

**Village of Cold Spring  
Code Update Committee  
85 Main Street, Cold Spring, New York 10516**

**Meeting  
7/5/17**

The Village of Cold Spring Code Update Committee held a meeting at the Cold Spring Village Hall, 85 Main Street on Wednesday, July 5, 2017 at 7:00pm. Present were Norah Hart, Paul Henderson, Anne Impellizzeri and Trustee Early. Elizabeth Bengel and Bonny Carmicino were absent.

**Call to Order:**

The meeting was called to order at 7:00pm. Trustee Early requested that members submit their timesheets.

**Approval of minutes May 24 and June 21**

An insufficient number of members were in attendance to approve the May 24 and June 21 minutes. However, a change to the June 21 minutes was identified.

**Three Story Buildings:**

The committee reviewed the proposed changes to the wording for Three Story Buildings in the B-1 district on Main Street, and some changes were proposed. P. Henderson made a motion to approve the rewording; A. Impellizzeri seconded the motion. It was approved unanimously.

The new wording would be:

The current Code (134-9) would change from:

F. Maximum permitted.

(1) Building height.

(a) Stories: two and one-half (2 ½).

(b) Feet: thirty-five (35).

(2) Building percentage of lot coverage: thirty-five percent (35%).

To:

F. Maximum permitted.

(1) Building height

(a) Stories: three (3) when the lot area multiplied by thirty-five percent (35%) multiplied by three (3) is greater than the existing gross square footage and when any newly constructed story does not block any windows, doors, or vents located in adjacent buildings, and does not inhibit the movement of air or entrance of light into adjacent buildings; otherwise, the maximum number of stories permitted is two and one half (2 ½)

(b) Feet: forty (40) if three (3) stories; if two and one half (2 ½) stories or less, the maximum height is thirty-five (35).

(2) Building percentage of lot coverage: thirty-five percent (35%).

**Cultural Features:**

The committee agreed that the definition of cultural feature is “an important historical physical monument, element or artifact which is not part of other Village fabric”. A code change might be: “Cultural features should be preserved. Cultural features cannot be removed, modified or altered, in any fashion. Any change to an cultural feature listed in Appendix F must be reviewed by the Historic District Review Board (HDRB); a Certificate of Appropriateness from the HDRB is required to remove, alter, or make any modification to any cultural feature identified in Appendix F.” Appendix F would contain a list of known cultural features; changes to the list can occur. Agreement from the HDRB must be obtained for this change to the Code. A. Impellizzeri made a motion to adopt the draft definition and code change, including Appendix F. N. Hart seconded the motion which was approved unanimously.

It was requested that all the CUC minutes be circulated to the members. M. Early will forward them.

**Continued discussion on signs**

A modified copy of the Rhinebeck sign ordinance was circulated by A. Impellizzeri. A second version of the ordinance will be circulated in Word format, if at all possible. Members were asked to review the ordinance and be prepared to comment on it for the next meeting.

**Area and Bulk**

It was agreed that front yard setback in B-3 should be 10 feet; rear yard setback shall remain the same as the current code.

There was extensive discussion concerning the dimensions of B-2 and if the dimensions should change. Changes would affect the “community meeting place” functions of the parking lots in B-2, would significantly increase the traffic on Benedict and Marian, may require more pedestrian crossings on Chestnut Street, and could potentially affect the ability of delivery trucks to reach loading docks. No conclusions were reached.

Members were asked to formulate their thoughts about area and bulk for MU-1 for the next meeting.

The next meeting will be Wednesday, July 12

**Public Comment:**

There were comments concerning a developer’s need for specificity within a code so that the developer’s proposal can be evaluated against the specifications in the code. Also, there was a comment that using the current I-1 specifications for the new MU-1 would not allow the development of a “village within a village” as is envisioned by the Comprehensive Plan or by Ray Curran’s conceptual plans for Marathon. Other community MU-1-like codes will be provided to the committee.

**Adjournment:**

P. Henderson made a motion to adjourn. N. Hart seconded and the motion passed unanimously.  
The meeting was adjourned at 9:05pm.

Submitted by Marie Early