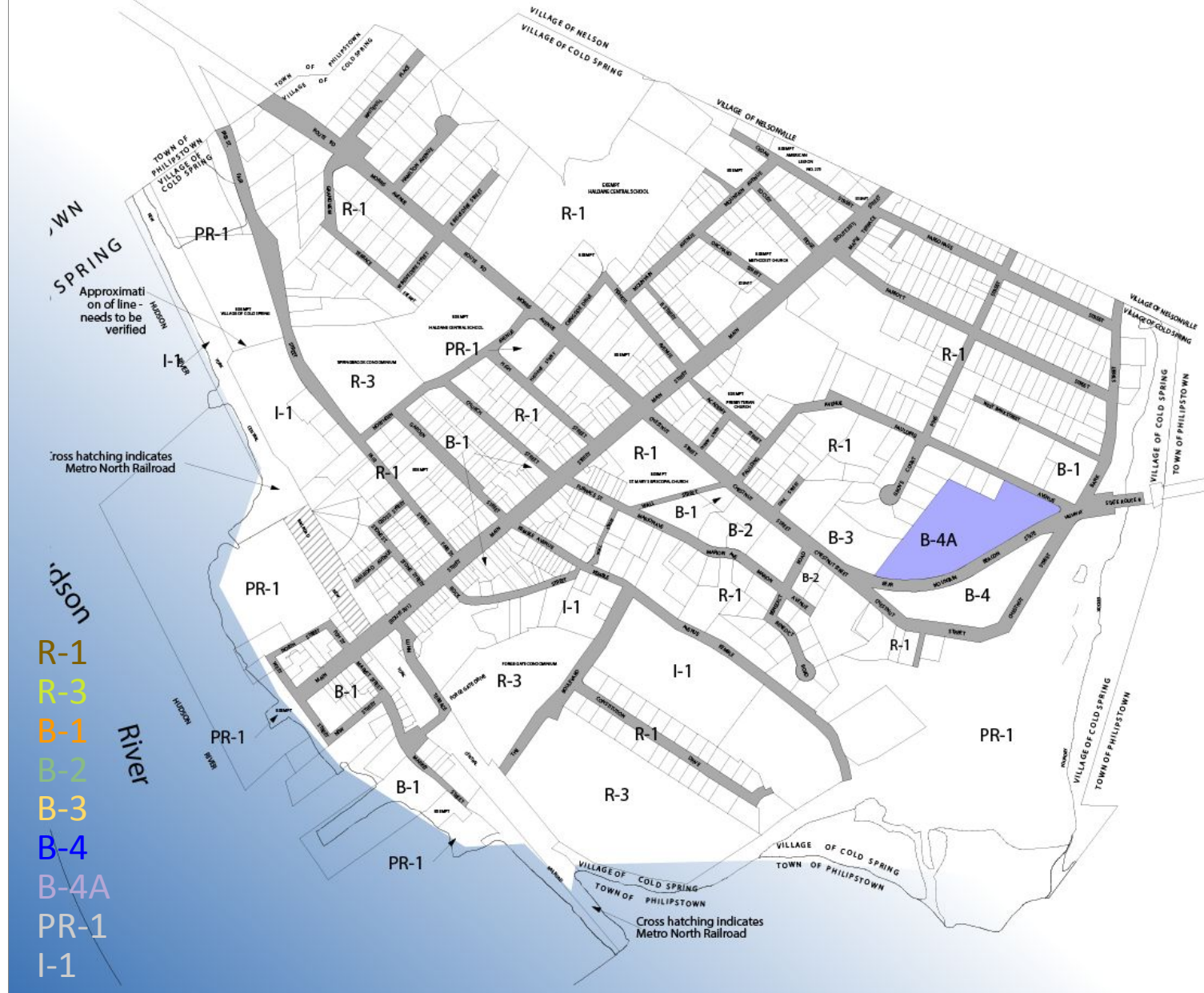
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WHAT

I-2 District - Heavy Industry

WHY

I-2 is a designation, now historical, applied to the area occupied by the Foundry. There is insufficient space in the Village for such a district without significantly affecting the character of neighboring areas.

WHERE

West Point Foundry Preserve.

HOW

Eliminate the district and place the area in the newly created PR-1 District.

R-1

R-3

B-1

B-2

B-3

B-4

B-4A

PR-1

I-1



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WHAT

Re-definition and renaming of I-1 District

WHY

The Comprehensive Plan & Local Waterfront Revitalization Strategy recommended re-zoning the Marathon site to include mixed uses such as residential, recreational, open space and work-live, small retail and office. (CP 1.4.1, 7.2.9 - 7.2.11/ LWR pgs 124 & 125).

WHERE

All currently designated I-1 parcels

HOW

Add live/ work units including attendant sales of work output and service, retail and recreational uses and facilities to the permitted uses in the MU-1 District. (Mixed Use)

R-1

R-3

B-1

B-2

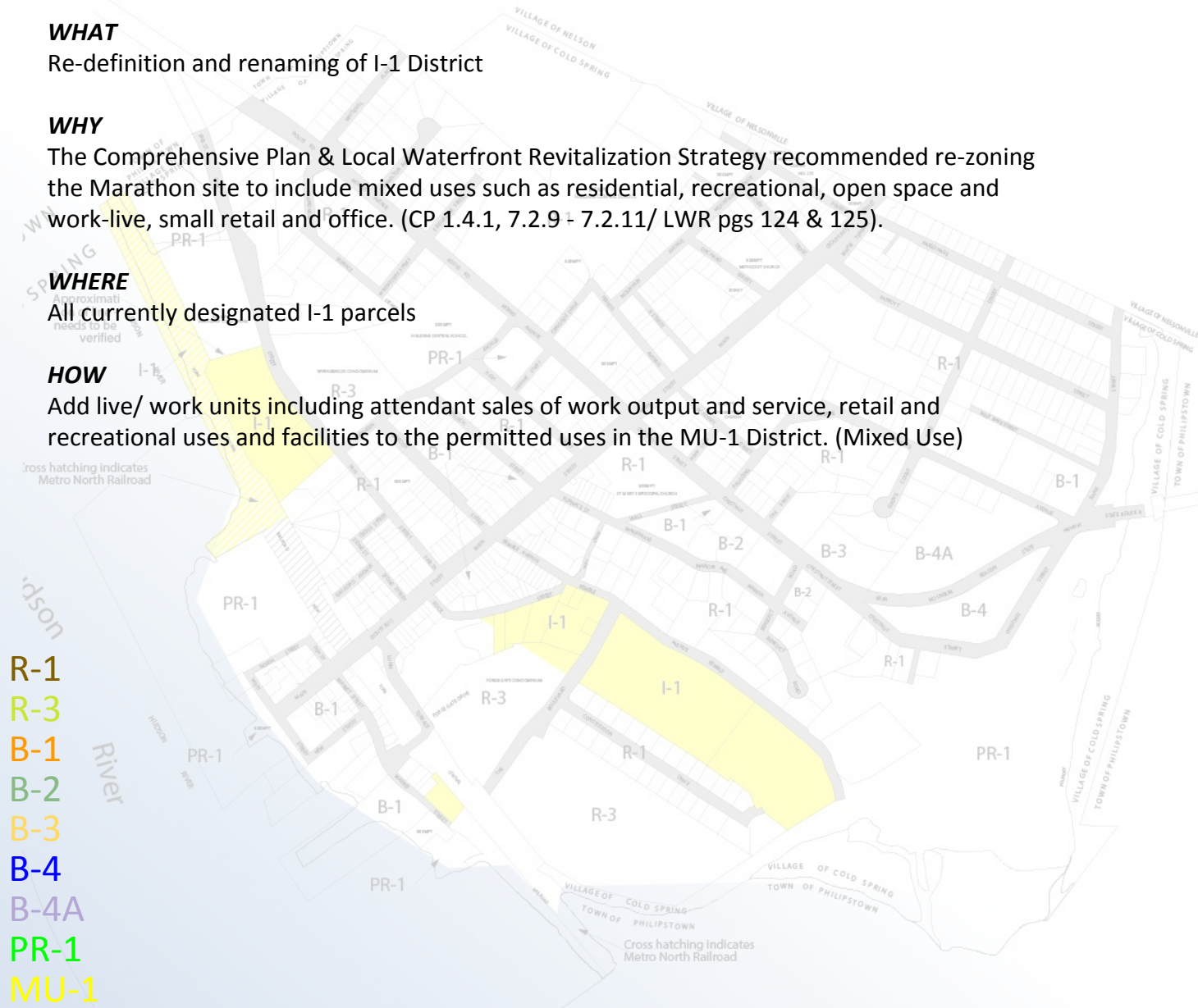
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B-4

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PR-1

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WHAT

Designated Hotel-Historic-Recreational District was created in 1976.

