

**Village of Cold Spring Code Update Committee  
85 Main Street, Cold Spring New York 10516  
October 19, 2016**

**Meeting**

The Village of Cold Spring Code Update Committee held a meeting on October 19, 2016 at 7:00pm at the Village Office, 85 Main St.

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

1. CALL TO ORDER

M. Early called the meeting to order at 7pm.

2. APPROVAL OF MINUTES AUG. 31 and SEPT. 21

The minutes could not be approved because an insufficient number of members were present. Approval of minutes will be deferred to the next meeting.

3. DISCUSSION OF OUTLINES AND CONTENT DEVELOPMENT OF APPEARANCE CATEGORIES

- C. Bachan discussed ongoing work for standards for three-story buildings. She proposed an approach which combines the current National Historic Standards with Comprehensive Plan/LWRS recommendations and which would require a third floor setback of at least eight or ten feet. After discussion, C. Bachan will revise the proposal for further discussion.
- E. Timm discussed recommendation for fences based upon Comprehensive Plan/LWRS content and Village situations over the last ten or more years. After discussion on potential changes to the zoning code, and the appeals that have been heard by the Zoning Board of Appeals during that time, the CUC members agreed with the recommendation, which is to leave the current zoning code as is. The four foot fence height code creates a positive look to the Village and creates a more open environment, and overweighs the separation and privacy created by higher fences. .
- D. MacDonald discussed lot setbacks. For R-1 lots, the current setbacks are 10 foot side, 25 foot front and 20 foot rear, which are consistent with the current R-1 lot size of 75 feet wide, 75 feet deep. However, many already-built out lots are smaller than that in width. He showed some analysis that he had done of the lots in the western portion of the Village. Lot size width is invariably smaller and setbacks are currently non-conforming. Discussion included the effect of decreasing the side yard setback requirement, and the significant number of variances being requested to enlarge the size of the houses. More discussion is required.

4. NEW BUSINESS

None

5. OLD BUSINESS

Members discussed elements of Mike Armstrong’s comments on the August 3, 2016 public meeting. Additional discussions are required on: parking waivers – annual versus one time; and the 50 unit limit for accessory apartments.

6. PUBLIC COMMENT

Sean Kearney discussed the requirements for traffic studies which are normally based on the uses of a property. Performing a traffic study without the proposed uses would not have positive results. He also discussed work/live units as frequently having more than one residential tenant

7. ADJOURNMENT

E. Timm made a motion to adjourn the meeting. C. Bachan seconded and the meeting was adjourned at 8:30pm.

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Marie Early, Trustee

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Date