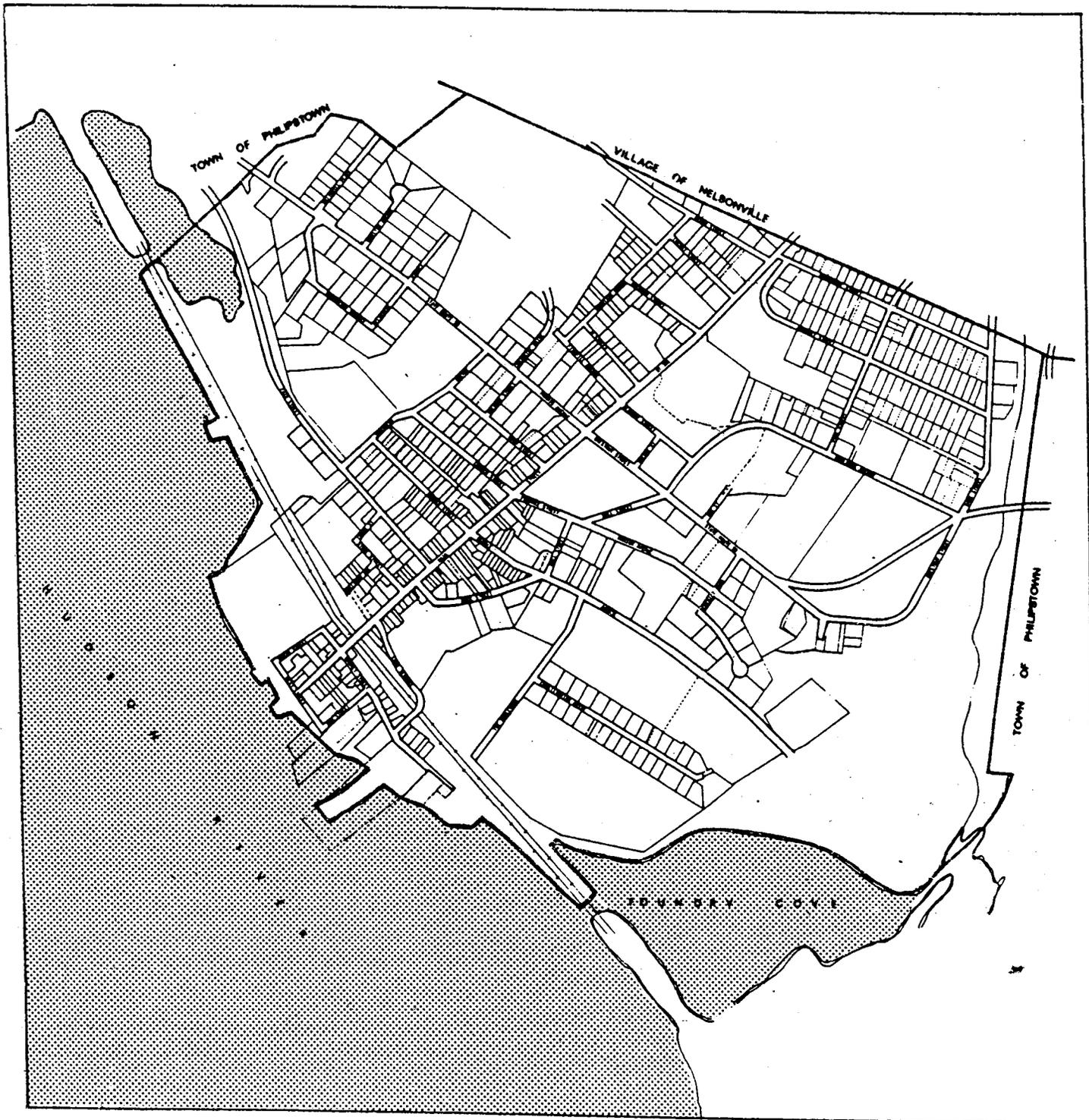


# Village of Cold Spring Putnam County, New York



## Master Plan Local Waterfront Revitalization Program

Buckhurst Fish Hutton Katz

in association with  
Project for Public Spaces and Peter Wolf

For Randy -

First Edition  
of the Master Plan.

Prepared for:

Village of Cold Spring, New York

New York State Department of State  
Coastal Management Program

The Village of  
Cold Spring owes  
a vote of thanks  
to the Planning  
Board for this  
document.

Prepared by:

Buckhurst Fish Hutton Katz  
Planning Consultants

Best wishes  
for its success,

Charlie

5/5/87

in association with  
Project for Public Spaces, Inc.

and

Peter Wolf

This plan was prepared for the New York State Department of State Coastal Management Program with financial assistance from the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration, provided under the Coastal Zone Management Act of 1972, as amended. Federal Grant number NA-82-AA-D-C2068.

# Village of Cold Spring Planning Board

Cold Spring-on-Hudson Putnam County New York 10516

RANSOM E. TAGGART, Chairman

PLACITO F. SGRO  
JOSEPH A. IMMORLICA  
RAYMOND D. LEWIS  
MALCOLM D. STEVENSON

March 3, 1987

Mayor Ronald McConville  
and Board of Trustees  
Village of Cold Spring  
87 Main Street  
Cold Spring, NY 10516

RE: Village of Cold Spring  
Master Plan

Gentlemen:

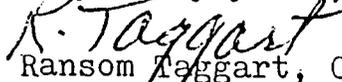
On March 3, 1987, the Village of Cold Spring Planning Board unanimously adopted the enclosed, as per New York State law requirement, as the Village of Cold Spring Master Plan.

It is the intent of the Planning Board that this document, in its entirety, is the approved Master Plan which includes the present and any future New York State environmental impact statement relating to the cadmium pollution at the Foundry Cove and dock areas of the Village of Cold Spring. It is also the intent of the Planning Board that this letter is part of the Village of Cold Spring Master Plan.

Any subsequent changes to this document that may be required by New York State to qualify it for (LWRP) Local Waterfront Revitalization Plan Status must be approved by the Village of Cold Spring Planning Board before these changes can be made part of the enclosed Master Plan document.

At this time, the Planning Board would like to thank the Mayor and Trustee Barbara Murphy, chairman of the LWRP committee, for all of their efforts to date making this Master Plan possible.

Very truly yours,

  
Ransom Taggart, Chairman

RT/jh  
Enclosure

## Adoption and Consistency Statement

This plan has been reviewed by the Cold Spring Planning Board and the Village Board of Trustees as well as a local Waterfront Revitalization Committee. The Plan was subject to a Public workshop held on Saturday March 9, 1984 and a Public Hearing held on June 13, 1986. It has been developed in compliance with the State Local Waterfront Revitalization Guidelines.

Adopted March 3, 1987  
Date

Ransom Taggart  
Chairman, Planning Board

Barbara Murphy  
Chairman, Local Waterfront Revitalization Committee

The Planning Board shall make the following findings of compliance or consistency for all site plans:

A. SEQR

Compliance with the State Environmental Review Act (SEQR) shall be insured. This shall require submission of a short or long environmental assessment form (EAF) by the applicant.

B. LWRP

The Master Plan of the Village shall constitute the Local Waterfront Revitalization Program (LWRP). The Planning Board shall make a determination of consistency with this Plan/Program prior to final approval of site plans.

ACKNOWLEDGEMENTS

Village Board

Ronald McConville, Mayor  
Roger Chirico, Trustee  
Barbara Murphy, Trustee  
William Mazzuca, Trustee  
Albert Santivenere, Trustee

Zoning Board of Appeals

Frederick Cunningham, Chairman

New York State Coastal Management Program

Diane Hamilton, Hudson River Coordinator

Master Plan/LWRP Advisory Committee

Barbara Murphy, Chairwoman  
Michael Rapalje, Secretary  
Douglas Brownell  
Donald Clarke  
Frederick Cunningham  
Joseph Immorlica  
Walter Kane

Special  
Advisor:

Planning Board

Ransom Taggart, Chairman  
Joseph Immorlica  
Raymond Lewis  
Placito Sgro  
Malcolm Stevenson

Historic Preservation Board

Gail Watson, Chairwoman

Jack Kelly  
Raymond Lewis  
Donald MacDonald  
Sal Scarola  
Placito Sgro  
Malcom Stevenson  
Ransom Taggart

Mayor McConville

Consultants

Buckhurst Fish Hutton Katz  
Planning Consultants

in association with  
Project for Public Spaces, Inc. and  
Peter Wolf

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## Introduction

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## INTRODUCTION

### Purpose

This report provides a combined Master Plan and Local Waterfront Revitalization Program for the Village of Cold Spring. The Plan has been prepared as a guide to future development in the Village with a particular emphasis on a comprehensive, long-range plan for its waterfront. This document represents the first official compilation of planning information for the Village of Cold Spring.

Section 7.72 of the Village Law authorizes the Village Planning Board to "prepare and change a comprehensive Master Plan... as well as provide for the improvement of the village and its future growth, protection and development..." The Master Plan provides the foundation, the data base, analysis, goals and policies upon which zoning and other planning implementation techniques are based.

Therefore this first plan of development for the Village emphasizes four elements:

- o Collection and analysis of information about existing conditions within the Village and planning regulations currently in effect.
- o Development of a public consensus on appropriate directions for the community to take on important issues. This involves identification and evaluation of the planning options and establishment of definite policies to guide local public decision-making officials.
- o Creation of a plan for addressing the issues and implementing action over which Village officials can exercise some influence or control.
- o Preparation of a land use plan for undeveloped lands in the Village.

The Local Waterfront Revitalization Program is a New York State sponsored program under the direction of the State Coastal Management Program. A Local Waterfront Revitalization Program (LWRP) is intended to be a comprehensive, realistic program for the beneficial use, revitalization and protection of a community's waterfront resources. Its major components are:

- o An inventory and analysis of the natural and man-made characteristics of the local waterfront area.
- o Policies for the management of the local waterfront area which apply to the State Coastal Policies expressed in the State Coastal Management Program to specific local waterfront resources and conditions and reflect local objectives.
- o Delineation of the boundary of the local waterfront area.
- o Proposed land and water uses for the entire waterfront area and proposed waterfront projects.
- o Local techniques for implementing the policies and purposes of the LWRP and ensuring that the municipality's action will comply with the LWRP.

#### Background Work

In 1984 the Village of Cold Spring retained a consultant team to prepare Cold Spring's first Master Plan/Local Waterfront Revitalization Program. Buckhurst Fish Hutton Katz (BFHK), were the lead planners for the project, in association with Project for Public Spaces, Inc. (PPS), a non-profit corporation which specializes in planning for public environments.

Funding for the entire project was from the New York State Coastal Management Program with a match of in-kind service provided by members of the community.