WHY

No overlay area was ever defined and the designation appears obsolete.

WHERE

There is no definition of the area covered by this district, it does not appear on the Zoning Map and it does not seem to apply to any area in the future.

HOW

This district will be eliminated. Most uses in this definition are permitted in other districts already while others will be eliminated. For example, marinas are currently permitted in the R-1 District and museums will be permitted in the new PR-1 District, both by special permit.

R-1

R-3

B-1

B-2

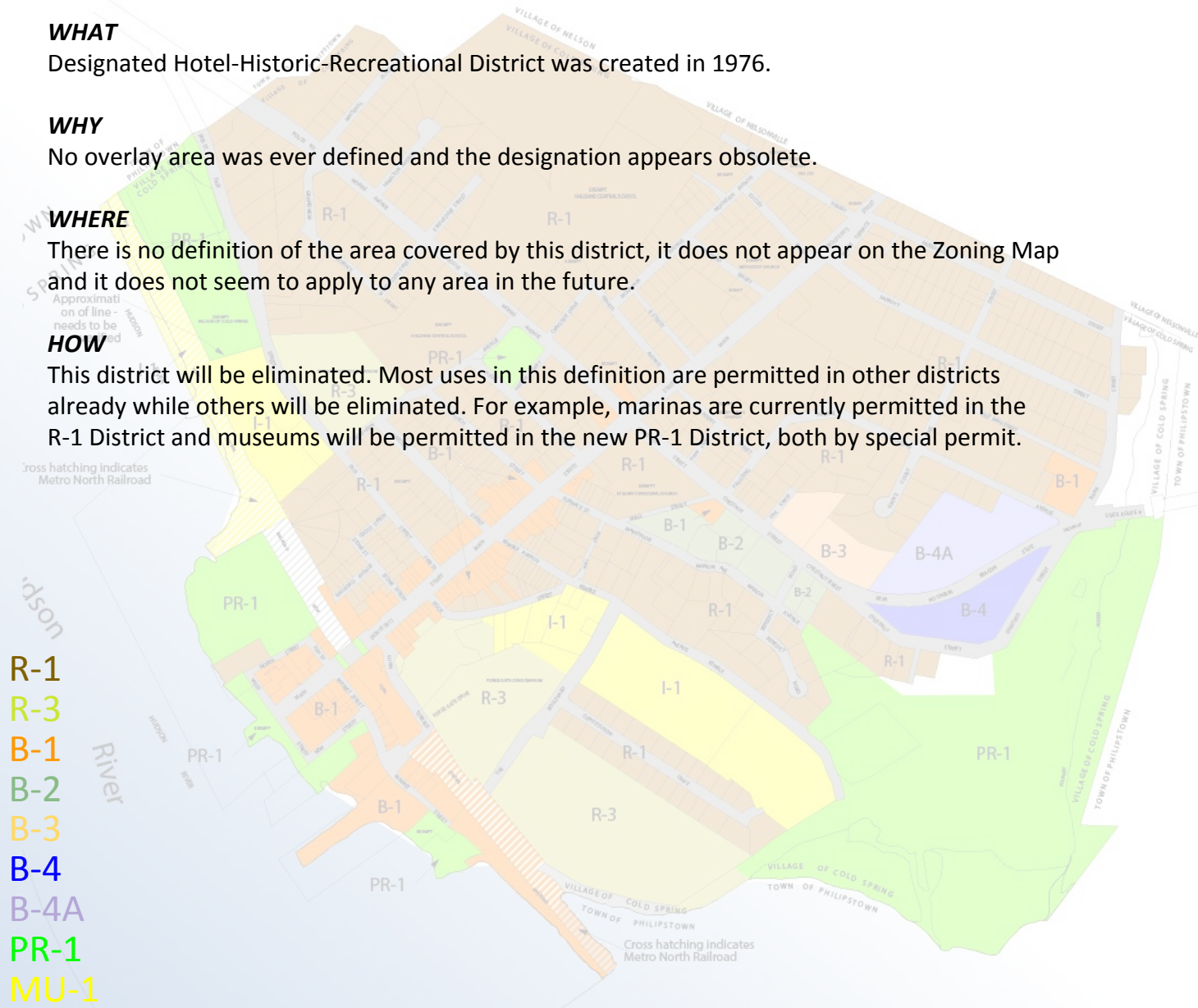
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Per Section 4.2.5 of the Comprehensive Plan, the recommended change of Permitted Use in General Business District and Designated Shopping Center District (a) to prohibit conversion of first floor storefronts to new residential use; and (b) to encourage conversion of first floor residential uses to retail/service use in buildings that previously had been commercial with storefronts. As a means to further implement that goal, it is also proposed to prohibit the reduction of existing storefront glass areas during any renovation or use change, or change from residential to commercial or retail use.

Permitted Uses are enumerated in Sections 134.9.C. and 134.10.B. of the Village Code.

WHY

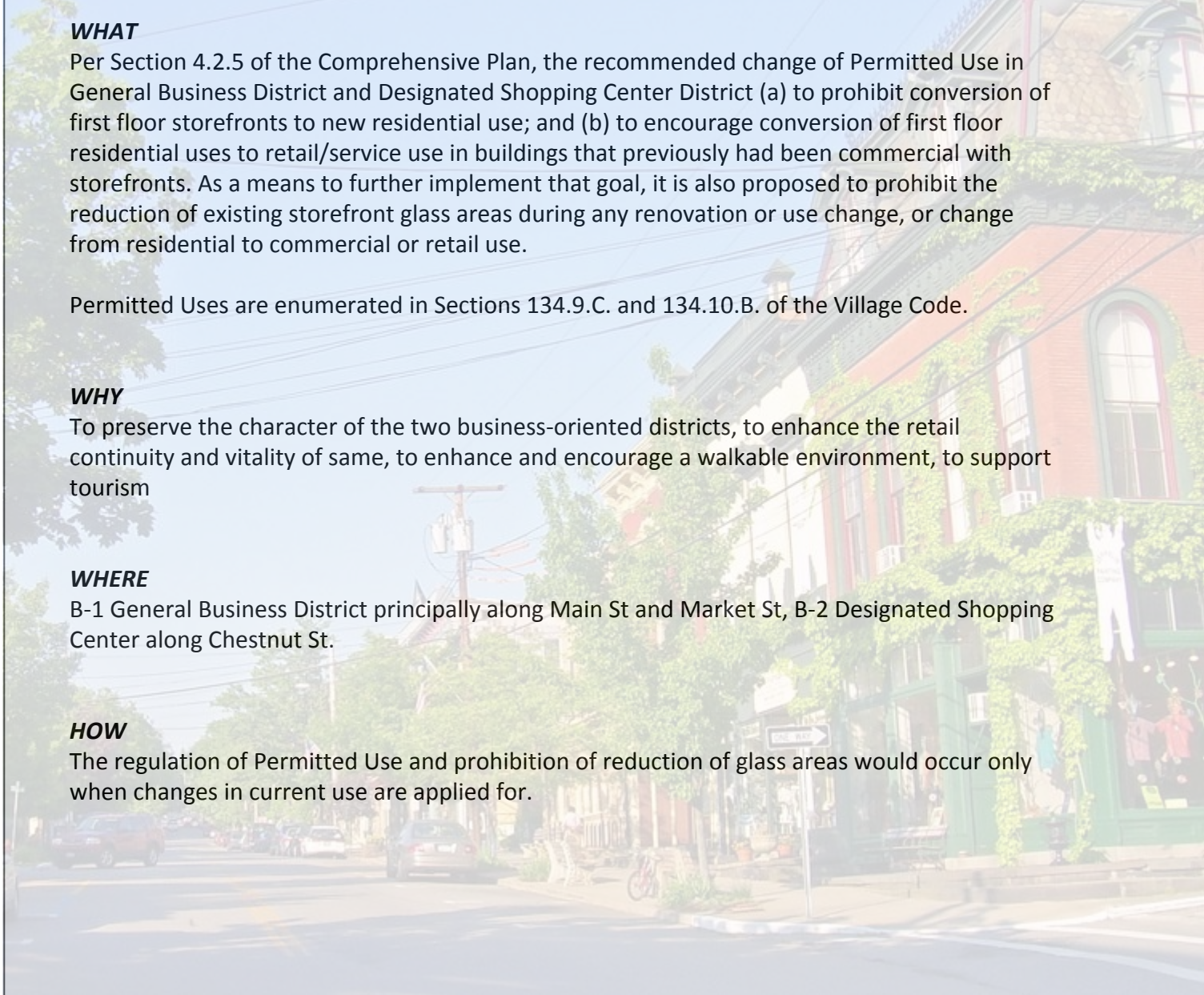
To preserve the character of the two business-oriented districts, to enhance the retail continuity and vitality of same, to enhance and encourage a walkable environment, to support tourism

