

Village of Cold Spring Code Update Committee
85 Main Street, Cold Spring, NY 10516
July 26, 2017

The Village of Cold Spring Code Update Committee held a meeting on July 26, 2017 at 7pm at the Village office at 85 Main St. Attending were board members: Bonny Carmicino, Norah Hart, Paul Henderson, Anne Impellizzeri, and Trustee Marie Early. Elizabeth Bengal was absent.

1. CALL TO ORDER

- M. Early called the meeting to order at 7:06pm.
- The Committee decided not to hold the public presentation on 8/7 due to insufficient time to notice it. The Committee would set the date for the presentation at a subsequent meeting.

2. MINUTES

- The July 19 minutes were not reviewed

3. Area, Bulk, Setback, & Lot Coverage:

P. Henderson presented his W/W/W/H on Area, Bulk, Setbacks, and Lot Coverage.

- Length of buildings – a village block is about 200 feet (e.g., from Fair to Garden). Vote was to keep R-3 building length at 180 feet. This may also be appropriate for MU-1.
- It was agreed that Ted Fink would be consulted as to how, if at all, a zoning code can be structured to encourage construction to create a traditional streetscape (for B-2 and B-3), possibly involving minimum and maximum setback.
- B-4 is listed twice in the spreadsheet – this will be investigated. (After the meeting, this was explained via email).
- The Committee decided to remove code stating that a 30 foot by 40 foot rectangle must fit within a B-1 lot.
- All dimensions for R-1, B-1, R-3, B-2, B-4A are completed. B-3 is awaiting feedback from Ted Fink.
- There was discussion about changing the MU-1 parcels on Fair Street to B-1.
- It was suggested that MU-1 would be defined with minimums of 10,000 square foot lot area, 50 foot width, 100 foot depth, 30 foot rear yard, 10 foot front yard, 10 foot total combined side yards (one must be 5 foot), 600 square feet livable space, with a maximum of 2 ½ stories height, 35 foot height, 35% lot coverage. Any proposal for MU-1 must first go to the Planning Board. 35% of entire area is must be commercial, 65% is residential.

4. The committee agreed another meeting would be considered for August 30. The earliest date for the public meeting would be September 6.

5. Public comment:

The MU-1 dimensions discussed during the meeting seem reasonable, including the requirement for Planning Board review.

6. Adjournment

B. Carmicino made a motion to adjourn. The motion was seconded by N. Hart and approved unanimously. The meeting adjourned at 9:02.

Respectfully submitted

T. Califano and M. Early