

**Village of Cold Spring Code Update Committee
85 Main Street, Cold Spring, NY 10516
April 3, 2019**

Public Meeting on Phase IV

The Village of Cold Spring Code Update Committee held a public meeting on April 3, 2019 at 7pm at the Cold Spring Fire House. Attending were Trustee Marie Early and committee members: Karen Doyle, Paul Henderson and Michael Reisman. Anne Impellizzeri and Norah Hart were absent.

Village Trustee Marie Early presented an introduction and brief history of processes and events that have led to the creation of the Code Update Committee (“CUC”) and its activities and the five phases of the CUC’s work.

Phase IV of the Code Update, which were reviewed at tonight’s meeting, is the “procedures” category. Included are five topics:

1. Evaluate Permitting Conservation Easements/Façade Easement
2. Evaluate Outright Demolition of Existing Structure
3. Evaluate Permitting Conservation Subdivisions
4. Amend Subdivision Regulations
5. Evaluate Adopting Waterfront Consistency Review Law

The last phase, Phase V, will deal with the topics of “consistency and clarity”. Topics within this category are:

- Amend the Village Code for Clarity and Consistency; and
- Revise the Zoning Map to include new zoning districts and revised boundaries for existing zoning districts based on the recommendation of the Village’s existing Comprehensive Plan and the Local Waterfront Revitalization Program

Members of the CUC presented a PowerPoint presentation describing each of the five topics in Phase IV and the actions recommended. (The slides and the proposed new code text are available on the Village website, under Code Update Committee, public meetings, Phase 4.)

PUBLIC COMMENT

During the public comment period the following comments were made regarding Topic 2, Evaluate Outright Demolition of Existing Structure:

- How is Outright Demolition of Existing Structure applied? The topic seems very broad and should be tightened up to consider only specific types of structures and “not the small stuff” such as fences, pergolas, etc.
- Lead paint and asbestos considerations are addressed in the state code
- Power and water shut-off must be confirmed prior to demolition work

- The building permit application has a check-box for demolition. The posted permit should indicate that demolition is to take place or a separate demolition permit should be created and displayed
- No demolition should be permitted without Planning Board site approval, as well as any other relevant board approvals. There is no set sequence for Board approvals and each project's sequence is determined by the building inspector.
- Outright Demolition of Existing Structure is part of Village Code chapter 134 and doesn't apply to properties in the local or national historic district, which are governed by Chapter 64.
- Current Village code only describes exterior demolition (and not interior demolition) and the building permit application doesn't make a distinction either. This should be tightened up
- Better communication should occur between applicants, the building inspector and relevant boards regarding the process and applicants' responsibilities

During the public comment period the following comments were made regarding Topic 4, Amend Subdivision Regulations

- SASS is an important issue
- Subdivision regulations and how they may impact zoning should be considered
- Increase in building height and additions which increase the width of the structure could impact views. The CUC should consider the applicability of the proposed Scenic Viewshed Overlay regulations to changes in height of structures.

During the public comment period the following comments were made regarding Topic 1, Conservation Easements:

- Once a conservation easement is created it exists in perpetuity for all future property owners
- A conservation easement may reduce the value of a property

ADJOURNMENT

The public meeting ended at 8:30pm.

Submitted by: Michael Mell

Trustee Marie Early

Date