

**Village of Cold Spring
Code Update Committee
85 Main Street, Cold Spring, New York 10516**

**Meeting
5/24/17**

The Village of Cold Spring Code Update Committee held a meeting at the Cold Spring Village Hall, 85 Main Street on Wednesday, May 24, 2017 at 7:10pm. Present were Bonny Carmicino, Norah Hart, Paul Henderson, and Trustee Marie Early. Elizabeth Bengel and Anne Impellizzeri were absent.

Call to Order:

The meeting was called to order at 7:04pm. M. Early reported that the NYSERDA conference call occurred on 5/19. NYSERDA is developing a new contract for the Village of Cold Spring/CUC. NYSERDA said that the new dates provided to them for the CUC for 2017-2019 are acceptable, as was the funds reallocation.

Approval of Minutes:

The minutes of 5/3/17 were reviewed. Some changes were made. N. Hart made a motion to approve the amended 5/3/17 minutes; the motion was seconded by P. Henderson and approved unanimously. The minutes of 5/17/17 were reviewed. Some changes were made. N. Hart made a motion to approve the amended 5/17/17 minutes. The motion was seconded by B. Carmicino and approved unanimously.

Landscaping:

The Committee had completed work on Landscaping In and Around Parking Lots. No further discussion is necessary.

Three Story Buildings:

Discussion occurred on the materials produced by C. Bachan on her research on three story buildings on Main Street. FAR stands for Floor Area Ratio – the floor area for all stories in the building, expressed as a ration of the lot size. It was pointed out that the current Code does not use FAR in any calculations or standards. All non-three story buildings on Main Street in the B-1 district were identified and discussed. Since all buildings on Main Street are in the National (as well as the Local historic) District, they would all be subject to the appropriate HDRB guidelines and standards.

A potential draft of the three story ordinance could be "Three (3) story buildings are permitted on Main Street, between the river and Chestnut Street/Morris Avenue. The height limit is forty (40) feet. Any three story building which is constructed (or any one or two story building which is extended to three stories) cannot block any windows or doors or vents located in adjacent buildings; cannot inhibit the movement of air or entrance of light into adjacent buildings."

Sign Ordinances:

A sign ordinance should take into account signs located within the building which are clearly visible from the exterior. A sign ordinance should also address any visual blocking of the interior from the exterior. P. Henderson distributed a list of existing signs outside of the Main Street area. P. Henderson will circulate a list of sign categories created by A. Impellizzeri.

Public Comment:

No public comment.

The next meeting will be June 7 at 7pm.

Adjournment:

N. Hart made a motion to adjourn. P. Henderson seconded and the motion passed unanimously. The meeting was adjourned at 9:04pm.

Submitted by Marie Early