

Village of Cold Spring Code Update Committee
85 Main Street, Cold Spring, NY 10516
April 4, 2018

Meeting

The Village of Cold Spring Code Update Committee held a meeting on April 4, 2018 at 7:30pm at the Village office at 85 Main St. Attending were board members: Bonny Carmicino, Anne Impellizzeri, Karen Doyle and Norah Hart, and Trustee Marie Early. Paul Henderson was absent.

CALL TO ORDER

- M. Early called the meeting to order at 7:36pm and requested committee members' time sheets for the first quarter of 2018, identification of any conferences/seminars that committee members had attended, and identification of sources used in creating the topics and content for Phase 2.

APPROVAL OF MINUTES

The March 14, 2018 minutes were deferred.

GREEN BUILDING STANDARDS – Anne Impellizzeri

Anne Impellizzeri reported that the concept is that all new buildings and major renovations, by 2030, once built, be carbon neutral which means that they use no fossil fuel in the operation of the building. She has been unable to locate any sample codes thus far. She will continue to attempt to locate such codes.

EVALUATE FLOODING STANDARDS – Norah Hart

During the discussion it was noted that:

- A comparison of Chapter 52 with FEMA requirements shows they remain in alignment.
- Two FEMA flood map revisions have been implemented since the creation of Ch. 52, but there have been no changes to properties within the Village of Cold Spring..
- Ch. 52 will be updated to reflect village code prohibiting house trailers and will add language stipulating that outdoor fuel tanks (oil, propane, etc.) be appropriately secured.
- N. Hart to prepare revised Ch. 52 wording for the next meeting

EVALUATE ADOPTING A RIDGELINE PROTECTION OVERLAY DISTRICT – Karen Doyle

During the discussion:

- K. Doyle presented photographs of potential ridgeline areas. She'll add them to Google docs.
- P. Henderson, in an email, advised that the entire Foundry Trail and Foundry Cove be included (rather than selected sections of each.) John Furst had recommended just the areas visible from Foundry Trail/Foundry Cove.

- Chapter 134 could be modified to add a new section identifying the area of the district; then, the Chapter could be modified to describe the actions that need to be taken for any development within the district.
- At least one source identified thus far identify “ridgelines” as 600 feet in height.
- M. Early will follow up with NYSERDA on what actions that are required on “Evaluate” topics.
- Committee members should be prepared to provide opinions on this topic at the next meeting.

EVALUATE STEEP SLOPE STANDARDS – B. Carmicino

It was agreed that any code changes that require review by a Village Engineer would not be appropriate. It might be reasonable to include wording that, for safety reasons and/or possibility of erosion, if a slope is greater than six (6) degrees for an unpaved driveway, an unpaved driveway would not be allowed. It is possible that the wording might state that on slopes greater than x%, any development (e.g., an addition, a new driveway, a new residence, an accessory building), reasonable measures must be taken to prevent erosion (e.g., landscaping, retaining walls, amount of soil disturbance, terracing). B. Carmicino will investigate further, looking at other codes.

PUBLIC COMMENT

There were no public comments.

ADJOURNMENT

N. Hart made a motion to adjourn the meeting. B. Carmicino seconded and the meeting was adjourned at 9:15 pm.

Submitted by:

Michael Mell and Marie Early

Marie Early

Date