WHERE

B-1 General Business District principally along Main St and Market St, B-2 Designated Shopping Center along Chestnut St.

HOW

The regulation of Permitted Use and prohibition of reduction of glass areas would occur only when changes in current use are applied for.



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WHAT

Definition of Home Occupation

WHY

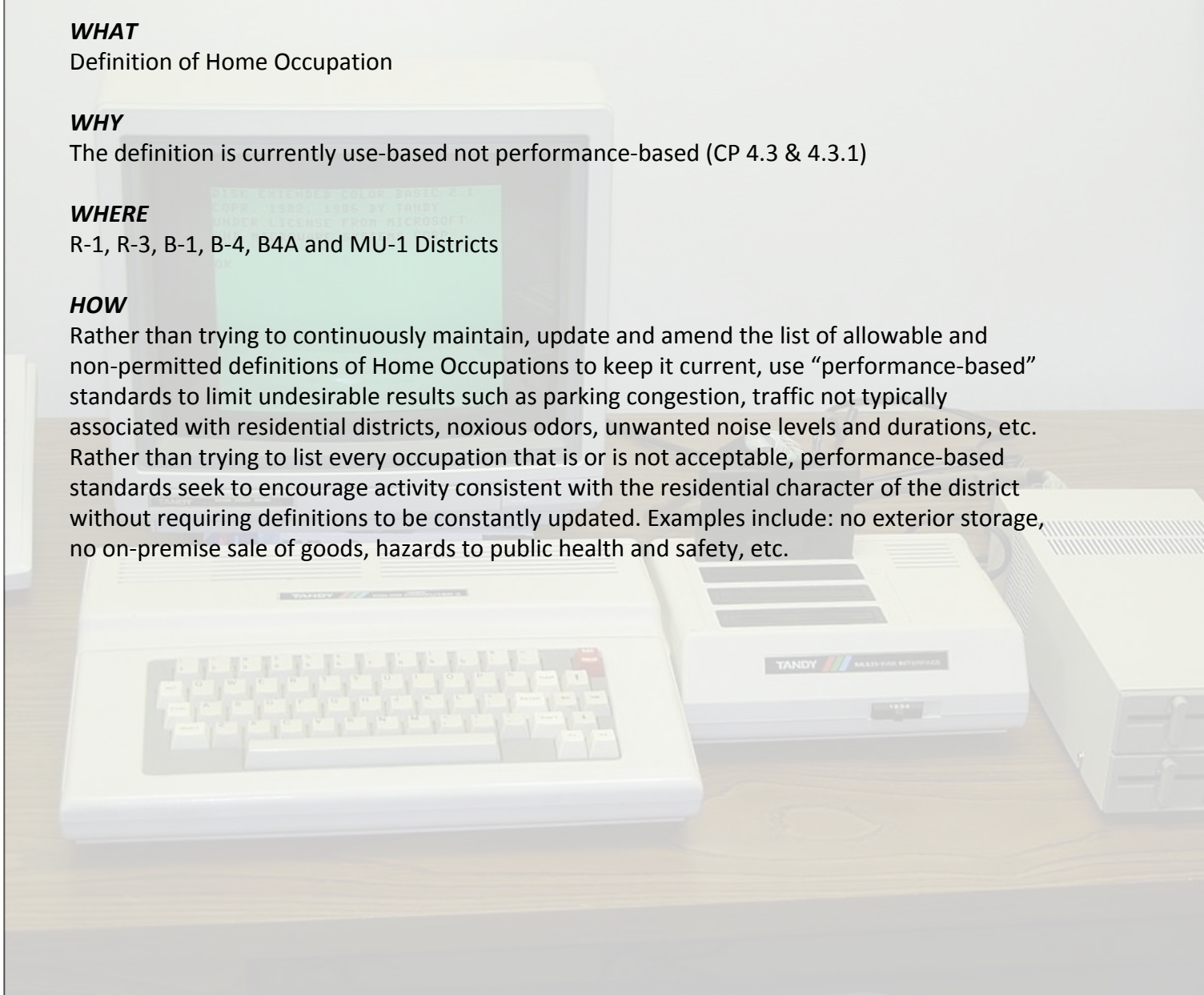
The definition is currently use-based not performance-based (CP 4.3 & 4.3.1)

WHERE

R-1, R-3, B-1, B-4, B4A and MU-1 Districts

HOW

Rather than trying to continuously maintain, update and amend the list of allowable and non-permitted definitions of Home Occupations to keep it current, use “performance-based” standards to limit undesirable results such as parking congestion, traffic not typically associated with residential districts, noxious odors, unwanted noise levels and durations, etc. Rather than trying to list every occupation that is or is not acceptable, performance-based standards seek to encourage activity consistent with the residential character of the district without requiring definitions to be constantly updated. Examples include: no exterior storage, no on-premise sale of goods, hazards to public health and safety, etc.



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Limit of vehicular trips for Home Occupations