Preparation of this combined plan has been accomplished with the direction and assistance of an ad hoc Master Plan/LWRP Advisory Committee made up of representatives of the Village Board, the Planning Board, the Zoning Board of Appeals and the Recreation Commission. The work effort in the preparation of the Plan was shared by the Advisory Committee and the consultants. Substantial support throughout the project was provided by Preservation and Revitalization of the Cold Spring Area (PROCO), the Village's local, non-profit preservation organization.

Committee

Public input has been sought at each stage of the plan's evolution through a series of public meetings held over the six month project period, a public opinion poll conducted in February and March, a public workshop held March 9, 1985, and progress reports October 16, 1985 and June 13, 1986.

The current Plan presented here is based upon research and field work conducted for this project and also upon previous planning work of various agencies and organizations. Major sources of information were the Coastal Management Program maps and the extensive surveys of historic and archaeological resources completed by the State Historic Preservation Office.

In 1983, Project for Public Spaces and Mr. Norman Mintz completed a revitalization plan for Cold Spring's Main Street and Waterfront. The Master Plan policies for public space use and design improvements have been based, in part, on the observations and recommendations made by that specialized report.

### The Plan

Cold Spring's Master Plan/LWRP is directed toward a policies plan to direct and control development activities within the Village. Planning policies of the Master Plan/LWRP establish a conceptual framework for more specific action and for more detailed development decisions which will follow. The Plan establishes a set of recommended uses and actions for future development throughout the Village but particularly focussed on the riverfront areas. The Plan itself is divided into several sections. It incorporates an inventory of existing conditions, and an analysis of the assets, the problems and the planning issues facing the Village. It establishes planning goals and outlines policy options or strategies. It concludes with planning recommendations, a Master Plan/LWRP Map and implementation options.

The Master Plan/LWRP Map is conceptual and uses are shown at the approximate scale and location. The map is intended as a general guide for future land uses in Cold Spring.

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**1. Village of Cold Spring/Waterfront Revitalization Area Boundary**

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1.0 VILLAGE OF COLD SPRING/WATERFRONT REVITALIZATION AREA  
BOUNDARY

Since the entire Village of Cold Spring falls within the boundaries of the New York State Coastal Area Boundary, the boundaries of the Master Plan area and the Local Waterfront Revitalization Program area are coterminous. Each plan applies to the entire Village of approximately 407 acres.

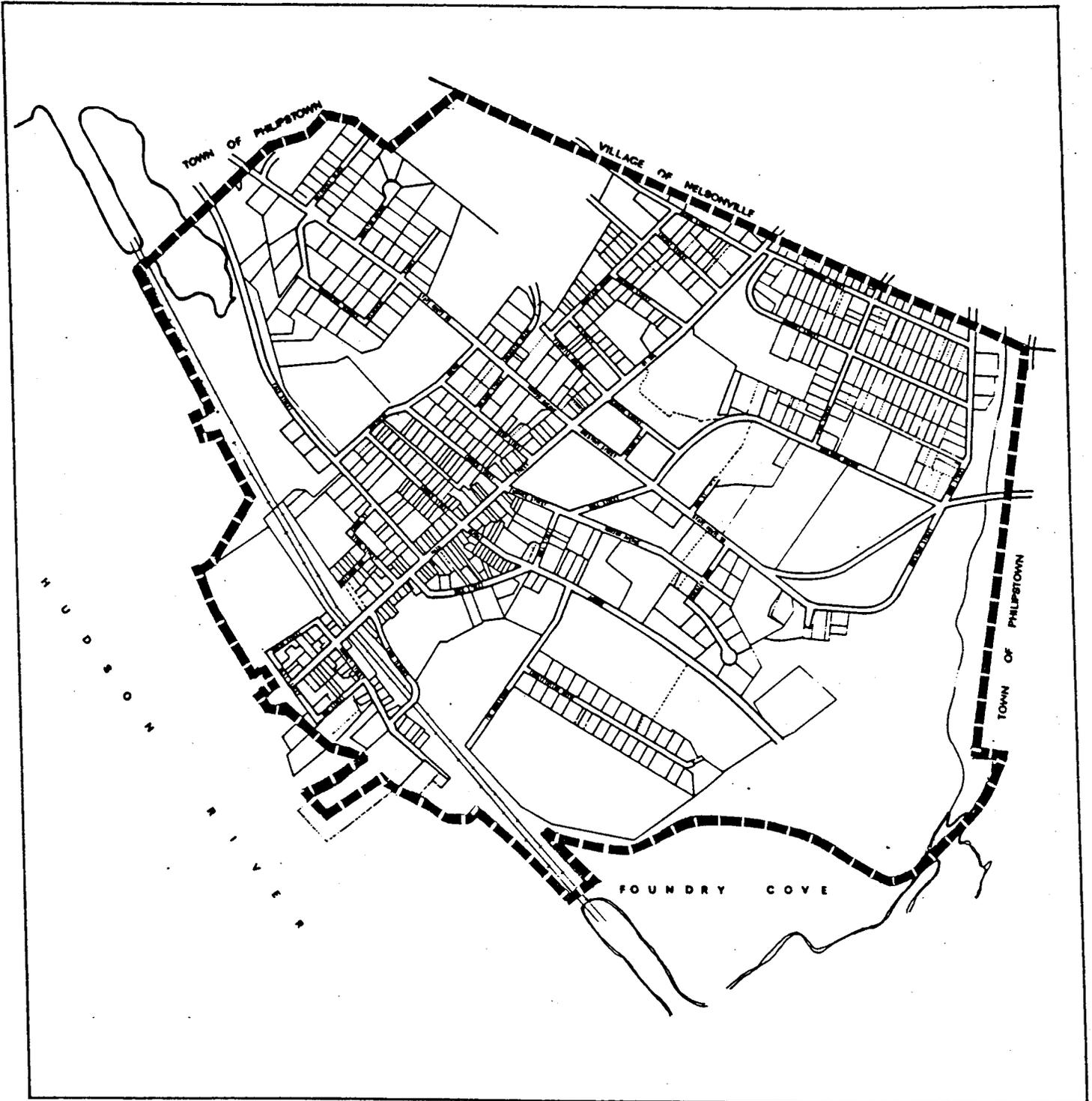
In this part of the Hudson region, the west (waterside) boundary of the State Coastal Area follows the east shoreline of the Hudson River. The east (inland) boundary follows U.S. Route 9, as shown on Figure 3.

The Village of Cold Spring boundaries are seen on Figure 1. No official metes and bounds description of the Village boundaries is on record in the Village or County.

(Boundary of the Village as described in April 22, 1846  
Incorporation Papers)

"All that district of country in the town of Philips, and the County of Putnam, bounded by a line beginning on the east bank of the Hudson River at the northwest corner of General George P. Morris's land; thence along the east bank of said river, at low water mark to the southwest corner of the West Point Foundry farm; thence northeasterly along said Foundry line to the southeast corner of said Foundry farm; thence north and westerly, parallel with the said line to Bull Hill; thence westerly parallel with said Morris's south line; including the Village cemetery to the place of beginning; shall hereafter be known ... by the name the Village of Cold Spring."

# 1 Village / LWRP Boundary



**VILLAGE OF COLD SPRING, N.Y.**  
Master Plan / LWRP

Buckhurst Fish Hutton Katz, Planning Consultants

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## **2. Inventory and Analysis of Existing Conditions**

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## 2.0 INVENTORY AND ANALYSIS OF EXISTING CONDITIONS

### 2.1 Regional Context

The Village of Cold Spring is located on the east bank of the Hudson River in Putnam County, New York, approximately 55 miles north of New York City.

Although within the New York City metropolitan area, Cold Spring has remained relatively isolated from suburban and auto-related development because of its topographic situation and the lack of major connecting highways. The Taconic Parkway is 12 miles to the east and Interstate Route 84 is 15 driving miles to the north. However, the Village is surrounded by mountains on three sides and the river is on the west. Therefore, it is separated by these natural barriers from growing suburban areas to the south in Westchester County, and north in Dutchess County around Beacon and East Fishkill.

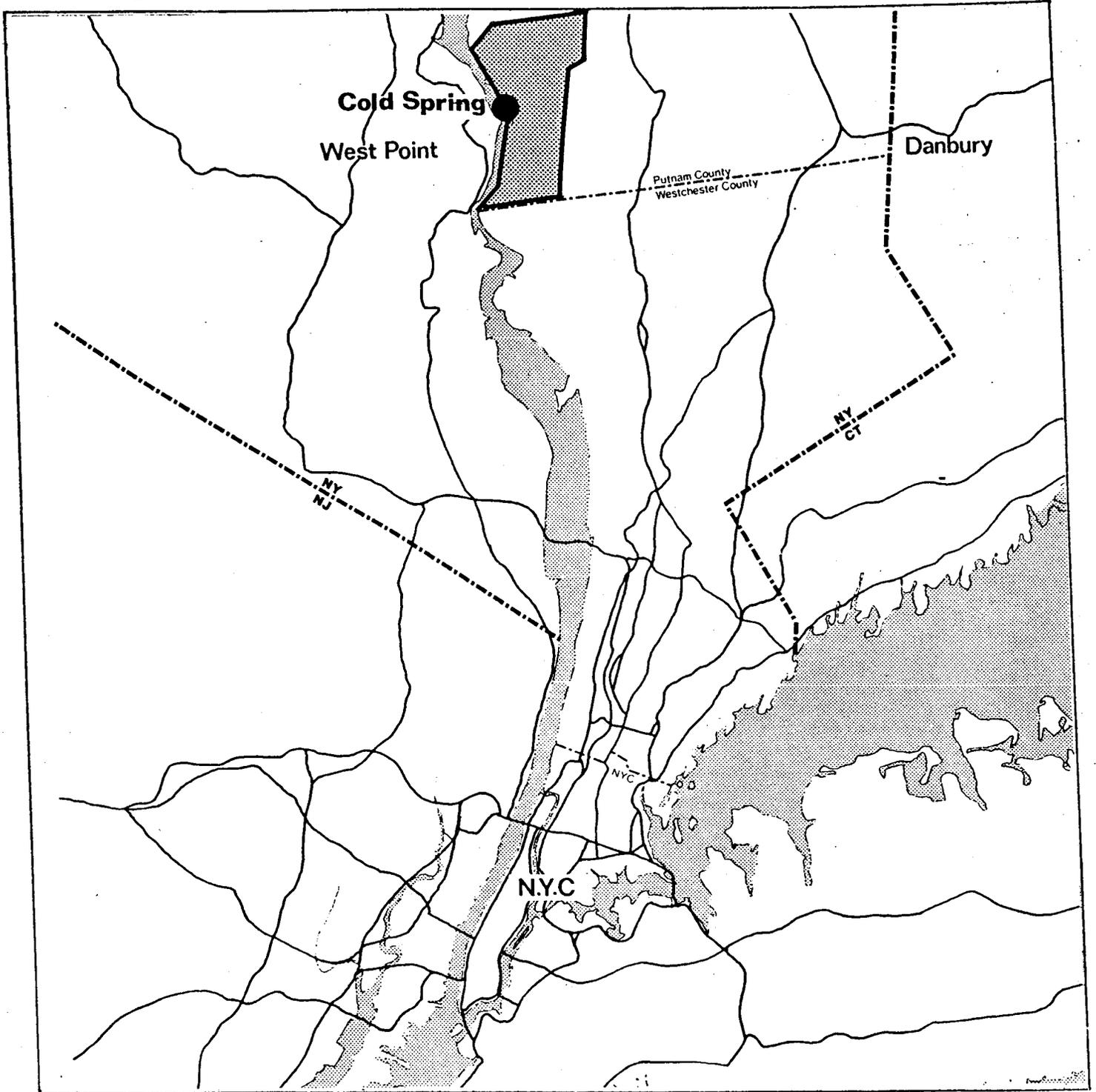
From the time Cold Spring was settled in the first quarter of the 19th century until World War I, this mid-Hudson Valley region was sparsely settled and the military academy at West Point was its focal point. Cold Spring was the only sizeable village and it was a small, riverfront center built around the major local activities, mining and a large foundry. The mountainsides for long stretches along both sides of the Hudson were occupied only by summer estates and large private and public landholdings.

