

Village Garage Site

Village of Cold Spring Special Board for a
Comprehensive Plan / Local Waterfront
Revitalization Plan

September 17, 2011



Alternatives

1. Do Nothing

Alternatives

2. Three Phases:

Phase One – Small Park

Phase Two – Park + Conference Center

Phase Three – Park + Conference Center + 30-Room Inn

Selected Small Park only at this time

Alternatives

3. JazzReach Complex – 4 story structure containing:

- 150-seat performance space
- 20 to 25 room boutique hotel
- Market, Café, Chef's Table
- 10 to 15 residences
- Fitness center
- And public riverfront space

Few parking spaces, requires additional land, much too tall for site

Alternatives

4. Village Social Center

- Home for Boy & Girl Scouts
- Meetings / lectures, kitchen, restrooms,
- Hospitality Center – shower facilities, lockable storage, washer / dryer

Consider Butterfield development at this time

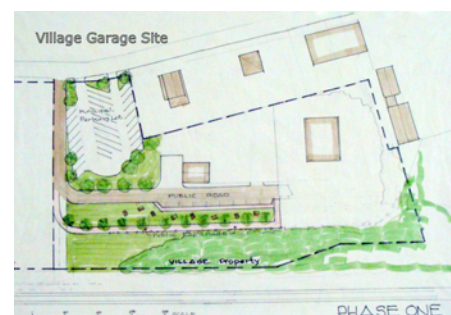
Alternatives

5. New railroad underpass – Link Village Garage site to Docksider – can still be considered. Need agreements from Metro-North and Mid Town Tracking Ventures (owns land and air rights)
6. Move Garage to Kemble/Benedict. Requires further study
7. Farmers Market – Available space may be insufficient, proximity to 9D requires investigation, summertime only.

Guiding Principles

- Any use should not increase taxes
- Use should capitalize on natural beauty of site
- Use must not block views from neighboring properties
- Development contingent on testing / remediating any environmental contamination
- No structure taller than current salt shed to preserve views from river
- Landscaping viewed from river is mandatory
- Provide amenities for park - benches, rest rooms
- Provide for adequate traffic flow

Recommendation



Recommendation – Overlook Park

- Continue all functions of Village Garage in current location
- Set aside 1/2 acre of the current site - 300 feet long -- for a park
 - Landscaped
 - Benches
 - Restrooms
 - Small 8-car parking area
 - Pervious walkway
 - Non-intrusive lighting

Recommendation – Overlook Park

- Consider walkway access on South side of Municipal Parking lot
- Continue to consider alternative locations for facilities currently on site
- Continue to consider underpass
- Development could begin immediately. Volunteer labor, involvement of local groups, formation of "Friends of Overlook Park" committee to obtain grants, develop plan, conduct fund raising

Recommendation