WHY

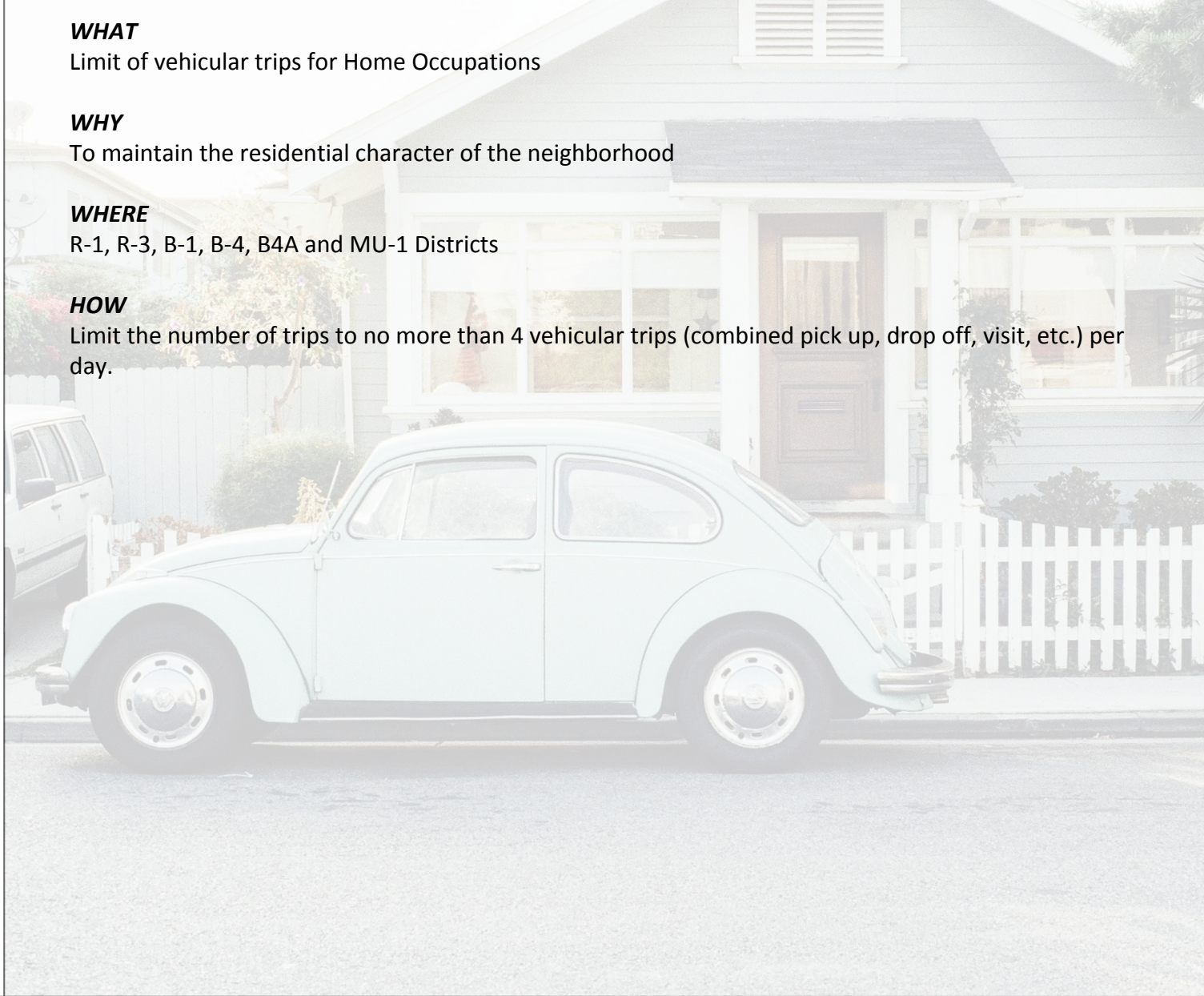
To maintain the residential character of the neighborhood

WHERE

R-1, R-3, B-1, B-4, B4A and MU-1 Districts

HOW

Limit the number of trips to no more than 4 vehicular trips (combined pick up, drop off, visit, etc.) per day.



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WHAT

Home Occupations are limited to building occupants.

WHY

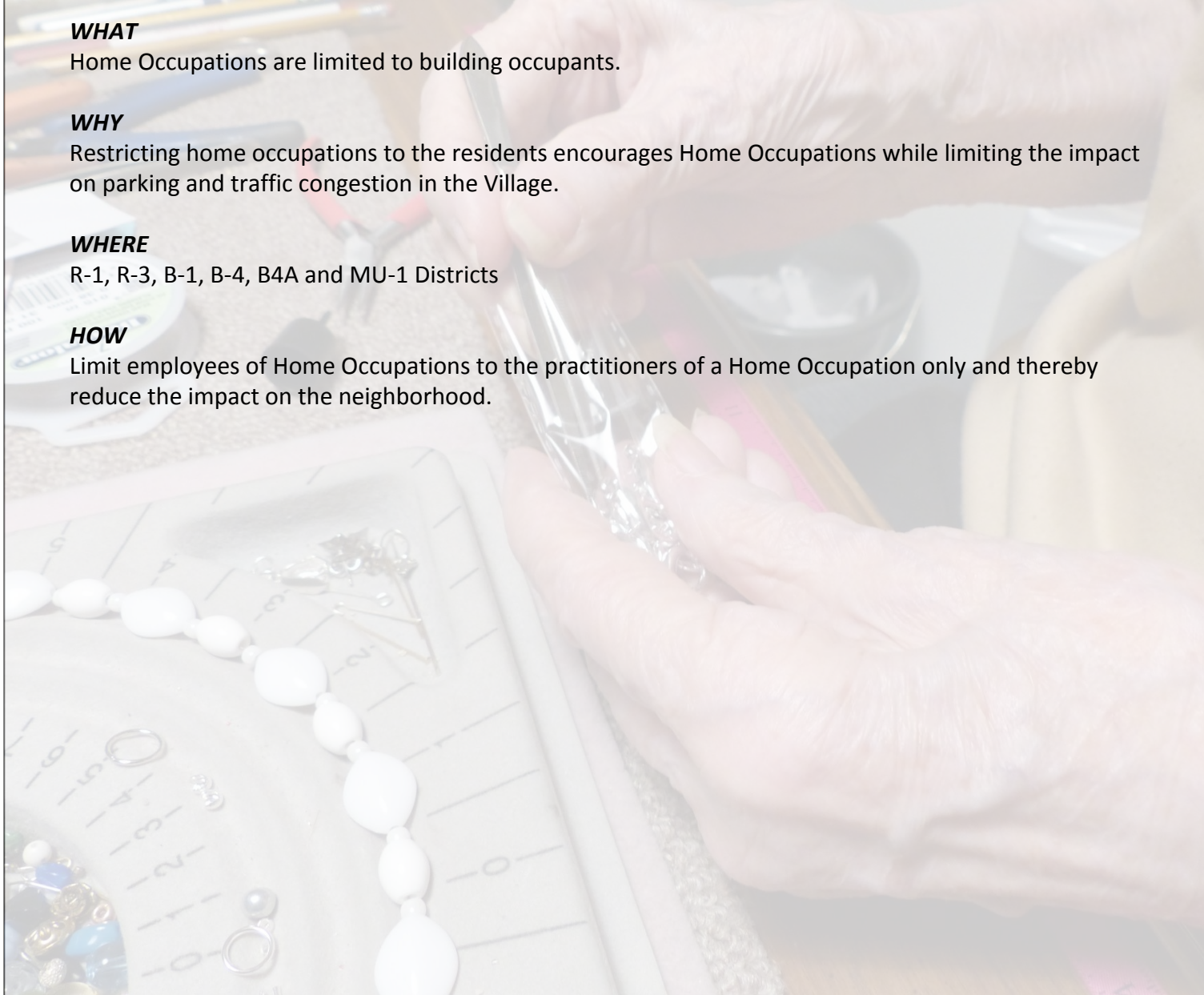
Restricting home occupations to the residents encourages Home Occupations while limiting the impact on parking and traffic congestion in the Village.

WHERE

R-1, R-3, B-1, B-4, B4A and MU-1 Districts

HOW

Limit employees of Home Occupations to the practitioners of a Home Occupation only and thereby reduce the impact on the neighborhood.



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WHAT

Comprehensive Plan calls for setbacks more consistent with existing development. Accessory building is “supplemental building incidental to the main building”

Proposal for Accessory Buildings: Maximum vertical height - 20 feet; minimum distance from property line - 3 feet; if residence, must conform to all setbacks; cannot be used a home occupation; building permit required.

