

**Village of Cold Spring Code Update Committee  
85 Main Street, Cold Spring, NY 10516  
December 19, 2018**

**Meeting**

The Village of Cold Spring Code Update Committee held a meeting on December 19, 2018 at 7pm at the Village office at 85 Main St. Attending were Trustee Marie Early and committee members: Paul Henderson, Anne Impellizzeri and Michael Reisman. Karen Doyle and Norah Hart were absent.

**CALL TO ORDER**

The NYSERDA conference call, held on 12-13-18, had no negative comments upon CUC work.

The next NYSERDA conference call will be on 1-10-19.

**MINUTES**

P. Henderson made a motion to adopt the 11-7-18 minutes. A. Impellizzeri seconded and the motion passed 3-0-2.

**AMEND SUB-DIVISION REQUIREMENTS; SASS/SCENIC OVERLAY**

M. Reisman noted that the Comprehensive Plan and LWRS recommend implementation of New York Statewide Areas of Scenic Significance (SASS) regulations and adoption of a scenic overlay district for the Village of Cold Spring. He noted that implementation of SASS can be accomplished via a scenic overlay district and described two examples of such districts: the Town of Philipstown and the Town of Germantown, NY. During the discussion it was noted that:

- The Cold Spring narrative in the 1993 NY Department of State Hudson Valley SASS document is somewhat out-of-date and appears to omit many Village locations
- There is a mapped scenic overlay district in Philipstown
  - Anything requiring a site plan or special permit (or a few other conditions) from the planning board triggers consideration of the scenic overlay district
  - Planning Board will grant approval in the scenic overlay district if:
    - It will minimize degradation of the scenic character
    - It will minimize removal of native vegetation
    - It will locate and cluster buildings that minimize the view from public accessible places
- The Germantown scenic overlay district is simpler than Philipstown's
- CUC may wish to use Germantown as a model
- CUC will identify scenic locations that would be identified/keyed if SASS is triggered (i.e. Chapel Restoration, St. Mary's, Foundry, Dockside, Kemble Ridge)
- Much of the Philipstown scenic overlay district seems difficult to enforce for the Village
- M. Reisman to develop draft document reflecting CUC discussion

**CONTINUE DISCUSSION ON EVALUATE/PERMITTING OF OUTRIGHT DEMOLITION OF EXISTING STRUCTURES**

A. Impellizzeri presented a draft based upon Fishkill's. During the discussion it was noted that:

- This section should be in Chapter 134 rather than Chapter 54
- CUC made minor wording changes

**COMMENTS ON P. HENDERSON'S DOCUMENT ON GOOGLE DRIVE (PART OF WATERFRONT CONSISTENCY REVIEW LAW)**

P. Henderson presented the draft document. During the discussion it was noted that:

- Each individual board will set, in addition, their own list of things that wouldn't trigger the law
- P. Henderson is preparing a second draft that will specifically reflect Cold Spring and reference the LWRS and LWRP and will circulate it for comment

**PUBLIC COMMENT** – None

**ADJOURNMENT**

M. Reisman made a motion to adjourn. A. Impellizzeri seconded and the motion passed 3-0-2 at 8:28 pm.

Submitted by: Michael Mell

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Trustee Marie Early

Date