

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

**Meeting
10/4/17**

The Village of Cold Spring Code Update Committee held a meeting at the Cold Spring Village Hall, 85 Main Street on Wednesday, October 4, 2017 at 7:00pm. Present were Bonny Carmicino, Paul Henderson, Anne Impellizzeri, Norah Hart, and Trustee Marie Early.

Call to Order:

The meeting was called to order at 7:06pm.

Review Presentation on Fences:

The Committee reviewed B. Carmicino's W/W/W/H presentation on fences. B. Carmicino stated that the committee determined there is not sufficient evidence that the benefit of allowing six foot fences outweigh the detriments. The Committee agreed to add that sight lines, air movement, light, and safety specifically are reasons why six foot fences should not be allowed.

Continued Discussion on Cultural Features:

The Committee discussed A. Impellizzeri's list of Cultural Features. The question was raised as to whether or not the age requirement to appear on the Cultural Features list should be 50 years or 30 years. A. Impellizzeri stated that the HDRB's requirement for landmarks in 30 years. The Committee agreed that the requirement should be 30 years.

The Committee agreed to remove the Lunn Terrace Bridge, Dockside Park, Mayors Park, and the Putnam History Museum from the list of Cultural Features. The Committee debated whether or not to remove the Railroad Underpass from the list as well. P. Henderson agreed to ask the HDRB whether or not the Underpass structures are already protected.

The Committee agreed to adopt the HDRB landmark process for naming Cultural Features. P. Henderson agreed to fill out paperwork in the HDRB model to see if it is applicable for this purpose.

Approval of Minutes:

A. Impellizzeri made a motion to approve the 8/23 meeting minutes as amended. P. Henderson seconded and the motion passed unanimously.

Continued Discussion on MU-1 Area, Bulk, Setbacks and Lot Coverage:

B. Carmicino raised the question of whether or not multiple structures be placed on a lot that is identified as a mixed use lot. The Committee agreed to allow multiple structures on a mixed use lot.

The Committee debated whether or not to restrict the location of residential/commercial entities within a given structure. P. Henderson felt that commercial floors could be above other commercial floors, but not above residential floors. B. Carmicino felt that there should be no restriction regarding the location of residential/commercial floors, but did suggest that a commercial floor over a residential floor should have a certain level of unobtrusiveness. B. Carmicino suggested that there should be limits on gross square footage that is used for the different uses; of the square footage of the building, a certain ratio must be for residential/commercial use.

Public Comment:

It was asked what a mixed use building would have on the second floor if a storefront was on the first floor. P. Henderson stated that the second floor could have a residential or commercial floor on top.

Adjournment:

B. Carmicino made a motion to adjourn. N. Hart seconded and the motion passed unanimously. The meeting was adjourned at 9:13pm.

Submitted by Thomas Califano