

**Village of Cold Spring Code Update Committee
85 Main Street, Cold Spring New York 10516
October 5, 2016**

Meeting

The Village of Cold Spring Code Update Committee held a meeting on October 5, 2016 at 7:00pm at the Village Office, 85 Main St.

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

1. CALL TO ORDER

M. Early called the meeting to order at 7pm. She introduced CUC consultant Ted Fink (Greenplan) to the committee members.

2. MINUTES

N. Hart made a motion to accept the minutes of the September 21, 2016 CUC meeting. P. Henderson seconded and the motion passed unanimously.

3. DISCUSSION OF OUTLINES AND CONTENT DEVELOPMENT OF APPEARANCE CATEGORIES

- C. Bachan discussed ongoing work for standards for three-story buildings.
 - There are only 5-7 existing buildings that would accommodate a full 3rd story.
 - All of them are in the National Historic District.
 - Other communities (such as Saratoga Springs) require an added 3rd story be set back.
 - The Department of the Interior (DOI) has criteria, but there are “grey areas” between the DOI and other local codes.
 - A matrix diagram will be created for committee review.
- P. Henderson presented an updated matrix for area and bulk in R-1 with various lot coverages comparing allowable with actual.
 - The matrix is intended as an evaluation tool rather than a prescriptive standard.
 - A graphic representation of the matrix will be prepared
- N. Hart discussed ongoing work for landscaping in and around parking lots.
 - A topic outline will be prepared
 - Beacon will be used as a comparison municipality.
 - An inventory of existing parking lots in Cold Spring will be prepared.
 - While local code limits fence heights to 4’-0”, a 6’-0” fence is permitted between a parking lot and residential property.

4. NEW BUSINESS

CUC members discussed a variety of number of topics with Ted Fink.

- How can the process be made “less messy” re: coordination between various code sections for possible modification?

- How can more common regulations be established to reduce the number of variances required?
- What is the best way to address properties built before zoning regulations were enacted?
- What is the best way to determine parking requirements for commercial establishments: seating or square footage? Should parking waiver fees be one-time or annual?
- CUC has been considering limiting the number of accessory apartments in the village. How should they be assigned?
- Regarding the Marathon property:
 - Should the CUC consider future anticipated development in the revised code?
 - It is difficult to find comparable situations for reference as most communities are either more urban or more suburban (than Cold Spring.)
 - What impact would conversion of the existing I-1 district to a MU-1 district have on zoning?
 - What is a desirable method to determine development density? Traffic studies can be used to determine roadways (and vehicular circulation requirements) and thus a maximum development potential can be established.

5. OLD BUSINESS

None

6. PUBLIC COMMENT

None

7. ADJOURNMENT

N. Hart made a motion to adjourn the meeting. C. Bachan seconded and the meeting was adjourned at 9pm.

Minutes prepared by M. Mell

Marie Early, Trustee

Date