

**Village of Cold Spring Code Update Committee
85 Main Street, Cold Spring New York 10516
December 21, 2016**

Meeting

The Village of Cold Spring Code Update Committee held a meeting on December 21, 2016 at 7:00pm at the Village Office, 85 Main St.

Attending were board members: Paul Henderson, Norah Hart, Donald MacDonald, Bonny Carmicino and Trustee Marie Early. Carolyn Bachan and Elizabeth Bengel were absent.

1. CALL TO ORDER

M. Early called the meeting to order at 7:03pm.

Early noted that NYSERDA has disapproved the recent financial request because it moved more than 10% of funds. This will require creation of a new contract to reallocate monies and reschedule public meetings. Tentative new schedule of public meetings:

- 2nd end of second quarter of 2017
- 3rd end of fourth quarter of 2017
- 4th-6th in 2018

Board members will review and discuss further prior to resubmission to NYSERDA

2. DISCUSSION OF OUTLINES AND CONTENT DEVELOPMENT OF APPEARANCE CATEGORIES

- Landscaping of parking lots (led by N. Hart) is in progress. Board members discussed:
 - Regarding the landscaping requirements, what should the definition of a “parking lot” be?
 - What should the threshold be for a parking lot?
 - Should threshold apply to all districts? Consensus that it should not apply to R-1 or R-3.
 - Should the square footage of paved area be a determining factor? Consensus is not, because non-paved areas could be used for parking.
 - What is a suitable size (i.e. width) for the perimeter (buffer) area (between the parking lot and the property line?)
 - Should the buffer be a percentage of the parking lot area, but in no case less than a two foot width? This will be evaluated once the inventory is complete.
 - For new uses, what would trigger code requirements? Consensus is that five spaces will constitute a parking lot
 - Possibility to establish design standards to allow flexibility in how code requirements are met.
 - One tree per five spaces
 - Up to 35% of trees have to be within perimeter area

- N. Hart to compile an inventory of existing parking lots in the village
- Any parking lot of 15 or more spaces must have a landscaped island.
- The size of the Main Street Project will be researched.
- Tree species must be approved by the Tree Advisory Board.
- Lot size and bulk (led by P. Henderson) is in progress. Board members discussed:
 - P. Henderson presented a color-coded map illustrating that:
 - There are 513 lots in the R-1 districts
 - 67.5% (346) of lots in R-1 are non-conforming and 32.5% (167) of lots are conforming in lot size.
 - 95% of lots in B-1 are non-conforming and 5% are conforming in lot size. There are 96 lots in B-1.
 - Members discussed the apparent discrepancy between the current code description of B-1 and R-1, and the village map. There was consensus to retain 134-7c, 1, 2 and 3 as is.
 - All existing B-1 properties are non-conforming with regard to size and bulk (current code is 40' front yard setback, 10' rear yard setback, 5' side yard setback).
 - Why should the code for size and bulk in the B-1 district be rewritten?
 - To make it more reflective of actual conditions in the village
 - To accommodate future sub-divisions
 - To accommodate changes of use
 - Possible reduction of B-1 lot width to 30' (from 50') to more closely reflect village and to increase the number of conforming lots. Is there any positive value to making this change? Consensus is not to change lot size requirements (50'x150') in B-1 district.
 - Should set-backs for B-1 be altered rather than lot size?
 - Main Street properties have a zero front set-back. Should this be incorporated into the code?
 - Remaining to be discussed in B-1 : 134-9E items 4, 5, 6, 7, 134-9F.

3. NEW BUSINESS

The next CUC meeting will be on January 4, 2017.

4. PUBLIC COMMENT

None

5. ADJOURNMENT

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

Minutes prepared by M. Mell

Marie Early

Date