

inVillage of Cold Spring Code Update Committee
85 Main Street, Cold Spring, NY 10516
October 3, 2018

Meeting

The Village of Cold Spring Code Update Committee held a meeting on October 3, 2018 at 7pm at the Village office at 85 Main St. Attending were committee members: Norah Hart, Paul Henderson, Anne Impellizzeri, Michael Reisman; Trustee Marie Early. Committee member Karen Doyle was absent.

CALL TO ORDER

M. Early called the meeting to order at 7pm.

MINUTES

P. Henderson made a motion to adopt the 9-19-18 minutes as amended. N. Hart seconded and the motion passed 3-0-2 (A. Impellizzeri was not yet present for the vote).

REVIEW FLOOD PLAIN DOCUMENT COMMENTS

During the discussion it was noted that:

- In 1976 HUD standards were defined for manufactured homes (a factory-built home prior to June 15, 1976 is referred to as a mobile home, and one built after June 15, 1976 is referred to as a manufactured home)
- Mobile homes in the current Village Code are defined as being mounted upon a chassis
- Village code prohibits “house trailer” in R-1, R-3, B-1, B-2, I-1, I-2, B-4, B-4A and Historic zones.
- CUC agreed to remove references to “manufactured homes” in Chapter 52, and to remove references to “Manufactured Home Park” or “manufactured home subdivision”. N. Hart will do this.
- N. Hart to research references to manufactured homes in FEMA guidelines
- CUC will seek clarification of the definition of recreational vehicles (RVs) and camping trailers. Consensus is that this should appear in the zoning code (Chapter 134-18 (C)) and the duration of storage onsite should be consistent between Chapters 52 and 134.

EVALUATE/PERMITTING OF CONSERVATION AND FACADES EASEMENTS

N. Hart reported she is researching this topic, but does not have any information to report at this time.

EVALUATE ADOPTING WATERFRONT CONSISTENCY LAW REVIEW

During the discussion it was noted that:

- T. Fink has identified comparable waterfront consistency laws including those from Ossining (which adopted a standalone consistency law), Rhinebeck (which incorporates consistency review into its zoning law) and Red Hook (which incorporates consistency review into its local SEQR law)

- P. Henderson recommends adoption of such a law, but is unsure where it should be placed in the Cold Spring Village Code
- Adoption of such a law will impact the work of the Planning Board, Zoning Board of Appeals and the Historic District Review Board and may add significantly to the time and efforts required on the part of these boards as well as applicants
- CUC will ask consultant Ted Fink (GreenPlan) his opinion on the expected overhead upon all village boards should this law be adopted
- Could implementation of this law only require something as simple as a checklist?
- Would this law impact review of sub-divisions?

EVALUATE/PERMITTING OF OUTRIGHT DEMOLITION OF EXISTING STRUCTURES

A. Impellizzeri reported she is researching this topic, but does not have any information to report at this time.

AMEND SUBDIVISION REGULATIONS

M. Reisman briefly discussed possible subdivision regulation amendments based on recommendations contained in the LWRS, including conforming to the Scenic Areas of Statewide Significance (SASS) regulations and Critical Environmental Area designations. (M. Early noted that P. Henderson's topic relates to consistency with the LWRS, and K. Doyle's topic is conservation subdivision.)

ONGOING SCHEDULE

The following schedule was agreed upon:

- Oct. 17 - each person should have prepared a plan for their topic - if the proposed path is to implement the topic, prepare an outline of the code changes. If the proposed path is to reject the topic, prepare an outline of the defense for rejection.
- Nov. 7 - Prepare a more complete discussion of your topics. Two of the topics will be reviewed at this meeting.
- Nov. 28 - Two more topics will be reviewed at this meeting.
- Dec. 5 - The remaining topic will be reviewed. Any follow ups on prior topics should be prepared to discuss at this meeting.
- Dec. 19 - All 5 topics will be discussed with refinements to the prepared materials, and responses to follow ups.
- Jan. 2 - Final versions of the materials will be discussed.
- Jan 16 - More discussions on final materials
- Feb. 6 - Materials preparation for the public meeting
- Feb. 20 - Materials preparation for the public meeting
- March, 2019 - Public meeting
- Circulation of materials via email prior to meetings is strongly encouraged

ADJOURNMENT

N. Hart made a motion to adjourn the meeting. M. Reisman seconded and the meeting was adjourned at 8:20 pm.

Submitted by:

Michael Mell

Marie Early

Date