

**Village of Cold Spring Code Update Committee
85 Main Street, Cold Spring, NY 10516
April 19, 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: Bonny Carmicino, Norah Hart, Anne Impellizzeri, Paul Henderson, and Trustee Marie Early. Elizabeth Bengel was absent

1. CALL TO ORDER

On April 18, the Village Board reconfirmed all members of the CUC. The NYSERDA conference call will be April 21 at 2pm. All members are invited to participate.

2. MINUTES

The minutes from 4-5-17 were reviewed. N. Hart made a motion to approve the minutes. P. Henderson seconded the motion; it was approved unanimously.

3. DISCUSSION ON PROGRESS AND UPCOMING CHECKPOINTS

The original contract with NYSERDA identified the project end date as Sept. 30, 2017. That will not be achievable. In 2016, an updated schedule was sent to NYSERDA requesting the project end date be changed to Sept. 30, 2018. On April 10, a further update was sent to NYSERDA identifying dates for all major milestones, with a project end date of June 30, 2019, and requesting NYSERDA agreement to these new dates.

A discussion was held on the potential completion date of Category 2. It was agreed that a target date of June 30, 2017 was reasonable. There are 7 topics in Category 2. C. Bachan is completing work on one topic (3 story buildings on Main Street); E. Timm has completed one (fence height); D. MacDonald is completing one (50 foot square in R-1); N. Hart has worked on one (landscaping in/around parking lots); bulk and size is currently in progress; signs is to be addressed; cultural features has not yet begun. In addition, public meeting preparation will require time prior to June 30, 2017.

N. Hart will prepare the Who/What/Why/How for landscaping in/around parking lots for the next meeting. She will also identify the sources she reviewed (including other municipal codes), and finalize the inventory that was developed. She will also draft the proposed new Code wording and identify where, in the Section 134 in the Code, the topic would be added. The new regulation will apply to some areas in R-1, R-3, B-1, B-2, B-3, MU-1, B-4, B-4A.

4. CONTINUED DISCUSSION ON BULK AND SIZE

P. Henderson's spreadsheet on bulk and size was reviewed. Some updates were recommended. What is the minimum livable floor area for apartments in B-1? And should there be a minimum floor area space per retail establishment in B-1? It was agreed that there should be no minimum floor area space per retail establishment; that the lack of a minimum contributes to the character of Main Street, and no problem has yet been identified.

Four properties were identified for further investigation. Pig Hill Inn, A Twist of Fate, the two car garage between the General Store and The Foundry Café, and Side Effects. A. Impellizzeri will investigate after April 28.

B-3 was discussed. 6 Chestnut, the property line is 14.5 feet from the curb. This was identified to establish the set back line for Chestnut Street. The front facades of the residences appear to be six feet from the property line.

Should B-3 be redefined to be subdividable? Should B-3 be rezoned to be MU-1? Should the minimum front yard setback be 6 feet? Should the rear yard setback be changed for B-3? It was agreed that bulk and size should be compared between B-3 and MU-1. Should the size and bulk for MU-1 be equivalent to the bulk and size for I-1?

Assignments for next week – CUC members should review the 2 sign documents, and look at what MU-1 should look like relative to I-1 and how B-3 might be modified.

5. PUBLIC COMMENT

Sean Kearney stated that a Code can mandate the inclusion of sidewalks. Some municipalities have both a minimum and a maximum for setbacks. He said that bulk and size and height would determine if B-3 was economically viable. He also mentioned that incentives could persuade developers to build combination live/work units.

6. ADJOURNMENT

B. Carmicino made a motion to adjourn the meeting. A. Impellizzeri seconded and the meeting was adjourned at 9:01 pm.

Marie Early

Date