WHY

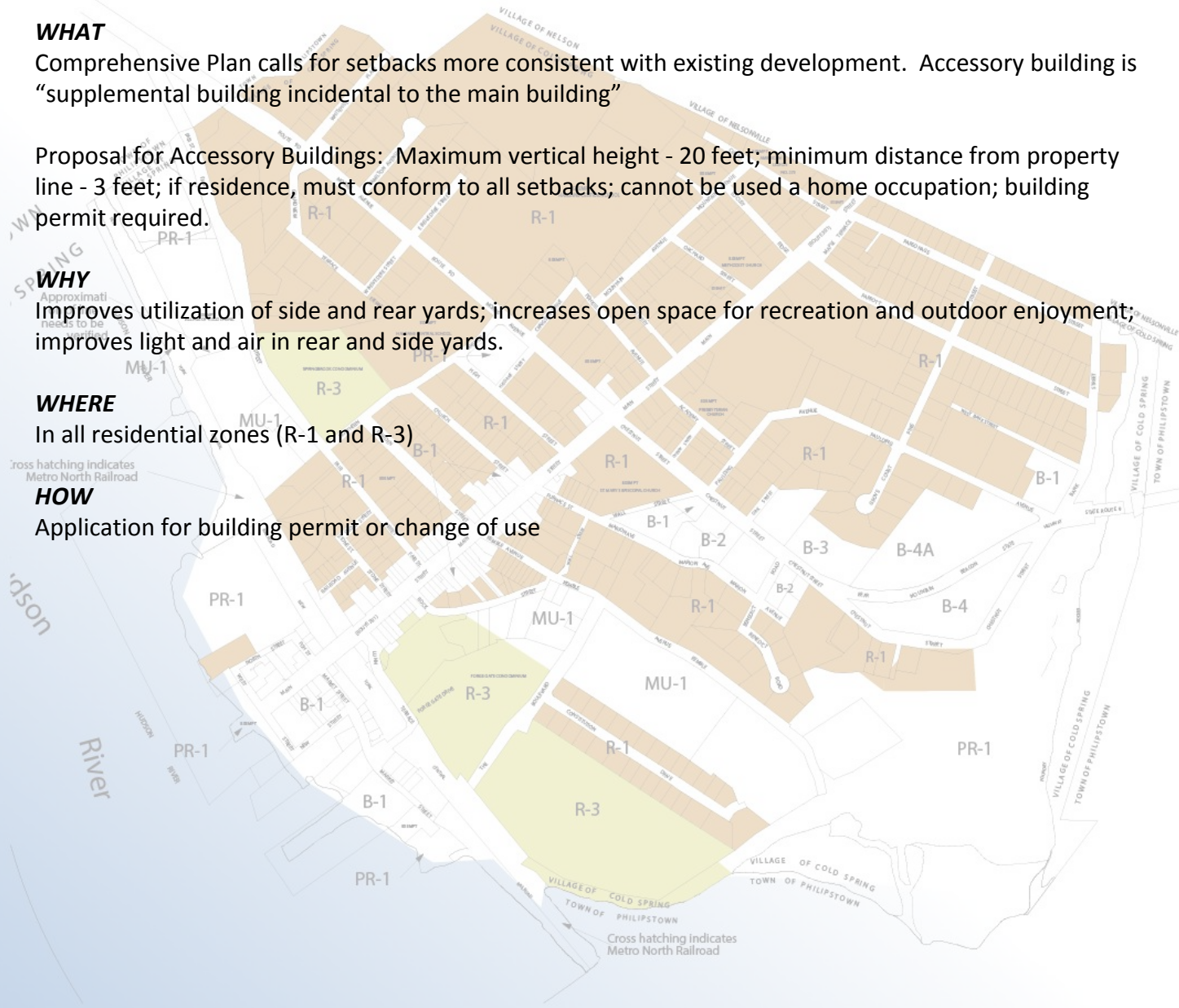
Improves utilization of side and rear yards; increases open space for recreation and outdoor enjoyment; improves light and air in rear and side yards.

WHERE

In all residential zones (R-1 and R-3)

HOW

Application for building permit or change of use



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Comprehensive Plan calls for setbacks more consistent with existing development. Accessory building is “supplemental building incidental to the main building”

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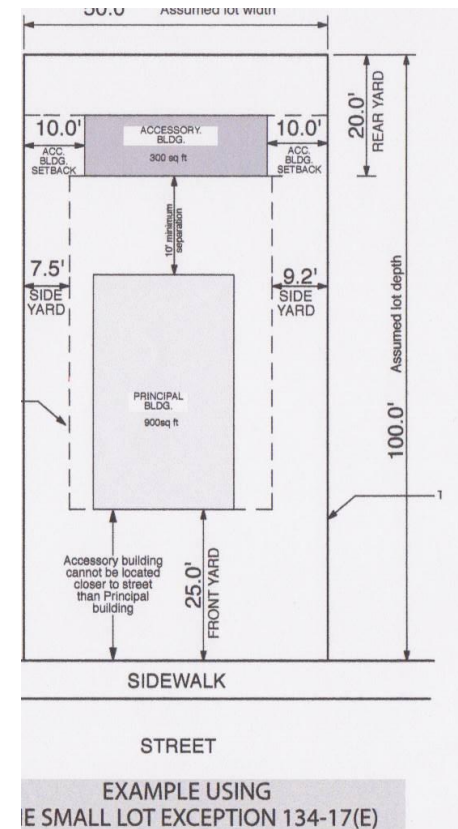
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WHAT

To allow the creation of a separate independent dwelling unit within, and "accessory" to an existing single family residence.

WHY

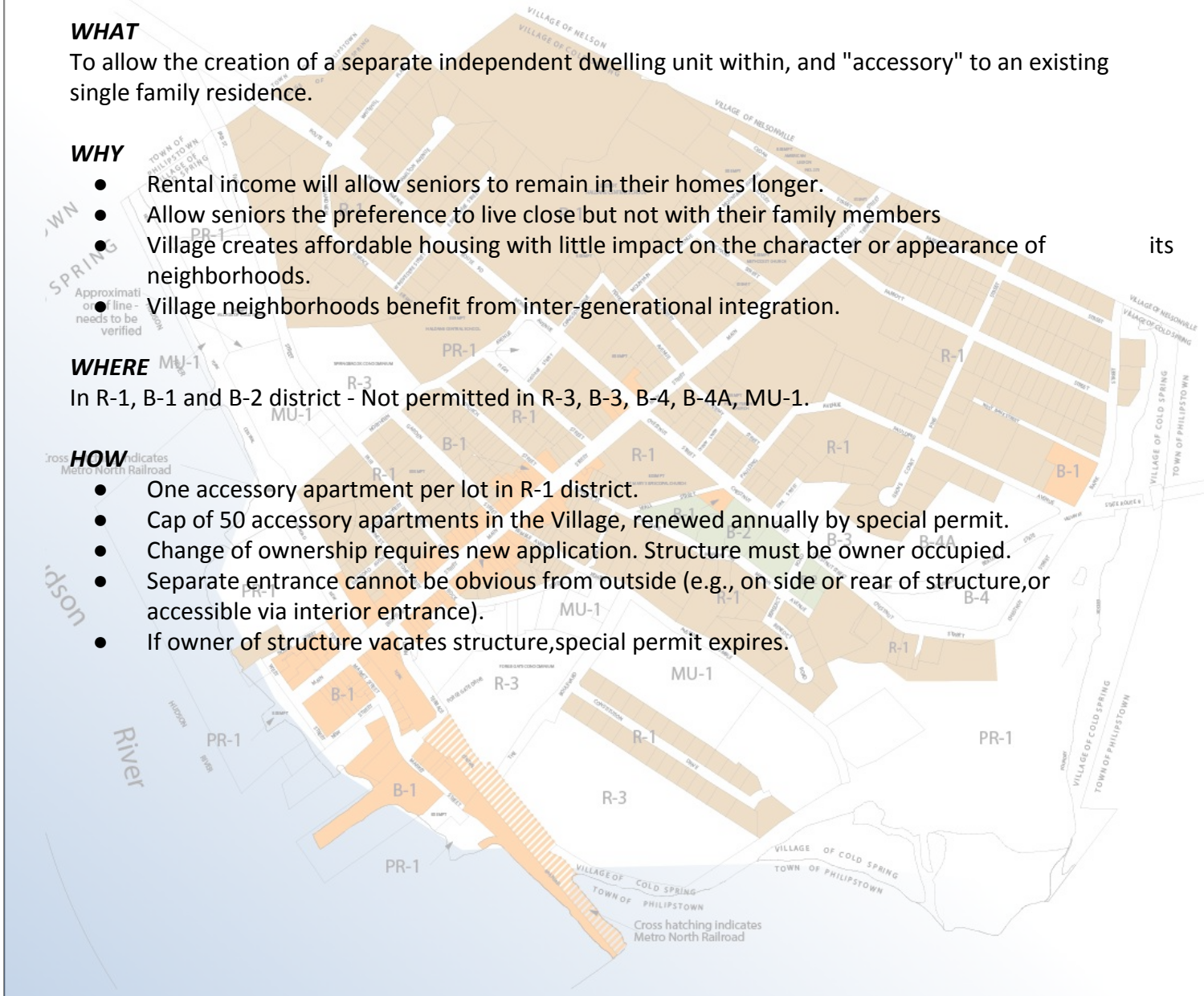
- Rental income will allow seniors to remain in their homes longer.
- Allow seniors the preference to live close but not with their family members
- Village creates affordable housing with little impact on the character or appearance of neighborhoods.
- Village neighborhoods benefit from inter-generational integration.

