

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

Meeting

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

CALL TO ORDER

M. Early called the meeting to order at 7 p.m.

MINUTES

M. Reisman made a motion to adopt the 9-5-18 minutes as amended. P. Henderson seconded and the motion passed 4-0-1. The June 27 minutes will be unable to be approved since there are insufficient current members who attended that meeting to approve.

COMMENTS ON UPDATED STEEP SLOPE STANDARDS

CUC discussed suggestions from village attorney John Furst as well as items discussed at the last meeting. The committee made minor wording changes including removing the reference to the Comprehensive Plan. M. Reisman will circulate an updated steep slopes document. M. Early will continue to follow up with Civil Engineering firms.

GREEN BUILDING STANDARDS

CUC discussed suggestions from village attorney John Furst as well as items discussed at the last meeting and the most current version of the Green Building Standards which also included wording for the Planning Board. During the discussion about how the code might encourage LEED and or other green building efforts it was agreed that:

- The current code (134-17(E)) permits side yard setback requirements for small-lot, non-conforming lots to be further reduced; this could allow applicants of these lots to employ a thicker, more energy-efficient wall construction under the current code.
- The committee agreed that the R-1 code (134-7) should be modified to permit lots at least 60' wide, as of right, to reduce the mandated 10' side yard setback to 9' and the mandated rear yard setback to 19', and the mandated front yard setback to 24' if the applicant is to employ a thicker, more energy-efficient wall construction. The mandated maximum lot coverage of 30% (134-7(D)(2)) remains as is. This would apply to new construction as well as to existing structures.
- M. Early will research the reason why 134-17 € applies to only lots less than 60' wide.

EVALUATE ADOPTING WATERFRONT CONSISTENCY REVIEW LAW

During the discussion it was noted that:

- For the purposes of this topic, the word “consistency” applies to any action and evaluates it relative to consistency with the LWRP
- “Waterfront” is meant to reflect the Village of Cold Spring waterfront.
- NYS coastal policies may or may not impact local law.
- CUC will seek clarification from NYSDORA and GreenPlan about what it regards as a “waterfront consistency review law” and what aspects of the LWRP it may apply to. A better definition of “waterfront consistency review” in the context of “consistency review law” is necessary.

AMEND SUBDIVISION REQUIREMENTS

CUC discussed the subdivision references to identified in the Comprehensive Plan; some of which may bear upon this amendment. M. Reisman will reach out to M. Francisco to determine if there are any changes the Planning Board is considering or would recommend.

COMMENTS ON UPDATED FLOODING STANDARDS

CUC discussed suggestions from Village attorney John Furst as well as items discussed at the last meeting. During the discussion it was noted that:

- Mobile homes are not allowed in the Village in current code, but code is silent about manufactured homes.
- CUC members discussed the current conflation of “mobile” and “manufactured” homes (in current code). Members agreed that a mobile home is one whose constituent parts are assembled onto a wheeled chassis and that, as the name implies, is designed to be mobile (even though it may remain in one place for an extended period of time). A manufactured home is one that is pre-fabricated and brought to the site in large pieces that are assembled onto a permanent foundation (that is not intended to be moved).
- CUC consensus is that a definition that makes the distinctions noted above is necessary.

PUBLIC COMMENT - None

ADJOURNMENT

The next meeting will be Oct. 3. N. Hart made a motion to adjourn the meeting. M. Reisman seconded and the meeting was adjourned at 9 p.m.

Submitted by:
Michael Mell

Marie Early

Date