

**Village of Cold Spring Code Update Committee
85 Main Street, Cold Spring New York 10516
December 7, 2016**

Meeting

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

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

1. Call to Order

The meeting was called to order at 7:10.

2. Speak with applicants

The members of the CUC spoke with each of the two applicants. After speaking with the applicants, the CUC members discussed their recommendations, which will be passed on to the Village Board.

3. Village consideration of joining Renewable Highlands, a Community Choice Aggregation (CCA)

M. Early circulated the CCA brochure from Renewable Highlands, and pointed out that NYSEDAs supports CCAs.

4. Approval of Minutes November 16, 2016

C. Bachan made a motion to approve the 11-16-16 minutes. P. Henderson seconded and the motion passed unanimously.

5. Current Village Code and “parking lot”

It was pointed out that the Village Code does not contain a definition of “parking lot”. A definition would be helpful for one of the Appearance category topics – landscaping in and around parking lots. Is the definition associated with public parking lots, or with parking lots for a specific business or businesses or does it extend to parking areas on private property? N. Hart was asked to develop a definition.

6. Continued Discussion of outlines and content development of Appearance categories

- Work on fences (by E. Timm) is complete.
- Landscaping of parking lots (led by N. Hart) is in progress. Board members discussed:
 - In looking at other codes, a Stormwater Officer is a role that is defined.
 - Pictures can be very helpful in the code as long as they illustrate the text.
 - Pervious and impervious surfaces could be a separate topic.
 - Storm water / surface water management could also be a separate topic. It was pointed out later in the meeting that the DEC requirements apply to areas of one acre or larger. The Code addresses storm water / surface water in at least Chapter 97.

- An inventory of parking lots would be useful.
- Should pervious areas trigger a review by the Planning Board?
- Can someone pave over their front yard in today's Code?
- Lot size and bulk (led by P. Henderson) is in progress.
 - P. Henderson requested feedback prior to the next meeting, especially the map. He feels that the map will have significant benefit to the public. The discussion included changing the minimum lot size and what effect it would have on the already-built village.
- Three story Buildings on Main Street (C. Bachan)
 - A proposed document is currently in process; it would be ideal if it were ready for the next meeting
- Signs
 - The HDRB has circulated two sign ordinances from Rhinebeck and Hyde Park which were obtained from counsel.
 - Paintings on windows and peel-off signs on windows should potentially be removed from the ordinance.

7. New Business – Parking waivers

The current parking waivers (described in 134-18) apply to the B1 district. (Subsequent to the meeting, the code was reviewed; parking waivers apply to the B1 and B2 districts.) M. Early will develop a rewrite of this area of the code to address the application of parking waivers for commercial/business use only.

8. Old Business

To reconfirm the conclusions of the CUC from the September 8, 2016 meeting, MU-1 will NOT include items 3, 4, 5, 8 and 9 from I-1. M. Early will send a comparison to the members.

In investigating form-based codes, it appears as if form-based codes require a significant amount of additional work. It was remarked that form-based zoning is subjective. A hybrid approach could be very workable. A hybrid approach may be very appropriate for subdivisions.

9. PUBLIC COMMENT

Sean Kearney commented that abandonment of use removes the validity of that use (grandfathering). He also commented that the DEC regulation for storm water applies to 1 acre and larger lots (see note above). Typically, this requires engineering analysis. Could/should the Village Code address the addition of pervious surfaces for all lots and what would be the cost to the owner?

10. ADJOURNMENT

The meeting ended at 9:13.

Marie Early

Date

DRAFT