

**Village of Cold Spring Code Update Committee
85 Main Street, Cold Spring, NY 10516
April 5, 2017**

Meeting

The Village of Cold Spring Code Update Committee held a meeting on April 5, 2017 at 7pm at the Village office at 85 Main St. Attending were members: Elizabeth Bengel, Bonny Carmicino, Norah Hart, Anne Impellizziere, Paul Henderson, and Trustee Marie Early.

1. CALL TO ORDER

The Progress Report and the CUC minutes for the period 10/1/16 through 12/31/16 have been sent to NYSDA. NYSDA has approved the CUC minutes for the period 10/1/16 to 12/31/16

NYSDA has provided an updated Milestone Payment Schedule which will require review by the Village of Cold Spring.

Anne Impellizzeri submitted a letter of interest to join the CUC. The Village Board has appointed Anne to the CUC.

2. MINUTES

The minutes from 3-29-17 were reviewed; some changes were identified. N. Hart made a motion to approve the amended minutes. P. Henderson seconded the motion; it was approved unanimously.

3. CONTINUED DISCUSSION OF SIZE AND BULK

- After significant discussion on 134-17E which describes the minimum side yard setbacks for lots that are less than 60 feet in width, B. Carmicino volunteered to rewrite this section to provide a potentially more clear description of this situation including the minimum combined setback of 10 feet with at least one side yard setback of at least 2.5 feet. It was pointed out that the NYS Building Code may require special construction for buildings that share a common wall, and that some reasonable amount of space is desirable between buildings in the Village. It is possible that this section is better placed in 134-17B-4. This will be evaluated.
- In an R-1 district, after weighing the effects of the 30% lot coverage, it was agreed that decreasing the lot coverage below 30% would not be wise – it would diminish the allowed footprint size of the combined structures on a lot. P. Henderson said that his analysis showed that most residences are approximately less than the allowed lot coverage. He provided some examples of R-1 lots and areas (Kemble Avenue) where the lot coverage exceeded 30%. It was agreed that the 30% lot coverage should not be decreased. Increasing lot coverage would theoretically provide more housing opportunities for new residents. However, Phase I of the project recommended proposed zoning changes to increase 2 family housing (accessory apartments) which would therefore create more residences. Increasing lot coverage would permit additions to current housing which could then be used to create new apartments in the

structure. The feeling is that outdoor space is valued for leisure activities, light and air. Decreasing outdoor space was viewed as a negative. It was agreed that the lot coverage should not be increased. It was also agreed that B-1 lot coverage should not be changed. The only remaining topic for B-1 was three story buildings.

- P. Henderson provided some renderings of corner lots (134-17-B) where front yard setbacks (there are 2 front yard setbacks for corner lots) were decreased so as to conform to adjacent property setbacks (134-7-B(2)) which would decrease the size of the required front yard setback. He demonstrated points along street lines 30 feet (current code) and 35 feet from the point of intersection. This applies to any vision obstruction above 30 inches in height. He will modify the renderings for the next meeting.
- The B-3 district was discussed. There are 2 lots in this district. The current code requires a 60 foot front yard setback. P. Henderson volunteered to do an analysis of the lot coverage within this district. The group felt that the current code created large areas of unused land that did not provide a positive contribute to the character of the Village. Discussion centered on eliminating the size of the front yard setback and permitting structures along the sidewalk with parking in the read between these new structures and the current structures where the structures contained retail and/or services.

4. PUBLIC COMMENT – None

5. ADJOURNMENT

P. Henderson made a motion to adjourn the meeting. B. Carmicino seconded and the meeting was adjourned at 8:40 pm.

Marie Early

Date