

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

**Meeting  
5/3/17**

The Village of Cold Spring Code Update Committee held a meeting at the Cold Spring Village Hall, 85 Main Street on Wednesday, May 3, 2017 at 7:00pm. Present were Bonny Carmicino, Nora Hart, Paul Henderson, Anne Impellizzeri, and Trustee Marie Early. Elizabeth Bengel was absent.

**Call to Order:**

The meeting was called to order at 7:04pm.

**Approval of Minutes:**

Changes were identified for the 4/19/17 minutes. A. Impellizzeri made a motion to approve the amended minutes. B. Carmicino seconded and the motion passed unanimously.

**Landscaping:**

N. Hart presented her draft What/Why/How in regards to regulations on parking lot landscaping. The draft was discussed and various bits of language were revised. The Committee discussed the appropriate language in regards to green infrastructure practices. The question of the proper term (trench, ditch, swale, etc.) was left for further consideration over the next two weeks.

**Three Story Buildings:**

A document sent to the Committee stated that very few buildings would qualify for additions based on HDRB design standards. The document went on to state that of the 64 buildings in B-1, 16 are already three stories, and six of the two story buildings would block windows if additions were made. Of the remaining 42 buildings, all but 15 would be eliminated due to the fact that there are already in excess of two stories and that additions would create a lopsided building mass. Of the 15, all but 6 are already over build under current zoning regulations. The 6 remaining candidate buildings are one/two story flat roofed structures with no additional rooftop additions. Trustee Early raised the question of whether or not to alter the code to permit three stories for the 6 candidate buildings. The Committee required more information before making a definitive decision.

**Sign Ordinances:**

The Committee reviewed the sign codes from Hyde Park and Rhinebeck to determine if they are applicable to Cold Spring. The consensus of the Committee was that the Hyde Park code was preferable over the Rhinebeck code, but is too far removed from Cold Spring to be applicable without modifications. It was agreed that the headings of the Hyde Park code would be a helpful basis for potential Village code. Sign dimension regulations were discussed and it was concluded that the HDRB should be consulted before making any definitive decisions on that topic.

**Size and Bulk:**

P. Henderson's spreadsheets on size and bulk were discussed. It was suggested that the 40,000 square feet, story height, and building height regulations of B-3 would be maintained for MU-1. The percentage of lot coverage for MU-1 was discussed. It was suggested that lot coverage should not exceed 35%.

**Public Comment:**

A member of the public provided comments above three story buildings in Rhinebeck in their commercial district, and ownership arrangements for retail shops in adjacent buildings.

**Adjournment:**

B. Carmicino made a motion to adjourn the meeting. P. Henderson seconded and the motion passed unanimously. The meeting was adjourned at 9:00pm.

Submitted by Thomas Califano

DRAFT