

**Village of Cold Spring Code Update Committee
85 Main Street, Cold Spring, NY 10516
January 4, 2017**

Meeting

The Village of Cold Spring Code Update Committee held a meeting on January 4, 2017 at the Village office at 85 Main St.

Attending were board members: Paul Henderson, Norah Hart, Donald MacDonald, Bonny Carmicino, Elizabeth Bengal and Trustee Marie Early.

1. CALL TO ORDER

M. Early called the meeting to order at 7pm.

M. Early noted that Carolyn Bachan had submitted her resignation from the CUC to devote herself to ongoing work with the Historic District Review Board.

2. MINUTES

P. Henderson made a motion to accept the minutes of the 12-21-16 meeting, as amended. D. MacDonald seconded and the motion passed 3-0 with E. Bengal abstaining and N. Hart not yet in attendance.

3. CONTINUED DISCUSSION OF CONTENT DEVELOPMENT OF SIZE AND BULK FOR B-1 ITEMS 4, 5, 6, 7, F.

- CUC discussed history of setbacks and lot sizes from 1960s to the present and how that may impact CUC proposed revisions to the code.
- Of the 10 observed empty lots in R-1, only 1 is non-conforming. All others are compliant or grandfathered as pre-existing non-conforming properties. In light of this, any change to the code may not be meaningful.
- CUC discussed how this may apply to lots large enough to be sub-divided.
- Current setbacks in R-1 district are: front yard- 25', side yard-10' and rear yard-25'.
- Regarding setbacks for new construction in R-1: should context be taken from an average of the immediately adjacent properties? If so, a survey would be required.
- Current code use of the terms "yard" and "setback" is inconsistent and should be made consistent. B. Carmicino will provide a proposed rewording to this portion of the code.
- Side yard setback is 10' on either side (20' overall) but there is a small lot exception (for properties 60' wide or less) that allows the setback to be reduced to 15' overall. Consensus is to leave this code provision as is.
- Regarding code section 134-7.B, CUC discussed rearrangement of selected items for clarity.
- D. MacDonald will investigate the rationale for 134-7 C-9 (lot shape)

- 4. PUBLIC COMMENT – None
- 5. NEXT MEETING

The next CUC meeting will be held on January 18, 2017.

- 6. ADJOURNMENT

N. Hart made a motion to adjourn the meeting. P. Henderson seconded and the meeting was adjourned at 9pm.

Minutes prepared by: M. Mell

Marie Early

Date