

**Village of Cold Spring Code Update Committee
85 Main Street, Cold Spring New York 10516
August 31, 2016**

Meeting

The Village of Cold Spring Code Update Committee held a meeting on August 31, 2016 at 7:00pm at the Village Office, 85 Main St.

Attending were board members: Trustee Marie Early and committee members: Donald McDonald, Paul Henderson and Ethan Timm. Carolyn Bachan and Nora Hart were absent.

1. CALL TO ORDER

M. Early called the hearing to order at 7pm. She noted that during the most recent NYSERDA conference call she summarized the results of the public meeting and will send copies of all materials to NYSERDA.

M. Early is preparing a spread-sheet to comply with NYSERDA requirements for reimbursement. NYSERDA requires an accounting of volunteer hours against NYSERDA-reimbursable tasks.

CUC consultant Ted Fink (GreenPlan) will attend one of the CUC October meetings. The board discussed how best to use Fink's services as their work proceeds to eliminate archaic language and to identify relevant issues that board members may not be aware of. Monies available are the limiting factor in assigning tasks to Fink. His hourly rate is \$125. The CUC only has \$72K available (\$62K NYSERDA grant and \$10K Greenway grant) and has spent approximately \$14K to-date.

2. MINUTES

P. Henderson made a motion to accept the minutes of the July 27, 2016 CUC meeting, as amended. E. Timm seconded and the motion passed unanimously.

3. REVIEW OUTLINES OF APPEARANCE TOPICS

D. McDonald presented diagrammatic drawings to illustrate the terms and factors for lot coverage and setbacks. During the discussion the following was noted:

- Consensus is that these drawings will be useful tools to explain the topics to the general public
- The village code should "tighten up" wording that establishes a determination of what constitutes a front yard
- Corner lots have two front yards and owners must declare which yard is to be classified as the "rear" yard
- Minimum lot size will be included in Area and Bulk Regulations category
- CUC will measure representative properties to provide actual examples for the next public presentation

P. Henderson presented a spread-sheet that will be used to explain Area and Bulk regulations. It includes references to the LWRP, Comprehensive Plan, current code and proposed code changes. Each is referenced to specific code sections. The sheet also contains an algorithm to determine lot coverage as a Floor Area Ratio (F.A.R.) During the discussion the following was noted:

- F.A.R. may be a determinant for Area and Bulk regulations in the revised code
- F.A.R. may not be an accurate predictor of building appearance
- “open space” is another method that may be employed
- A test case may be useful for the next public meeting. A current application meeting current code would be compared with proposed code changes to determine whether it would meet them

CUC members will continue development of topics for the next meeting

4. PUBLIC MEETING COMMENTS

The CUC has received email comments subsequent to the August 3, 2016 public meeting from: Peter Henderson, Mike Armstrong, Jane Timm and Frank Haggerty. The CUC will evaluate the comments at a later meeting. (An additional email comment was received from Gretchen Dykstra but was not mentioned at the meeting)

Peter Henderson’s email led to a discussion of creation of the MU district (which was presented at the public meeting) and what the nature of the MU designation should be. CUC will continue this conversation at its next meeting.

5. PUBLIC COMMENT

Regarding future development of the Marathon Battery property as one that may receive an MU designation, it was mentioned that traffic studies will always be required for determination of vehicular access and that often these studies can be skewed.

6. BOARD MEMBER COMMENTS

The code should be zoned for what the village wants to be in the future (without regard for objections that might be raised by developers.)

7. ADJOURNMENT

P. Henderson made a motion to adjourn the meeting. E. Timm seconded and the meeting was adjourned at 9:10pm.

Minutes prepared by M. Mell

Marie Early, Trustee

Date