The New York metropolitan area has changed dramatically since World War II, with the extensive growth of the suburbs and the virtual merging of suburbs and older municipalities throughout the tri-state region. Industrial and office development along the new interstate highways (I-684 and I-84) and in new suburban centers like White Plains, Poughkeepsie and Danbury has led to substantial housing and commercial construction.

Aside from the employment opportunities and good transportation network, the scenic qualities and environmental amenities make this region particularly attractive. The entire mid-Hudson region and especially Southern Dutchess County is gradually changing from a rural area of farms, small villages and summer camps to a bedroom region for commuters. However, the rural image and the rural quality of life is still very much a part of the region's character and this character is very important to most residents.

However, preserving the special environmental character will be a serious challenge as the region faces increasingly strong development pressures of all sorts.

## 2 Regional Context



**VILLAGE OF COLD SPRING, N.Y.**  
Master Plan / LWRP

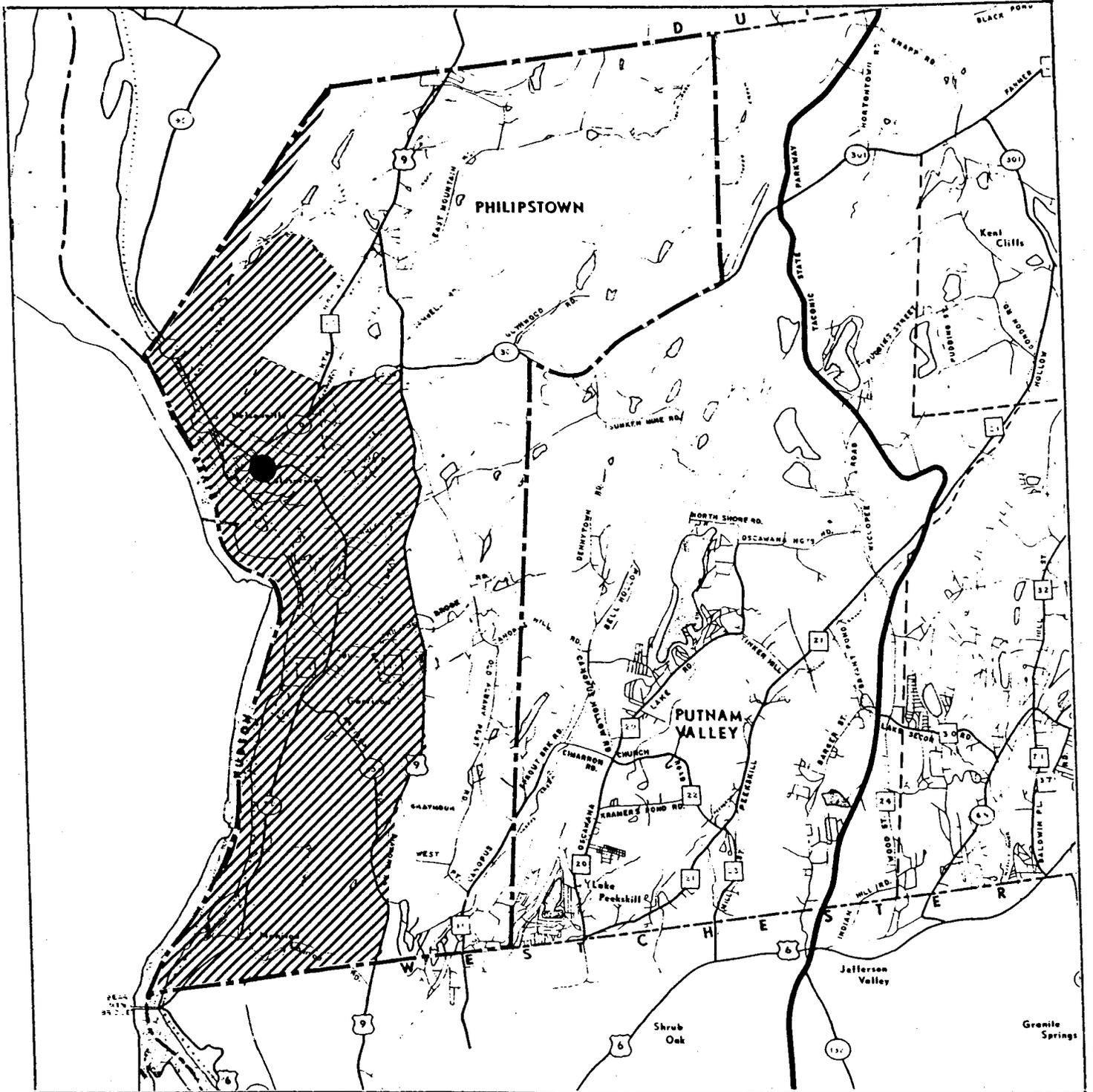
 Town of Philipstown

Buckhurst Fish Hutton Katz. Planning Consultants

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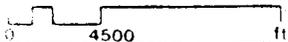
### 3 Coastal Area Context



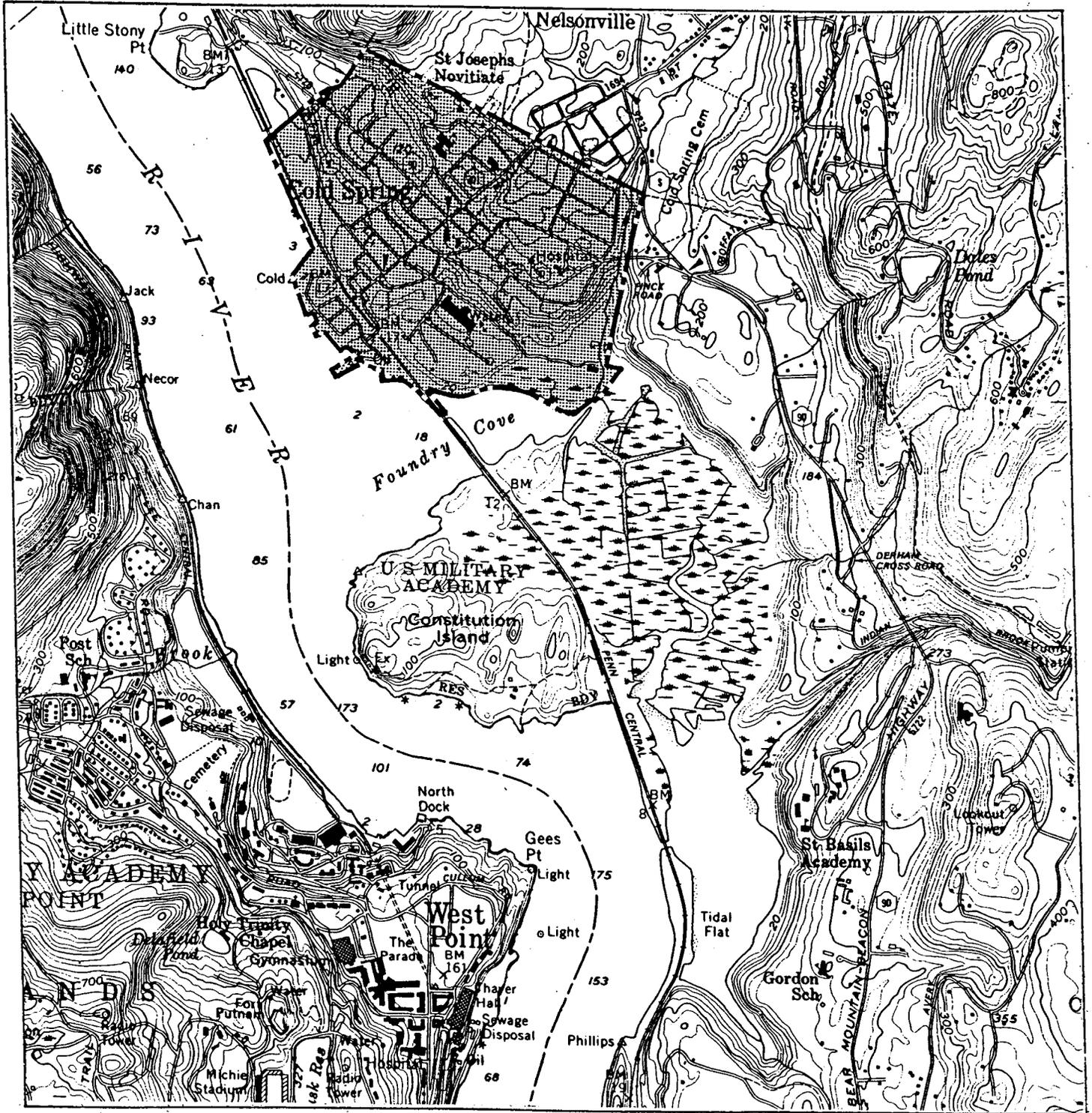
**VILLAGE OF COLD SPRING, N.Y.**  
 Master Plan / LWRP

 N.Y. State Coastal Area  
 Cold Spring

Suckhurst Fish Hutton Katz, Planning Consultants



# 4 Local Context



**VILLAGE OF COLD SPRING, N.Y.**  
Master Plan / LWRP

Buckhurst Fish Hutton Katz, Planning Consultants



## 2.2 Local Context

Cold Spring is one of two small incorporated villages within the Town of Philipstown, a 50 square mile municipality whose western border stretches along the Hudson riverfront for eleven miles between Westchester and Dutchess Counties.

The Village of Cold Spring occupies the foot of a steep hillside on the Hudson River near the mouth of Foundry Creek and across the river from West Point. The Village is situated in the midst of the rugged terrain of the Hudson Highlands. There are spectacular views of natural riverfront and mountainous landscapes in every direction.