WHERE

In R-1, B-1 and B-2 district - Not permitted in R-3, B-3, B-4, B-4A, MU-1.

HOW

- One accessory apartment per lot in R-1 district.
- Cap of 50 accessory apartments in the Village, renewed annually by special permit.
- Change of ownership requires new application. Structure must be owner occupied.
- Separate entrance cannot be obvious from outside (e.g., on side or rear of structure, or accessible via interior entrance).
- If owner of structure vacates structure, special permit expires.



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WHAT

Regulations of detached garage height.

WHY

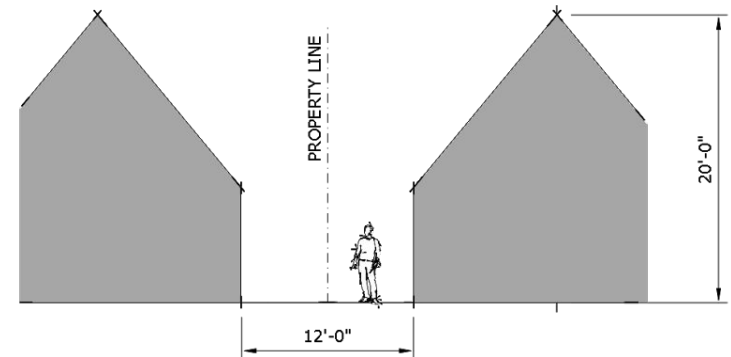
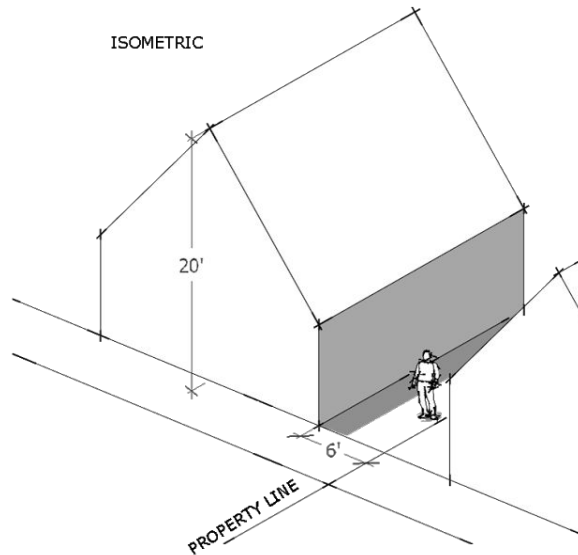
It has been determined that accessory garages require updates to bulk and setback regulations. (CP 1.2.1)

WHERE

In all residential districts

HOW

Detached garages shall not exceed a vertical height of twenty (20) feet; the vertical distance is measured from the average elevation of the proposed finished grade around two (2) adjoining sides of the perimeter of the building with not less than three (3) measurements on each side of the building to the highest point of the roof for flat roofs, to the deckline of mansard roofs, and to the ridge line for gable, hip and gambrel roofs.



20' Garage - Gable Roof
0.3 Setback Multiplier

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WHAT

Regulations of detached garage setbacks.

WHY

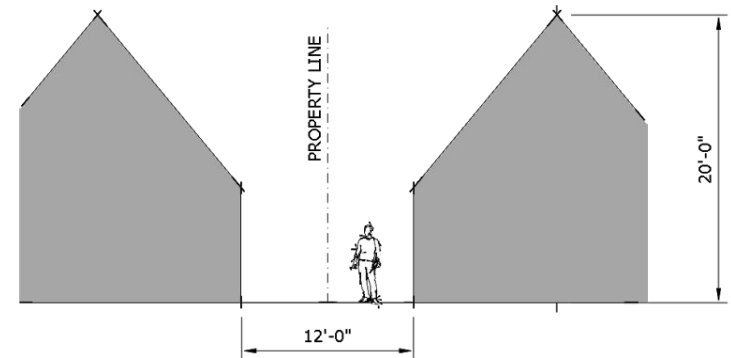
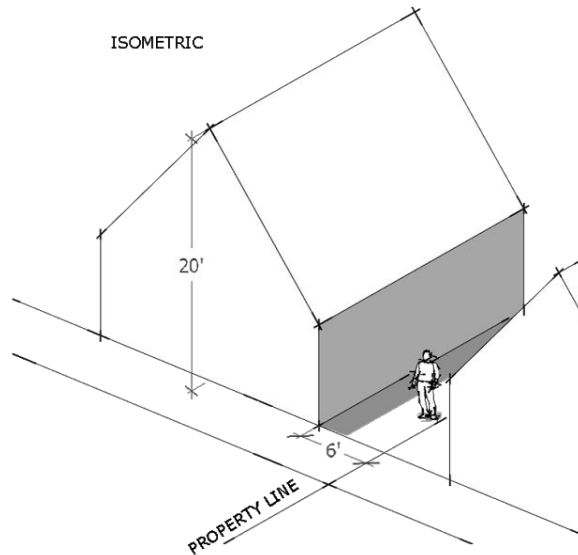
The current code requires a 10' setback for detached garages, making detached garages virtually unbuildable. (CP 1.1.5, 7,2,6)

WHERE

In all residential districts

HOW

Detached garages shall have a minimum distance from the property line of three (3) feet or the Height x (0.3), whichever is larger.



20' Garage - Gable Roof
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WHAT

Per Section 1.4.2 of the Comprehensive Plan, where possible the CUC has decided to use terms common to the NYS Building code (NYSBC). To that end CUC has selected Gross Floor Area as the NYSBC equivalent term to "Livable" area.

Per the NYSBC Gross Floor Area is defined as: *The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns or other features.*

