

Village of Cold Spring Code Update Committee
85 Main Street, Cold Spring, NY 10516
October 17, 2018

Meeting

The Village of Cold Spring Code Update Committee held a meeting on October 17, 2018 at 7pm at the Village office at 85 Main St. Attending were Trustee Marie Early and committee members: Norah Hart, Paul Henderson, Anne Impellizzeri and Michael Reisman. Karen Doyle was absent.

CALL TO ORDER

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

MINUTES

M. Reisman made a motion to adopt the 10-3-18 minutes as amended. P. Henderson seconded and the motion passed 4-0-1.

FOLLOW UPS

During the discussion it was noted that:

- Badey & Watson have agreed to review the Steep Slope standards at no cost to the Village
- Recreational Vehicles (RVs) are defined as “temporary housing for vacations” and not permanent

FLOOD PLAIN UPDATE

N. Hart has updated the comparison chart prepared for the last public meeting. During the discussion it was noted that:

- The comparison chart is essentially the same except that references to mobile homes have been removed
- Current code describes a mobile home as being 400 SF (in area) but this may be too small as RVs can be much larger
- What should the storage provisions for trailers and RVs be? (i.e. how long can they remain on a lot). Current code has different lengths of time for different types of vehicles. CUC would like to see a uniform time limit of one week. See 134-18 (C) (1) (b) – potentially delete 3, change limit to one week in 134-18 (C) (1) (b) (2), include RV, and ensure definitions for camper, RV are in definitions section and are correct.
- RVs located in a flood plain require a Certificate of Elevation. CUC agreed to locate this requirement in its own paragraph (in the code in 52.19) and delete reference to RV in 52.14. Time limit for RV would be one week.
- Modifications discussed to be incorporated into draft section

EVALUATE/PERMITTING OF CONSERVATION AND FACADES EASEMENTS

During the discussion it was noted that:

- N. Hart has used the Ridgeline Conservation research as guidance (in the evaluation of this topic)
- A conservation easement is a contract designed to protect an area of land and restrict its use (generally for purposes of preservation)
- A façade easement is a contract designed to protect/preserve a building façade (that is deemed of historic or other value) and restrict changes/modifications to it.
- Would these easements be of value to the Village?
- Why would the Village wish to add these easements when they are essentially an agreement between an owner and an outside agency?
- Why should Village code be involved?
- Does the HDRB adequately protect facades? HDRB has agency over those facades located within the historic district. HDRB could provide resources/documentation for a façade easement.
- CUC will review NYS typical easement contract

EVALUATE ADOPTING WATERFRONT CONSISTENCY REVIEW LAW

CUC has received comments from its consultant Ted Fink (GreenPlan) describing how the Village might formulate its own law. During the discussion it was noted that:

- NYS has a generic template that could be adopted
- Ossining has a waterfront consistency law that might be used as a template for Cold Spring
- What triggers a SEQR action? What doesn't trigger a SEQR action?
- Should Village law refer to SEQR (as other municipalities do) or identify specifics?

EVALUATE/PERMITTING OF OUTRIGHT DEMOLITION OF EXISTING STRUCTURES

During the discussion it was noted that:

- Current code chapter 64 defines Demolition and steps to be taken
- A. Impellizzeri to review Comprehensive Plan to see how demolition is addressed

AMEND SUB-DIVISION REQUIREMENTS

CUC discussed how Scenic Area of Statewide Significance (SASS) requirements may impact such an amendment. (The reference in the LWRS is to the 1987 map which shows the SASS area for the Village of Cold Spring)

PUBLIC COMMENT - None

ADJOURNMENT

N. Hart made a motion to adjourn the meeting. P. Henderson seconded and the meeting was adjourned at 9pm.

Submitted by:
Michael Mell

Trustee Marie Early	Date
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