Cold Spring is bounded on the west by the Hudson River; on the northeast by the Hudson Highlands State Park; on the east by the incorporated Village of Nelsonville; on the south by Foundry Brook, Foundry Cove and the Town of Philipstown; and on the southwest by the marshlands of the Audubon Society and the federally-owned Constitution Island. In general, the surrounding area is dominated by publicly held land, large estates and private institutions. This combination of dramatic topography and land use has created a very special and well-protected natural setting for Cold Spring.

## 2.3 Development History

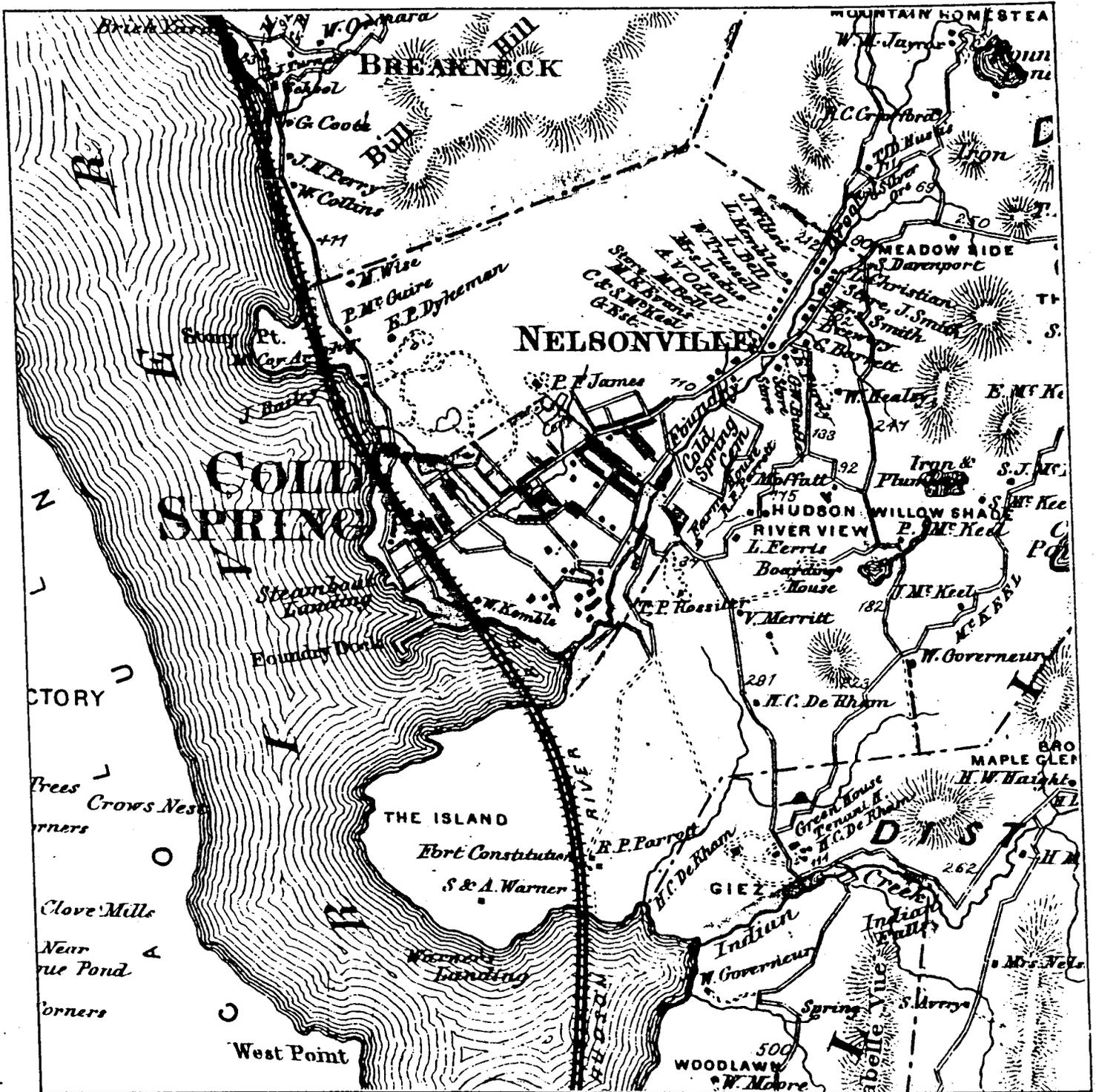
The historic structures, the pattern of development and the traditions and institutions of present day Cold Spring reflect its 19th century heyday.

As an 18th century Hudson River landing, early settlement focussed around the shoreline. C. 1815 a cross-county turnpike was built from Cold Spring to Danbury to connect the interior lands to the Hudson (now Main Street - Route 301). At this time a plan was established and lots were sold for the development of the riverfront area at Cold Spring by Frederick Phillipse, a descendant of the 18th century landowners.

Cold Spring's existing land-use pattern of commercial and public buildings along Main Street, with residential cross streets on either side and large estates higher up on the prominent hillside sites was established by this early plan. In the century since, this basic arrangement has been continued, with later buildings built on lots between older buildings. The result is the present mixture of architectural styles and details seen along many of the Village streets.

The West Point Foundry, which became the largest foundry in the country by the mid 19th century, was chartered in 1818. In the years before the Civil War the foundry and the Village grew rapidly.

5 Historic Map



VILLAGE OF COLD SPRING, N.Y.  
Master Plan / LWRP

Buckhurst Fish Hutton Katz Planning Consultants



Source: c. 1870 Putnam County Atlas

The foundry, which became known for its armaments and its West Point association, produced iron and brass products of all sorts including stoves, sleighs, boilers, ornamental building fronts, some of the country's first water mains, locomotives and the famous Parrott Cannon, sometimes credited with saving the Union during the Civil War.

Cold Spring became the commercial and industrial center of the Hudson Highlands. The foundry built homes for its workers on its own land. Other large land holders, such as the Gouveneur family, subdivided tracts into small lots and more streets, houses, churches and stores were built, especially in the period 1830-1870. In 1838, Main Street was "straightened" to run directly downhill, through the Village to the main wharf. The foot of the hill, around Market Street was land-filled and the Cold Spring basin and original spring near the railroad tracks were obliterated. In 1848, the Hudson River Railroad laid its tracks paralleling the east bank of the Hudson and cutting through the center of the Village.

During the Civil War the foundry reached its peak of activity but it continued operations through the 1890s. The original foundry buildings were occupied by a series of manufacturing establishments after 1899 and today extensive ruins and the main office building remain.

Severe fires in 1862 and 1875 burned sections of the Village near Main Street and the buildings were rebuilt with the ornamented late 19th century commercial facades which distinguish Main Street today. In 1868, the Phillipstown Town Hall was constructed. The 1890s were a period for public improvements in the Village during which shade trees were planted along the public streets, a public water system was constructed and electric street lamps were introduced.

Today's Village population is nearly the same as that of 1880. During the 20th century Cold Spring has changed, but very slowly. Some large estates have been replaced by public buildings, parkland or housing subdivisions. Still Main Street and its flanking residential areas retain their traditional character. Route 9D has become the automobile-related commercial shopping, banking and automotive service district for the town. Sizable local industrial activities which once occupied prime waterfront sites are no longer operating and most Village residents travel outside the town for employment.

Today the Village's greatest assets are the historic character of its man-made elements, the scenic quality of its natural environment and the small town character of its life style. These, in combination, provide the ingredients for an auspicious future for Cold Spring.

## 2.4 Population and Government

### Demographic Trends

Cold Spring is unusual in that it has maintained a fairly stable total population figure for nearly a century. In 1880 the Village population was recorded as 2,111 and in 1980 the total population was 2,161. The following demographic summary highlights some of the key statistics regarding population, housing, employment and income as recorded in the U.S. Census of 1980: \*

- o Total population for the Village of Cold Spring was 2,161 persons, an increase of 78 persons or only 3% since 1970. Between 1960 and 1970 there was no population change at all and total residents numbered 2,083.
- o Of the 1980 total of 2,161 residents, 51.9% were female and 48.1% were male. Only 4.9% were under five years of age and 16.1% were 65 years old or older. Seventy-seven percent of the population was age 18 or older and the median age of Village residents was 34.7 years old.
- o The racial composition of Cold Spring included 2,150 persons who were white, 2 residents who were black, 28 persons who were of Spanish origin, and 2 residents who were either Indian/Eskimo, Asian or Pacific Islanders.
- o The total housing units numbered 874 and, of that number, 838 were occupied. These 838 households contained an average of 2.58 persons. There were 593 families recorded in the Village.
- o A bare majority, 53.8%, or 470, of the housing units, were owner-occupied and the median value of these units was \$47,600. Only nine of the owner-occupied units were valued at less than \$20,000 and 163 of them were worth \$50,000 or more.
- o Of the 368 rental units in Cold Spring there was a recorded vacancy rate of only 1.6%. The median rent was \$269. Two households reported paying less than \$100 and 267 households paid \$200 or more.

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\* It should be noted that the data for these statistics was collected in 1974 and that much of the economic information is reported as averages. These are the most recent official and comprehensive statistics on the Village population. However, in the last six years, real estate values and housing costs have risen dramatically within Cold Spring.

- o Per capita income of Cold Spring residents averaged \$8,032 (in 1979) dollars. The average household income was \$18,936 and the average family income was \$22,208.
- o Six percent of the Village population was reported as living below the federally-established poverty level. These 130 persons included 28 who were age 65 or over.
- o There were 389 local residents enrolled in kindergarten, elementary school or high school. Of all persons age 25 or over, 66.3% were high school graduates.
- o In 1980 there were 1,049 employed residents of Cold Spring and 6.7% of the labor force was unemployed.

## 2.5 Land and Water Uses

The present uses of all the land within the borders of the village have been checked by field surveys, aerial photographs and reviewed against existing Village maps. This information is reported on the Land and Water Use Map, Figure 6, which depicts the existing uses in seven major categories: residential, commercial, institutional, industrial, developed open space/recreation, undeveloped open space/woodlands, parking areas and railroad-controlled land.

Analysis of existing land uses documents the current uses of all the land within the village and provides perspective on the relative percentages of overall land area within the community which are allocated to, or occupied by various uses. Patterns of land use change reflect trends in the economics, the housing types, the shopping activities and the real estate market of the community. It also reports how land throughout the village is utilized, whether it is developed or undeveloped, utilized or underutilized.

TABLE 1 COLD SPRING POPULATION 1950-1990

<u>Year</u>	<u>population</u>	<u>% change</u>
1950	1,788	
1960	2,083	+16.5
1970	2,083	0
1980	2,161	+3%
1990 *	2,285	+5.7
2000 *	2,352	+2.9

Local Government

Cold Spring is an incorporated Village with a mayor and board of four trustees as chief elected officials. Other Village officials include a treasurer, clerk, attorney, sewer and water inspector, building inspector, fire inspector, Village justice and justice clerk. The village board acts as property assessors.

