

**Village of Cold Spring
Code Update Committee
December 16, 2015**

The Code Update Committee of the Village of Cold Spring held a meeting on Wednesday, December 16, 2015 at 7:00 PM at the Village Hall, 85 Main Street, Cold Spring NY

Attending were: Carolyn Bachan, Donald Mac Donald, Paul Henderson, Ethan Timm and Trustee Marie Early

Absent: Nora Hart

Trustee Marie Early opened the meeting at 7:02 P.M. She noted that the Memo of Understanding with Greenway had been signed thereby providing the Code Update Committee (CUC) with an additional \$10,000 grant. At the Village Board meeting the previous week, Paul Henderson was appointed to the CUC. by welcoming Paul Henderson to the Code Update Committee. Trustee Marie Early noted she had spoken with Ted Fink who will have the Project Execution Plan updated with the three remaining items and sent to NYSERDA prior to year end. In addition, a request for reimbursement for activities completed through the end of September will be sent to NYSERDA by year end.

Minutes December 2, 2015 were reviewed and revised. Ms. Bachan moved to approve the minutes as revised and Mr. Timm seconded the motion. The minutes were approved 3-0 with Mr. Henderson abstaining since he was not present.

During the review of minutes, a question was raised relative to accessory buildings becoming residences if the accessory building is pre-existing non-conforming. It was agreed that if the structure is pre-existing non-conforming, it could not be converted to a residence and this should be reflected in the minutes from Dec. 2.

Retail/commercial first floor on Main Street

Mr. MacDonald provided copies of analysis he had performed on retail/commercial 5 Main Street store fronts, showing existing dimensions of glass and architectural features. It was agreed that existing store front glass areas cannot be reduced during any renovation or use change or change from residential to commercial/retail to retain a Main Street feel. Ms. Bachan suggested a calculation of minimum base and minimum sign band/trim band regarding glass on businesses on Main St. She will discuss this calculation idea with the HDRB. This item is now complete.

Detached Garage Standards:

Mr. Timm discussed detached garages by noting his primary concern was fire issues when garages are too close to property lines. Mr. MacDonald said that the NYS Building Code minimum setback for a garage was three feet as long as the garage had a fire rated wall. The CUC felt that an eave height times .5 would be the setback. As examples, an eave height of 8 feet would require a 4 foot setback (on any side), while a 10 feet eave height would require a 5 foot setback (on any side). It was agreed that some samples would be useful to see if this formula would be workable. Mr. Timm will provide some drawings at the next meeting.

Accessory building:

New York State building code requirements do not talk about accessory buildings foundations, nor does the Village code. NYSERDA did not identify this topic as one which must be addressed. However, the proliferation of “temporary” structures warrants the discussion relative to foundation or lack thereof, conformance to setbacks and lot coverage. Other codes do address these structures, for example in the Pleasantville code the function of the accessory building dictates its treatment - dog houses are permitted within the code but play houses must be treated as an accessory building. Trustee Early will come back with the smallest size structure.

Waterfront Recreation recommendations:

Mr. Timm reviewed the waterfront recreation which included provision for public facilities. Mr. Timm suggested having protection of current use for waterfront recreation and standardization for uses. Mr. Timm suggested issuing permits for public use. A discussion ensued over the recreation properties in the Village both municipal-owned (such as the Boat Club) and privately owned (such as the Haldane tennis courts, the girls’ softball field and Little League field). Certain uses would be permitted by Special Use Permit, such as B&Bs and museums would be protective of public use. Many of these properties are not waterfront or water-dependent only but should be included in the Waterfront and Recreation designation. There are three tiers of recreation properties today: public properties (owned by the Village); private properties (such as those owned by Scenic Hudson); and private but with public access (owned by the school).

Board Business:

Next meeting - January 6, 2016 and would include further discussion with waterfront recreation recommendations will be added to the agenda.

Trustee Marie Early noted she has compiled a list for the 10 topics for the first public meeting and will distribute that document.

Monthly call with NYSERDA - call is Friday at 2:00 will review where we stand relative to key check points.

Ted Fink will go through what other clients have done regarding public meetings for zoning topics.

Mr. Mac Donald moved to adjourn the meeting and Ms. Bachan seconded the motion. The meeting adjourned at 9:07 P.M.

Respectfully submitted by

Linda Valentino