WHY

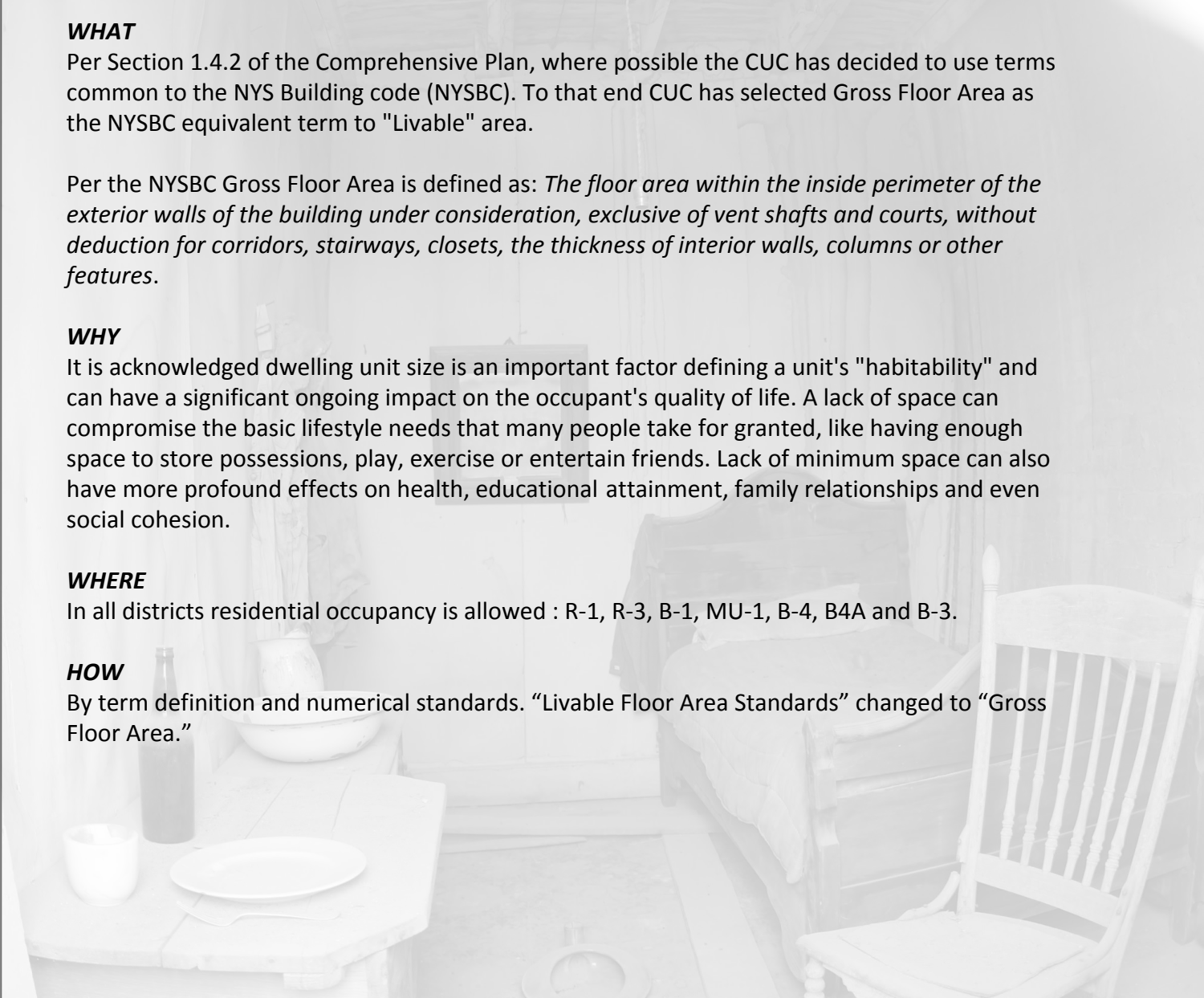
It is acknowledged dwelling unit size is an important factor defining a unit's "habitability" and can have a significant ongoing impact on the occupant's quality of life. A lack of space can compromise the basic lifestyle needs that many people take for granted, like having enough space to store possessions, play, exercise or entertain friends. Lack of minimum space can also have more profound effects on health, educational attainment, family relationships and even social cohesion.

WHERE

In all districts residential occupancy is allowed : R-1, R-3, B-1, MU-1, B-4, B4A and B-3.

HOW

By term definition and numerical standards. "Livable Floor Area Standards" changed to "Gross Floor Area."



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WHAT

Creation of new PR-1 Parks and Recreation district.

WHY

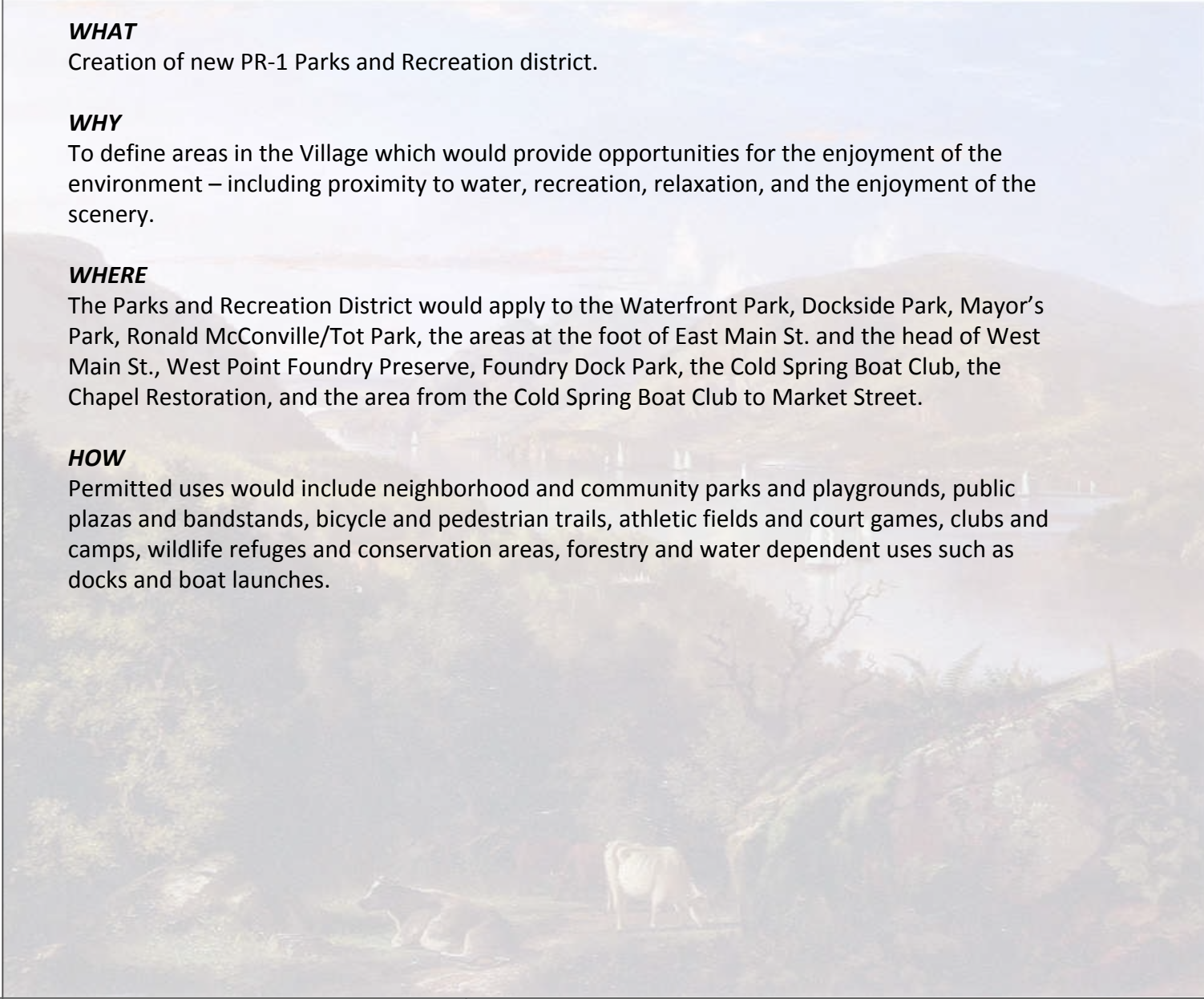
To define areas in the Village which would provide opportunities for the enjoyment of the environment – including proximity to water, recreation, relaxation, and the enjoyment of the scenery.

WHERE

The Parks and Recreation District would apply to the Waterfront Park, Dockside Park, Mayor's Park, Ronald McConville/Tot Park, the areas at the foot of East Main St. and the head of West Main St., West Point Foundry Preserve, Foundry Dock Park, the Cold Spring Boat Club, the Chapel Restoration, and the area from the Cold Spring Boat Club to Market Street.

HOW

Permitted uses would include neighborhood and community parks and playgrounds, public plazas and bandstands, bicycle and pedestrian trails, athletic fields and court games, clubs and camps, wildlife refuges and conservation areas, forestry and water dependent uses such as docks and boat launches.