In 1984/1985 the budget for the Village expenditures was \$543,142 and in 1983/1984 it had been \$501,824, an 8% increase. The 1985-1986 total assessed valuation of property within the Village was \$6,205,010. The general tax rate was \$67.32 per thousand dollars of assessed value.

Following is a breakdown of the 1984/1985 Village expenditures by general category:

<u>Service</u>	<u>Amount</u>	<u>% of total</u>
legislative (trustees)	6,800	1%
judicial (justices)	10,145	2%
executive (mayor)	3,450	.6%
finance (treasurer)	10,919	2%
assessors	2,819	.5%
village clerk	11,400	2%
attorney	6,750	1%
staff	2,050	.3%
shared services (village hall & garage)	14,100	3%
special items (insurance)	44,505	8%
public safety (police, fire, bldg.)	135,169	25%
health (inspector)	2,636	.4%
transportation (street & sidewalks)	158,370	29%
culture & recreation	6,450	1%
home & community services	23,650	4%
employee benefits	107,143	20%
debt service	13,985	3%

\* Projected by Putnam County Division of Planning and Development

# 6 Existing Land & Water Use



**VILLAGE OF COLD SPRING, N.Y.**  
Master Plan /LWRP

-  Residential
-  Commercial
-  Institutional
-  Industrial
-  Dev. Open Space/Recreation
-  Undev. Open Space/Woodlands
-  Railroad/ Parking

Buckhurst Fish Hutton Katz. Planning Consultants  
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A new Village base map was prepared as part of this Master Plan project. It includes property lines, taken from County's tax maps. This base map has been reduced for the graphics which illustrate this report and has been used for the Master Plan/LWRP Map. The land-use map records all the existing uses within the Village on a property by property basis.

By far the predominant active land use is residential, seen in light gray on the map. There are four major residential neighborhoods. The entire north side of Main Street is residential as are most of the streets in the eastern corner of town, east of Route 9D. These are two large, contiguous older sections with single and two family houses. There are also post World War II subdivisions of single family houses at the north end of the Village on each side of Route 9D and on Constitution Drive and Benedict Road. There are three multiple dwelling housing complexes, all built within the last decade (Springbrook Apartments on Northern Avenue and Fair Street, Forge Gate Apartments on Lunn Terrace and The Boulevard and the Senior Citizen Housing between Route 9D and Chestnut Street).

Commercial uses, mostly retail establishments are concentrated on the ground level of structures on both sides of Main Street from Route 9D (Morris Ave.) west to the river. In many cases there are residential uses on the upper stories. A bank and larger, drive-in retail stores and gas stations are located on Route 9D, around the intersection with Route 301 (Main Street) and for approximately three blocks east of Paulding Avenue.

Institutional uses include both private organizational uses such as churches, the American Legion Hall, the Butterfield Library, Butterfield Hospital, and public or municipal property and uses such as the Haldane School and the Village Hall. As seen on the map, institutional uses are found throughout the Village but particularly on or near Main Street or Route 9D.

Active industrial uses once occupied much of Cold Spring's riverfront and the property along Foundry Brook and Foundry Cove. Today however, there are only two major parcels in the Village which are being used for light industrial purposes. The former battery plant, off Kemble Avenue is now used as a warehouse and open equipment storage yard. A riverfront pier is partially used for an oil storage and distribution business. Several other small automotive repair businesses as well as the junkyard at the south end of Kemble Avenue are included in this light industrial use category. There are no heavy industrial uses in the Village and no manufacturing of any sort.

The waterfront line of the railroad runs along the western edge of town and cuts across Main Street dividing that street into "upper" and "lower" sections. The railroad property includes a right of way approximately 50 feet wide paralleling the tracks.

Several developed open spaces exist within the Village, all of them publicly owned and maintained, including two waterfront parks and playing fields near the public school.

The most significant large, undeveloped areas in the Village are two contiguous tracks comprising about 50 acres on Foundry Cove. There are also smaller wooded areas which are not fully developed but most of these are relatively restricted in development potential due to their size or access limitations.

The Village of Cold Spring occupies a total of approximately 407 acres. In summary, the Village is fairly completely built-up. Approximately 70% of the land is already developed. Approximately 60% of the remaining acreage is prime developable land. Judging from the most recent development within the Village as well as the development which has been proposed, the mostly likely land use pressures in the future will be for housing complexes and for larger scale commercial establishments.

## 2.6 Environmental Conditions

Environmental conditions determine the capability of the land to accommodate additional development without negative environmental impacts such as deterioration of water quality, erosion, loss of valuable wetland or natural environments, or flood hazards.

A particular environmental concern for Cold Spring is the possibility and the extent of industrial contamination of its soil, groundwater and waterfront caused by the dumping of industrial wastes in years past into both the Hudson River and Foundry Cove. \*

### Steep Slopes

The Village of Cold Spring lies in the midst of the Hudson Highlands, occupying the lowland around the mouth of Foundry Brook and the hillside above it. As can be seen from the contour details of the Shallow Soils and Steep Slopes Map, Figure 7, the Village is surrounded by very steep slopes (in excess of 15-20%) on the north and east. The Village itself occupies a hillside with an overall slope of approximately 5%. Most streets run in a northwesterly-southeasterly direction, along the relatively flat contour levels of the hillside. Main Street, however, ascends directly up the hillside from the waterfront, rising at an overall grade of approximately 6% to a height of 220 feet at the Cold Spring-Nelsonville line.

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\* See Appendix D, Executive Summary of the Marathon Battery Federal Superfund Remedial Investigation/Feasibility Study, directed by the New York State Department of Environment Conservation and the U.S. Environmental Protection Agency, issued September 1985.

Areas of steep slopes, in excess of 15% are generally considered unsuitable for development because of the difficulty and expense of construction and the undesirability of road grades exceeding 10%, as well as the soil erosion and surface water problems which result from clearing vegetation from steep slopes. There are also certain low lying areas of the Village where special water pumping mechanisms are necessary. Since the Village has a central water and sewer system, development on steep slopes and low areas is less of a constraint than in communities lacking these facilities.

### Surface Water

The main surface water features in and surrounding Cold Spring are the Hudson River, and Foundry Brook which flows southerly into the river through Foundry Cove.

### Wetlands

The edges of the cove contain extensive freshwater wetlands below fairly steep hillsides. This wetland fringe area along the southern border of Cold Spring is one of the most fragile environmental areas in the Village. It connects on the south with the 270 acre Constitution Marsh Sanctuary, a public wildlife refuge managed by the Audubon Society. This marsh is one of only five tidal marshes on the Hudson and is under consideration for designation as a significant Fish and Wildlife Habitat under the Coastal Management Program. There is another cove at the northern border of Cold Spring.

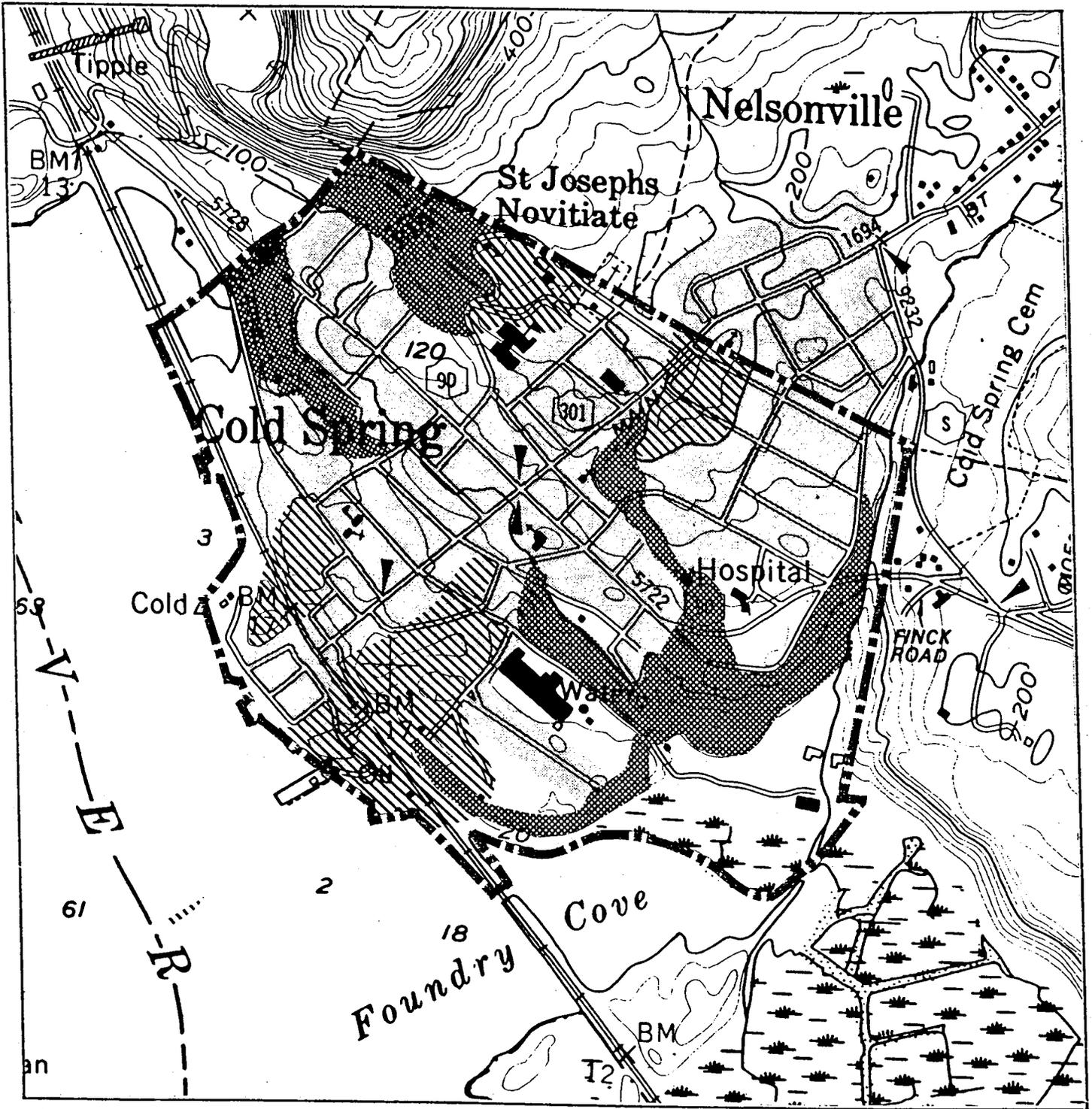
### Flood Plains

As illustrated on the Surface Water, Wetlands and Flood Plains Map, Figure 8, the entire western waterfront edge of the village as well as the two coves and the length of Foundry Brook have been identified as flood plains.

