

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

**Meeting  
9/20/17**

The Village of Cold Spring Code Update Committee held a meeting at the Cold Spring Village Hall, 85 Main Street on Wednesday, September 20, 2017 at 7:00pm. Present were Bonny Carmicino, Paul Henderson, Anne Impellizzeri, and Trustee Marie Early. Norah Hart was absent.

**Call to Order:**

The meeting was called to order at 7:18pm. M. Early requested feedback on the online version of the public meeting presentation.

**Approval of Minutes:**

Changes were made to the 8/2 meeting minutes. P. Henderson made a motion to approve the 8/2 minutes as amended. A. Impellizzeri seconded and the motion passed unanimously.

Changes were made to the 8/30 meeting minutes. A. Impellizzeri made a motion to approve the 8/30 minutes as amended. B. Carmicino seconded and the motion passed unanimously.

**MU1 Area, Size, and Bulk:**

P. Henderson presented a scenario for providing an incentive to combine both residential and commercial uses on a given lot based on the code from Canton, Massachusetts. The Canton code states that a minimum lot size for the commercial category is 10,000 square feet with a 3,000 square foot buildable area. For the residential category there is a minimum lot size of 10,000 square feet with a 2,000 square foot buildable area. On the same lot, one could have 5000 square feet of buildout for a combination of residential and commercial, which would yield 50% lot coverage ratio.

Trustee Early raised the question of whether or not to adapt the Canton, Massachusetts model of 20% lot coverage for residential and 20% lot coverage for residential, or to allow 30% lot coverage in residential to be closer to how the rest of Cold Spring is regulated. A. Impellizzeri raised the question of whether or not the percentages of residential and commercial need to be different. Trustee Early and A. Impellizzeri stated that the 20% residential lot coverage for residential as laid out in the Canton code is too little and that the 30% currently in the code in Cold Spring should be the minimum. P. Henderson disagreed and stated that allowing only 20% of residential offers a stronger incentive to mix uses. Trustee Early stated allowing 30% residential and commercial lot coverages along with a lot that is a combination of residential and commercial still incentivized mixed use.

The Committee agreed that MU-1 would have a 10,000 square foot lot area with a minimum lot width 75 feet and a minimum lot depth of 100 feet. There was also agreement on a minimum 5 foot side yard setback and a minimum combined side yard setbacks of 10 feet. The front yard setback was agreed to be a minimum of 5 feet. The rear yard setback is a minimum of 30 feet. The livable floor area per unit is a minimum of 600 square feet. The maximum building height is 2 ½ stories or 35 feet. The vote on this was deferred until 4 committee members were present.

**Public Comment:**

20% lot coverage for residential lots was felt to be too small – it would yield some of the smallest homes in the village. Such a regulation would be prohibitive to developers. The committee felt the lot coverage comment was very valuable.

**Adjournment:**

B. Carmicino made a motion to adjourn. A. Impellizzeri seconded and the motion passed unanimously. The meeting was adjourned at 9:01pm.

Submitted by Thomas Califano and Marie Early