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What

Increase the Availability of Overnight Accommodations in the Village

Why

The Comprehensive Plan identified the need for more lodging to accommodate friends and family of residents, and give them an extra income opportunity, and to support tourism. Section 4.2.4 called for "Amending the off-street parking required for small inns and B & Bs, recognizing many visitors arrive by train."

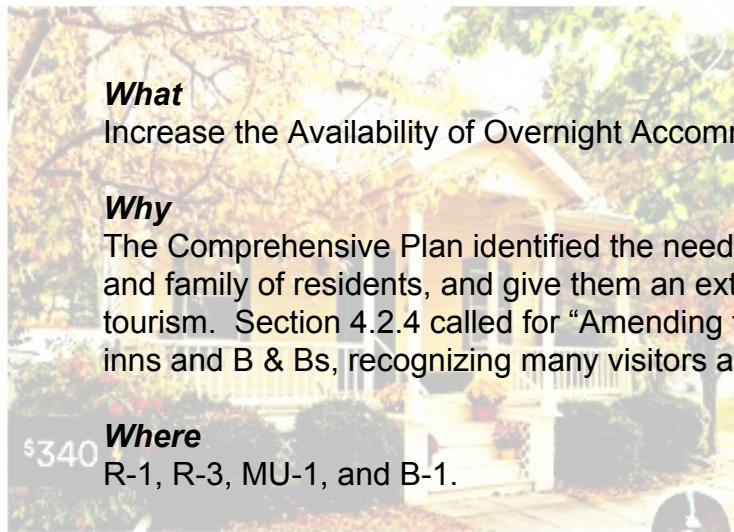
Where

R-1, R-3, MU-1, and B-1.

How

The CUC recommends that the code be amended with 4 provisions for private homeowners who rent rooms to overnight guests: 1) Three room limit. 2) Special permit required. 3) Fire inspection required. 4) Annual re-certification required.

The CUC recommends 1 space per guest room (no change to current code).



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What

Reduce Parking Required For Restaurants

Why

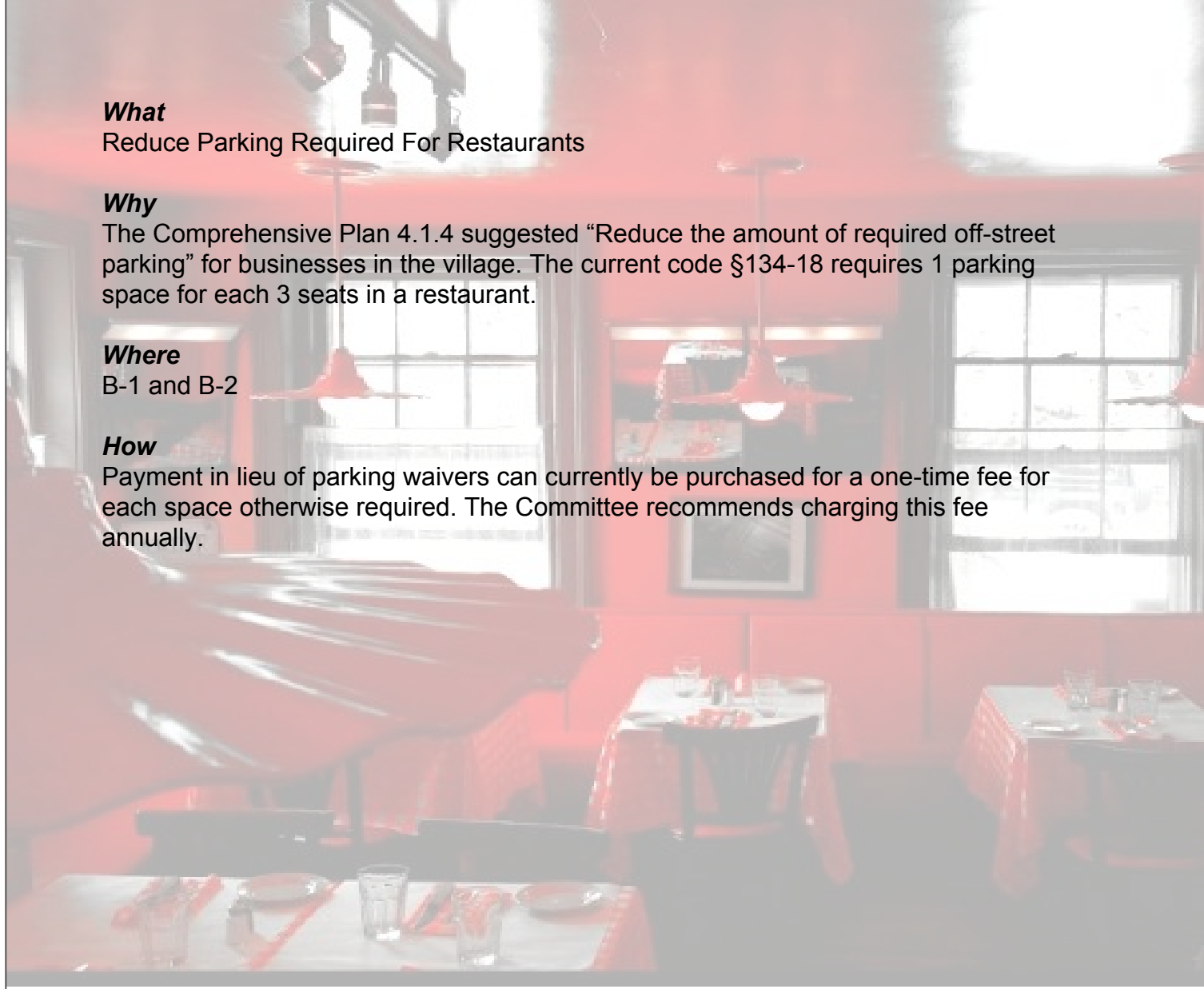
The Comprehensive Plan 4.1.4 suggested “Reduce the amount of required off-street parking” for businesses in the village. The current code §134-18 requires 1 parking space for each 3 seats in a restaurant.

Where

B-1 and B-2

How

Payment in lieu of parking waivers can currently be purchased for a one-time fee for each space otherwise required. The Committee recommends charging this fee annually.



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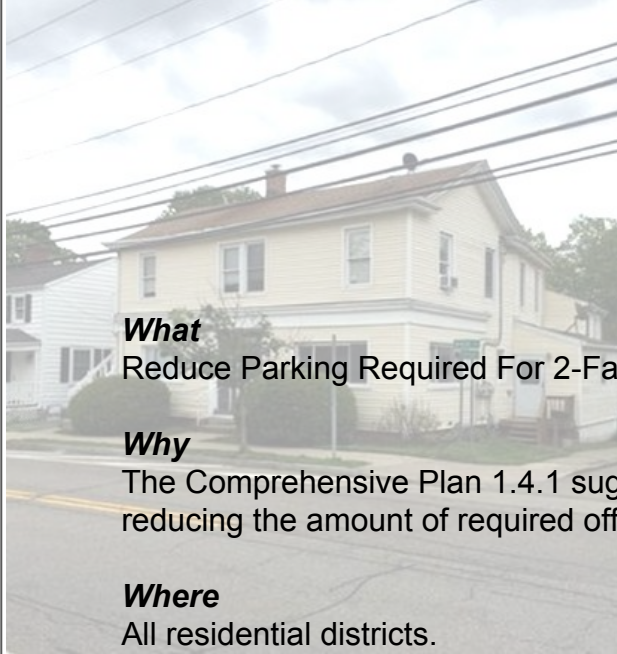
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📍 **Parking Standards**

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What

Reduce Parking Required For 2-Family and Multifamily dwellings.

Why

The Comprehensive Plan 1.4.1 suggested encouraging more housing in the village and reducing the amount of required off-street parking.

Where

All residential districts.



How

Units less than 1,000 sf gross need 1 space. Units more than 1,000 but less than 1,500 sf gross need 1.5 spaces. Units more than 1,500 sf gross need 2 spaces.



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