Flood plains and wetlands are considered to be ill-suited for development because building there represents a hazard to life and property. Also, construction and maintenance in wetland areas are difficult and expensive. Furthermore, the wetlands play an essential environmental role by acting as natural detention areas during flood periods and as habitat for wildlife and many elements of the ecological cycle.

A Flood Hazard Plan, Local Law 1984 was adopted by the Village of Cold Spring, February 2, 1984.

# 7 Shallow Soil & Steep Slopes



**VILLAGE OF COLD SPRING, N.Y.**  
Master Plan / LWRP

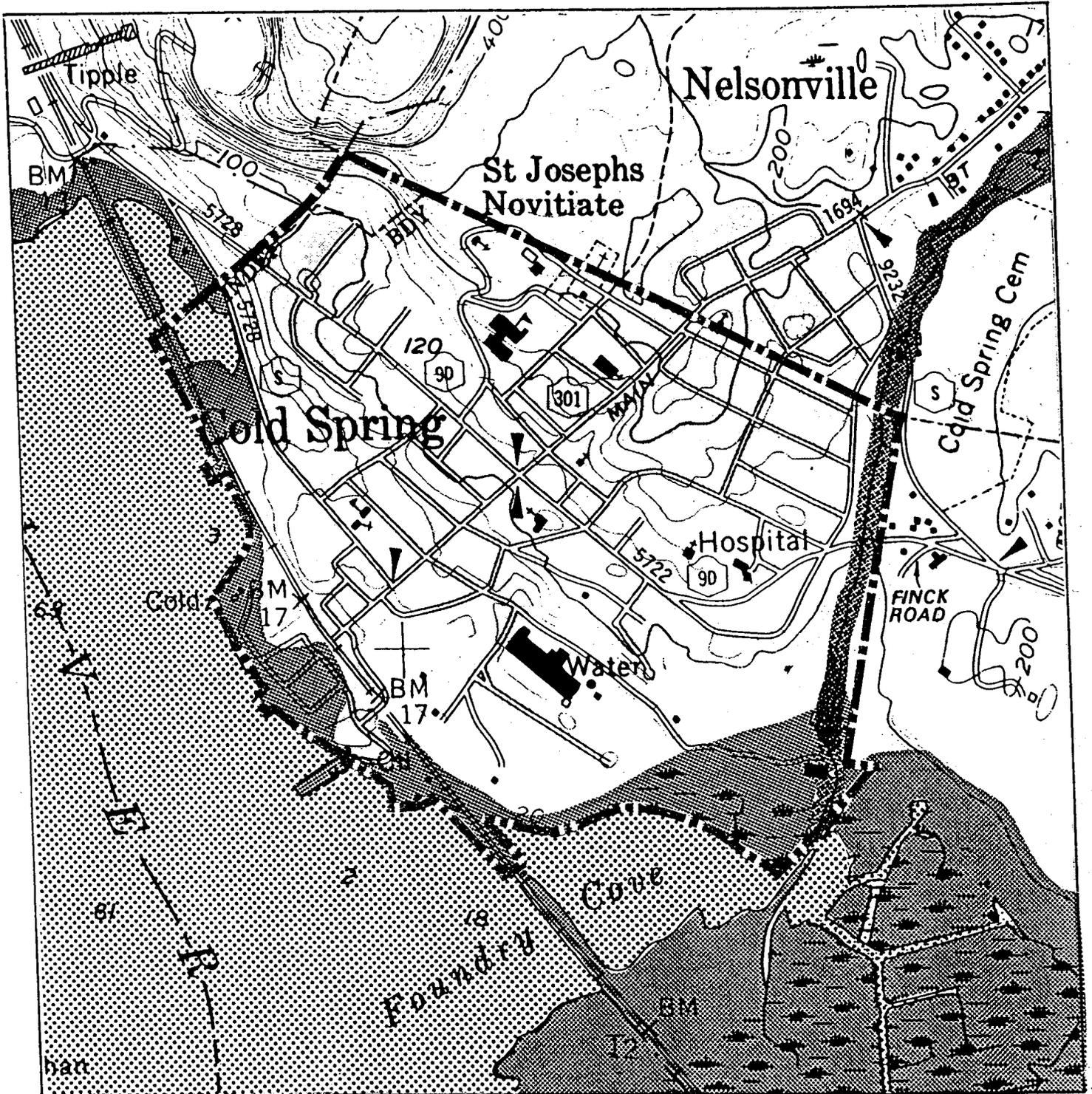
 Shallow Soil  
 Steep Slopes

Buckhurst Fish Hutton Katz, Planning Consultants



Source: Coastal Management Program

# 8 Surface Water & Wetlands

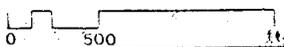


**VILLAGE OF COLD SPRING, N.Y.**  
Master Plan / LWRP

-  Surface Water
-  Wetlands
-  Flood Plain \*

\*For Exact Boundaries, see  
Flood Insurance Rate Map,  
Village of Cold Spring, N.Y.

Buckhurst Fish Hutton Katz, Planning Consultants



Source: Coastal Management Program

## Soils

Two special soil conditions have been located in Cold Spring and are identified on the Shallow Soils and Steep Slopes Map, Figure 7:

- o Shallow Depth to Bedrock
- o High Water Table

Shallow depth to bedrock and high water table conditions can be development constraints because of the potential added cost if rock excavation is required and where there are drainage problems. However, these situations are not necessarily serious enough to prevent construction, especially where, as in Cold Spring, there is a central sewer and water system.

## Contamination

A serious health and environmental concern to the Village of Cold Spring and a potential long-term development constraint is the suspected contamination of certain waterfront areas by dumping of industrial wastes. The major concern is the danger of heavy metals contamination from cadmium and nickel deposits which were dumped as waste materials by the Marathon Battery factory which operated in Cold Spring from 1952 to 1979.

The N.Y. State Department of Environmental Conservation and the U.S. Environmental Protection Agency are currently directing an in-depth study of the case. The battery factory was located on Kemble Avenue and until the early 1970s the plant's nickel and cadmium process wastes were discharged through an outfall pipe into the wetland area at the south end of Kemble Avenue and, for a time, through the storm drains and an outfall pipe at the Cold Spring pier, into the Hudson River. Although in the early 1970's Foundry Cove was dredged to recover some of the metal wastes, the extent of the contamination is still undetermined. The federally-funded "Remedial Investigation/Feasibility Study" is on-going. Findings of this study must be considered in development decisions concerning the entire Village should dangerous levels of contamination be ascertained. (See Appendix D for a preliminary summary of report findings.)

In summary, there will be increasing pressures in Cold Spring for development of lands which are environmentally sensitive and where construction may be more difficult and more expensive than usual. This is primarily because most of the easily developable land has already been built upon and also because of the increasing attractiveness of waterfront development where much of the environmentally fragile lands are located.

## 2.7 Transportation

### Road System

Cold Spring is generally by-passed by major regional and state roadways although such highways do pass by relatively near to the Village and accessibility to the interstate highway system is not difficult. The Taconic Parkway is approximately 12 miles to the east and I-84 is approximately 15 driving miles to the north.

Two important north-south routes parallel the east bank of the Hudson in this region. U.S. Route 9 is a primary highway built along the path of the original Albany Post Road. It passes by 4 miles to the east of Cold Spring. Route 9D is a New York State highway, recognized as an especially scenic route, which passes through the center of the Village of Cold Spring and along the banks of the Hudson. Another old and scenic highway is the early 19th century Cold Spring Turnpike, Route 301, a N.Y. State highway and the east-west "back road" which runs from the riverfront in Cold Spring up Main Street and east to the county seat in Carmel. Of the two state routes which pass through the Village 9D is the busier and is considered one of the Village's areas with the greatest likelihood for development activity in the near future. Route 9D from Bear Mt. Bridge to Southern border of Cold Spring received scenic road designation in 1985.

### Railroad

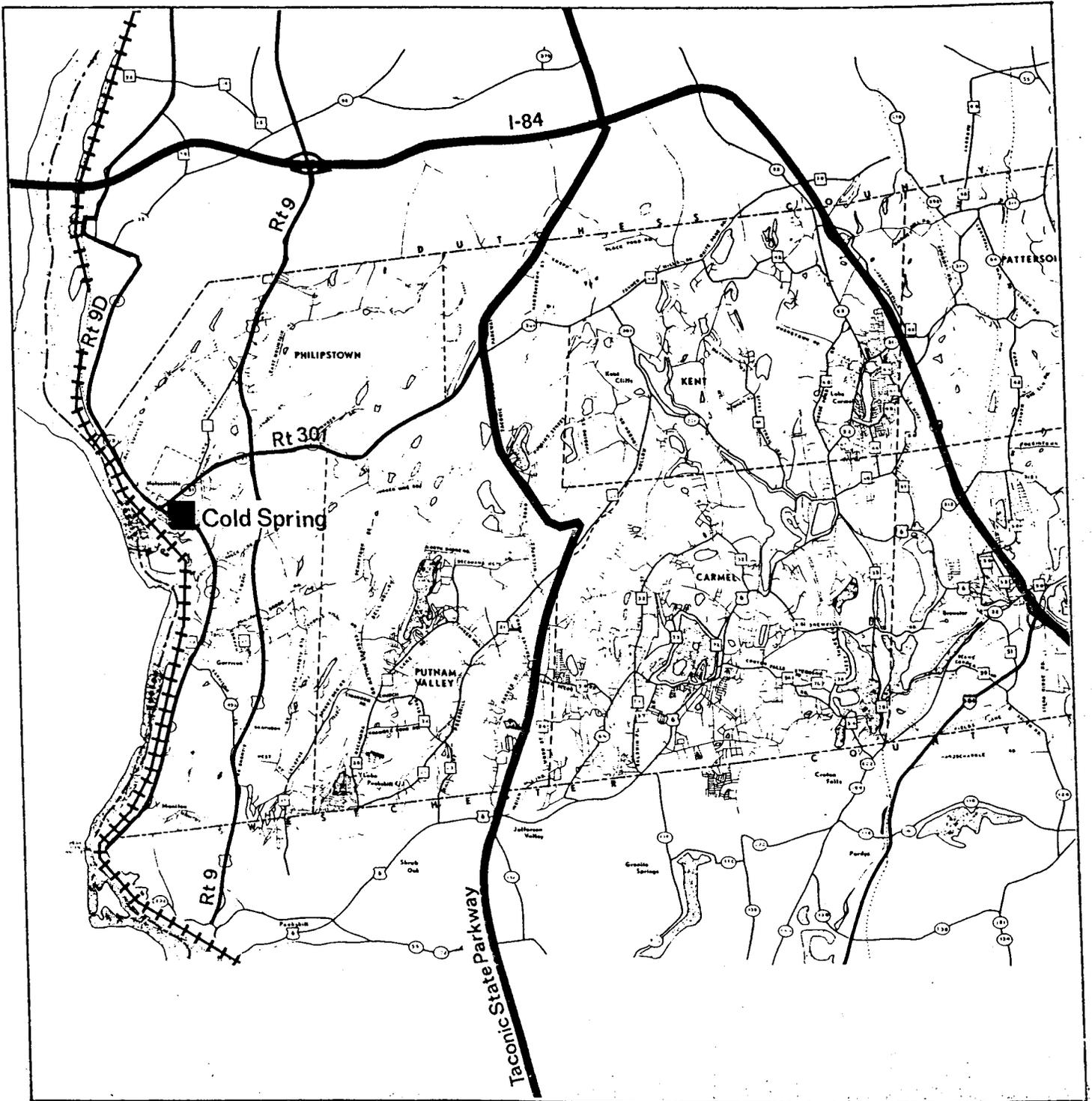
The Hudson Division, the water level, riverfront route of Metro North runs parallel to the river, in a north-south direction through the Village. The former railroad station at the Main Street crossing has been converted into a restaurant. A commuter parking lot and open platform are the only railroad facilities at present. Both the parking lot and the passenger shelters have recently been upgraded. The trains make several daily stops in Cold Spring and an estimated 200 local residents commute to New York City from this stop. A growing number of visitors to the Village also use railroad transportation.

