

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

**Meeting
6/21/17**

The Village of Cold Spring Code Update Committee held a meeting at the Cold Spring Village Hall, 85 Main Street on Wednesday, June 21, 2017 at 7:00pm. Present were Bonny Carmicino, Paul Henderson, Anne Impellizzeri and Trustee Early. Elizabeth Bengel and Norah Hart were absent.

Call to Order:

The meeting was called to order at 7:00pm. Trustee Early said that the monthly NYSERDA call would be conducted on 6/23/17 at 3pm. All are invited to participate.

Members should prepare and submit their timesheet. M. Early will circulate a sample timesheet for use.

Approval of minutes May 24 and June 7

An insufficient number of members were in attendance to approve the May 24 minutes. However, some amendments were suggested; an updated May 24 minutes will be distributed prior to the next meeting.

The June 7 minutes were reviewed. P. Henderson made a motion to approve the June 7 minutes. A. Impellizzeri seconded the motion; it was approved unanimously.

Beacon Program

Members of the committee felt it would be instructive for attendees of the Beacon program to present to the VBOT and the Building Inspector what they had learned at the program, and what they think should be implemented by the Village of Cold Spring. Those members will meet separately and prepare their thoughts prior to a presentation which will be scheduled to the VBOT and the Building Instructor.

Three Story Buildings:

P. Henderson provided some research on 3-story buildings on Main Street. Using publicly available data from Putnam County Records, the lot area was calculated for a number of non-3 story buildings on Main Street. The B-1 district permits 35% lot coverage. Using the lot area multiplied by 35% (permitted lot coverage), multiplied by 3 (for 3 stories), if that number is greater than the existing gross square footage (for the current one or two stories), the proposed code would permit a 3 story building. This research and proposed limitations were considered by the committee to be an appropriate methodology for permitting 3 story buildings in the B-1 district on Main Street.

P. Henderson also provided research into the height of a three story building. He provided 4 different examples (using ceiling heights of from 7 feet to 10 feet). The committee felt that a maximum height of 40 feet would be appropriate for three story buildings on Main Street in the B-1 district.

Therefore, the current Code (134-9) would change from:

F. Maximum permitted.

(1) Building height.

(a) Stories: two and one-half (2 ½).

(b) Feet: thirty-five (35).

(2) Building percentage of lot coverage: thirty-five percent (35%).

To:

F. Maximum permitted.

(1) Building height

(a) Stories: three (3) when the lot area multiplied by thirty-five percent (35%) multiplied by three (3) is greater than the existing gross square footage and when any newly constructed story does not block any windows, doors, or vents located in adjacent buildings, and does not inhibit the movement of air or entrance of light into adjacent buildings; else, two and one half (2 ½)

(b) Feet: forty (40) if three (3) stories; else, if two and one half (2 ½) stories), thirty-five (35).

(2) Building percentage of lot coverage: thirty-five percent (35%).

Cultural Features:

The committee reviewed those structures or “landmarks” which currently exist. P. Henderson constructed a list of cultural features along with their addresses.

An addition to the Code could be “Cultural features should be preserved. Cultural features cannot be removed, modified or altered in any fashion. Any change to any cultural feature listed in Appendix X requires a Special Permit.” The Code will be modified to include an Appendix X which will list all Cultural Features.

Discussion on public meeting for Phase 2

Members requested a copy of the dates file (the file containing the dates that were sent to NYSERDA). M. Early will forward that file.

Dates for the public meeting were discussed. The tentative date will be July 26, 2017 at Village Hall. The next normally scheduled meeting is July 5. There will probably be the need to have an additional meeting on July 12. There will be a normal meeting on July 19.

Bulk and Area

P. Henderson will circulate his spreadsheet on area and bulk.

Members were asked to identify any suggestions for change in R-3, and B-2. Members were also asked to identify their thoughts on MU-1 – should it be more similar to I-1 or to R-1, or should it be a hybrid.

Sign Ordinances:

The committee continued its discussion of sign codes. Foodtown and Grand Cleaners were singled out as problematic in regards to their window displays. It was suggested that signs be subset into primary signs (e.g., the name of the establishment or the primary identifier for the business with an area limitation), and secondary signs with lettering no larger than a certain size. There was discussion of how “wares” in windows are treated. Should signs on Main Street be treated differently than signs on Route 9D? P. Henderson suggests each member of the Committee, for the next meeting, point out specific signs on Main Street that are objectionable. A. Impellizzeri will work on redrafting the Rhinebeck sign code for the next meeting. There was discussion about temporary signs.

Public Comment:

There were no public comments

Adjournment:

P. Henderson made a motion to adjourn. B. Carmicino seconded and the motion passed unanimously. The meeting was adjourned at 8:45pm.

Submitted by Marie Early