## 2.8 Infrastructure and Public Services

### Water Supply

Cold Spring has a central water supply system which is presently being upgraded and will be extended to provide service and to share facilities with Nelsonville. Features of the system are drawn and identified on the Water Supply Map, Figure 10. (The map also illustrates improvements to the supply and distribution system which are presently underway.) The surface reservoir which supplies the Cold Spring system is located in Philipstown, north of Nelsonville. Problems with inadequate water supply, and particularly waste water control led to the establishment of a moratorium on all building construction until problems with the system are rectified.

# 9 Transportation

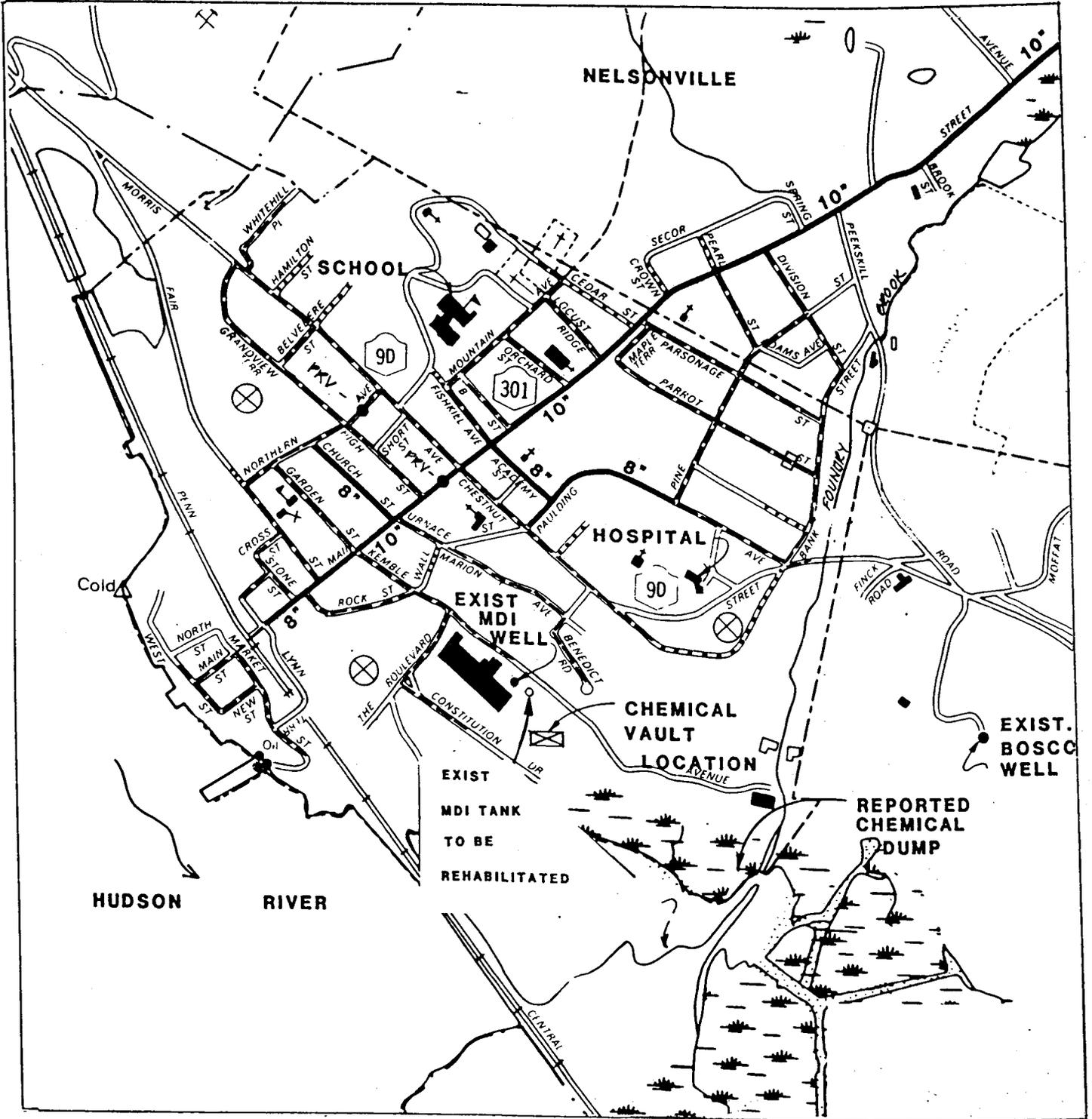


**VILLAGE OF COLD SPRING, N.Y.**  
Master Plan / LWRP

Buckhurst Fish Hutton Katz Planning Consultants

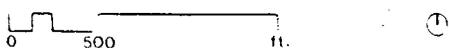


# 10 Water Supply



**VILLAGE OF COLD SPRING, N.Y.**  
Master Plan / LWRP

Buckhurst Fish Hutton Katz, Planning Consultants



Source: Comprehensive Facilities Program  
C.G. Engineers, Consultants

## Sewage

Cold Spring also has a central sanitary sewer system which is under long-term renovations and will eventually be shared with Nelsonville. The sewer treatment facility is located in Cold Spring on Fair Street. Features of the system and areas scheduled for improvements are identified on the Sewage System Map, Figure 11.

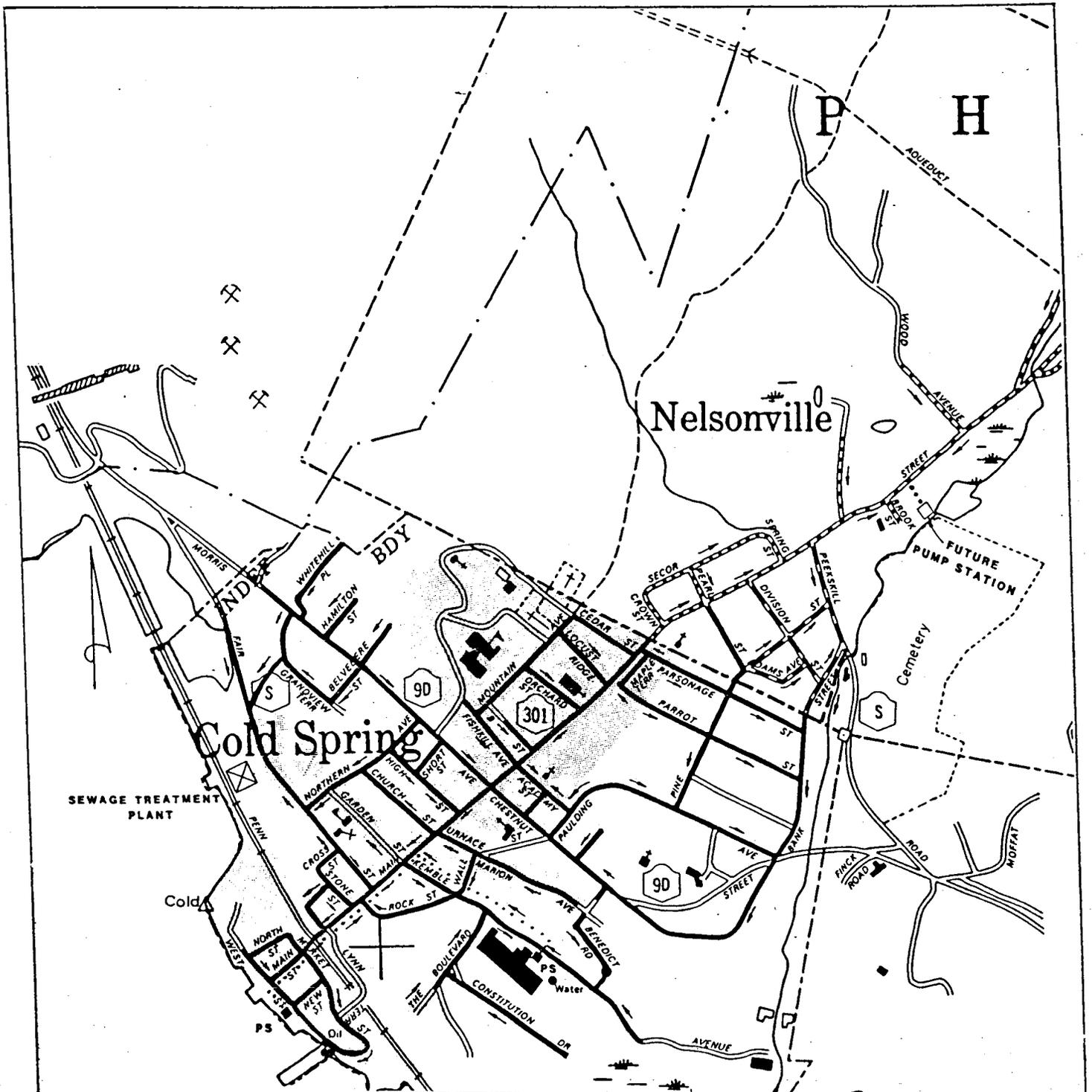
This water and sewer system is currently undergoing major improvements funded by a Community Development Block Grant from the U.S. Department of Housing and Urban Development. Under this long-range improvement program, it is expected to take at least five years to upgrade the overall system to adequate capacity.

This Comprehensive Facilities Program includes several projects and phases. Project I is the construction of a new well and tank storage which will provide a supplementary independent supply within the system to insure adequate pressure to all portions of the distribution system in both Villages, even during periods of high domestic or fire demand.

An immediate need for a separate source lies in the urgency of dam repairs for the Upper and Lower Dams which form part of the present sole source reservoir system. In 1981 these reservoir dams were found to have serious deficiencies and in 1984 their situation was classified as "high-hazard." Dam repair would avert the possibility to some total disruption of the water supply for both Villages.

Project II is renovation of the sewage system, portions of which are badly deteriorated causing high rates of flow in all directions. There is a continuing wet weather problem with raw waste overflow and inadequate treatment. The corrective work on infiltration/inflow problems, coupled with the West Street Pumping Station improvements will eliminate overflows during wet weather periods and will reduce pollution of the river.

# 11 Sewage System



VILLAGE OF COLD SPRING, N.Y.  
Master Plan / LWRP

 Under Study (Nelsonville System)

Buckhurst Fish Hutton Katz Planning Consultants



Source: Comprehensive Facilities Program  
C.G. Engineers, Consultants

## 2.9 Housing

Historically Cold Spring has been a residential village of mostly single and two family houses around a Main Street with ground level shops and upper story residences. By far the predominant land use in the Village is housing and it will continue to be.

The 1980 census reported 867 year round housing units in the Village. Of these, 17.3% or 150 units were constructed in the ten years between 1970 and 1980. The vast majority of Village housing units, 62.7%, were built prior to 1939, (not a surprising statistic for an historic river town).

Other statistics which help confirm the good overall condition of the Village housing stock are the facts that 98.2% of the housing units had one or more complete bathrooms and 94.7% had central heating systems. Also, 48% of the units had three or more bedrooms and 47.3% had air conditioning. Seventeen percent of the houses were recorded as having five or more units.

TABLE 2 1980 HOUSING STATISTICS

Number of Housing Units	874
Number of Households	838
Number of Families	593
Average Persons per Household	2.58
Number of Owner-occupied units	470
Number of Rental-units	358
Median Housing Unit Value	\$7,600
Median Monthly Rent	\$269

## 2.10 Shopping and Services

Shopping and business services have traditionally been concentrated on Cold Spring's Main Street and, to a great extent, this is still the case for small retail shops, restaurants, barber shops and beauty salons, real estate and professional offices, and for a large number of antique and tourist-related shops. The Village administrative offices are also on Main Street as are the local police and fire departments and the local newspaper office.

Beginning in the 1960s, commercial development began along a three to four block strip on Route 9D south of Route 301. This area contains a bank and gas stations and two small shopping center blocks with a drugstore, liquor store, supermarket and parking lots along the streetfront. North of the intersection with Rte. 301, several large houses are used as residences with ground level commercial activity including a funeral home and a real estate office. The Village has a well established pattern of mixed residential and commercial uses and there is strong local interest in encouraging mixed uses such as home businesses.

## 2.11 Community Facilities

Community facilities, as seen on Map 12, are located throughout the Village, although most are situated in proximity to the two main thoroughfares, Main Street and Route 9D. The following list of community facilities and publicly accessible open spaces is keyed to Map 12.

1. Village Hall & Police Station  
Main Street
2. Philipstown Town Hall  
Main Street
3. Haldane School  
Craigside Avenue
4. Cold Spring Fire Company #1  
Main Street and Church Street
5. Metro North's Hudson Line Railroad Station, Cold Spring
6. Cold Spring Waterfront Park and Dock  
Main Street
7. Mayor's Park  
Fair Street
8. Haldane Little League Field  
Route 9D

9. Cold Spring/ Nelsonville Sewage  
Treatment Plant  
Fair Street
10. Julia L. Butterfield Memorial Hospital  
Route 9D
11. Putnam County Historical Society Museum  
63 Chestnut Street
12. Julia L. Butterfield Memorial Library  
Morris Avenue
13. Chapel of our Lady  
Market Street
14. Our Lady of Loretto Roman Catholic Church  
24 Fair Street
15. St. Mary's Church in the Highlands  
Chestnut and Main Streets
16. First Presbyterian Church of Philipstown  
10 Academy Street
17. The First Baptist Church  
Main Street
18. United Methodist Church  
Main & Orchard Streets
19. Cedar Street Cemetery  
Cedar Street
20. Mountain Avenue Cemetery  
Locust Ridge

## 2.12 Open Space/Recreation

Cold Spring is especially fortunate to occupy such a naturally beautiful site in an area of the Hudson River which is reknown for its beauty. Furthermore, the Village is surrounded by vast areas which are being preserved in their natural state as either wildlife sanctuaries, state parks or federal reservations. re.

As seen on the Community Facilities Map, there are four publicly accessible open space and recreation areas within the borders of the Village itself.

The playing fields around Haldane School, the tree-shaded park on Route 9D between Haldane Street and Northern Avenue and Mayors Park, a developed ballfield on Fair Street, are all Village owned or owned by the local school district and primarily serve local residents as active recreation space.

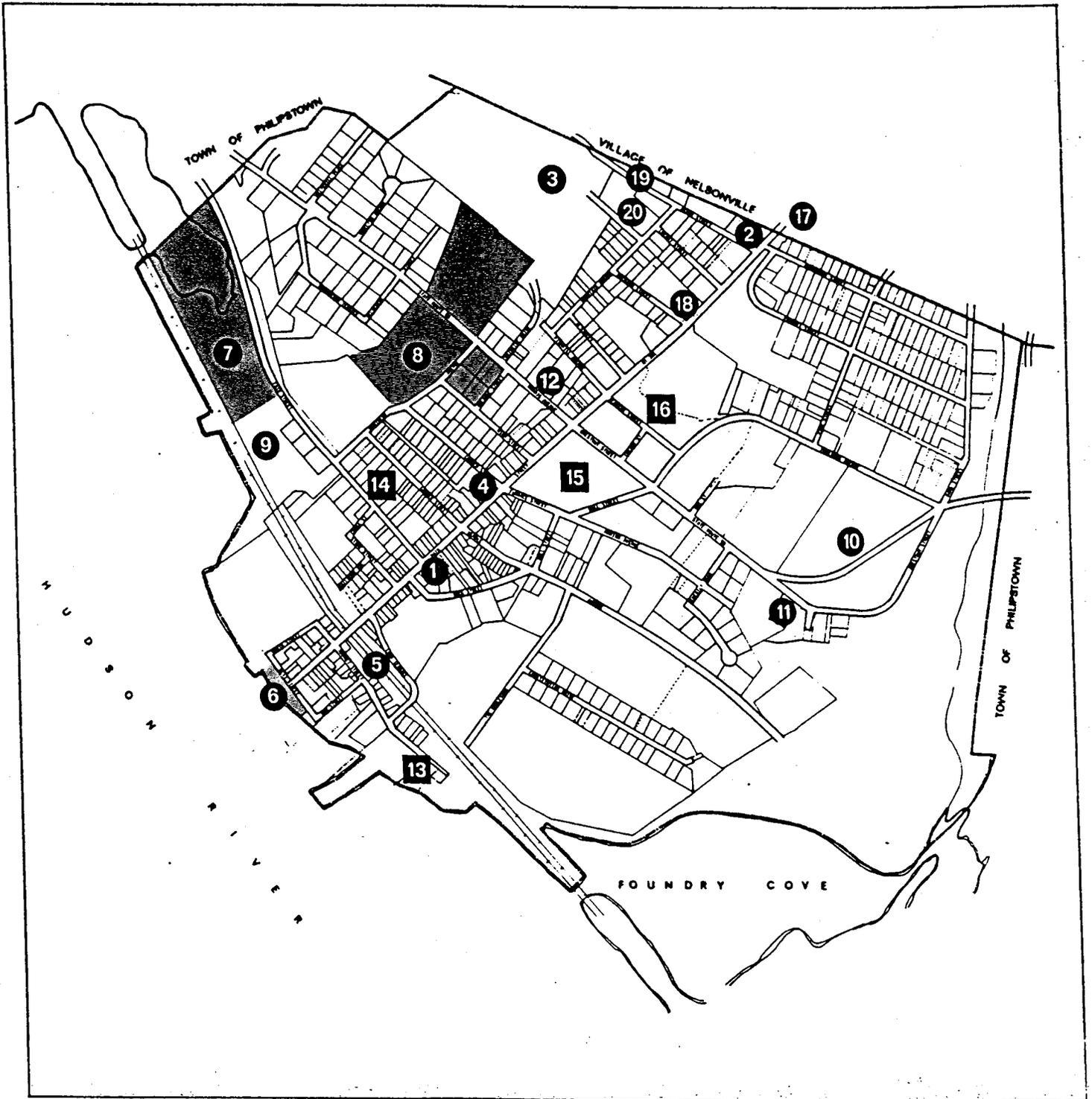
The most special local park is the Cold Spring Park at the Foot Main Street on the waterfront. Its 1920s bandstand and dock have virtually become the symbols of the Village. Cold Spring Park, at the western end of Main Street is a three acre waterfront site, with spectacular views of the unspoiled mountain-framed Hudson. This relatively small park has only the bandstand, a small dock, a few benches and a lawn between the street and seawall. Yet, because of the special character of this waterfront space, it is very frequently used by residents and tourists alike, generally as a tranquil spot to enjoy the vistas, to watch the wild fowl, or to have lunch. This park was described by the Project for Public Spaces as one of the most used open spaces they had ever studied. \*

Cold Spring Park and Dock at the Foot Main Street is really the focus of public waterfront activity for the entire region around Cold Spring. Although access is somewhat inconvenient for both pedestrians and vehicles, because of the railroad crossing, this park is perhaps the most accessible public space on the Hudson River for the entire Putnam County.

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\* Project for Public Spaces, Cold Spring-on-Hudson, Main Street and Waterfront Revitalization, April 1983.

# 12 Community Facilities & Public Open Space



**VILLAGE OF COLD SPRING, N.Y.**  
Master Plan / LWRP

- Community Facilities
- Churches
- Parks/Recreation

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## 2.13 Historic Resources

The architectural and historical significance of Cold Spring as one of the best-preserved 19th century townscapes in the Hudson River region is well established. To quote the description of Cold Spring in the report of the National Register of Historic Places:

As a surviving industrial village, Cold Spring's commercial, ecclesiastical and residential features reflect the economic and social dynamics of the (early 19th century) era. The distinctive store structures on the broad Main Street, the noticeable contrast of house types and neighborhoods and the variety of religious institutions dominated by the foundry owner's donated Episcopal church, are the legacy of the prosperous and paternalistic society in nineteenth century Cold Spring. They are significant today for their architectural and historical associations to important events in the history of the Hudson Highlands. \*\*

The two National Register Historic districts located within the Village of Cold Spring are shown on the Historic Resources Map, Figure 13.

### Cold Spring Historic District

This district was listed on the National Register May 1, 1982. It contains approximately 225 structures of various styles, periods and types of construction. A list of all the structures within this boundary which are considered part of the district, as well as a list of those which are considered intrusions or "non-contributing elements", is included in Appendix A.

### West Point Foundry

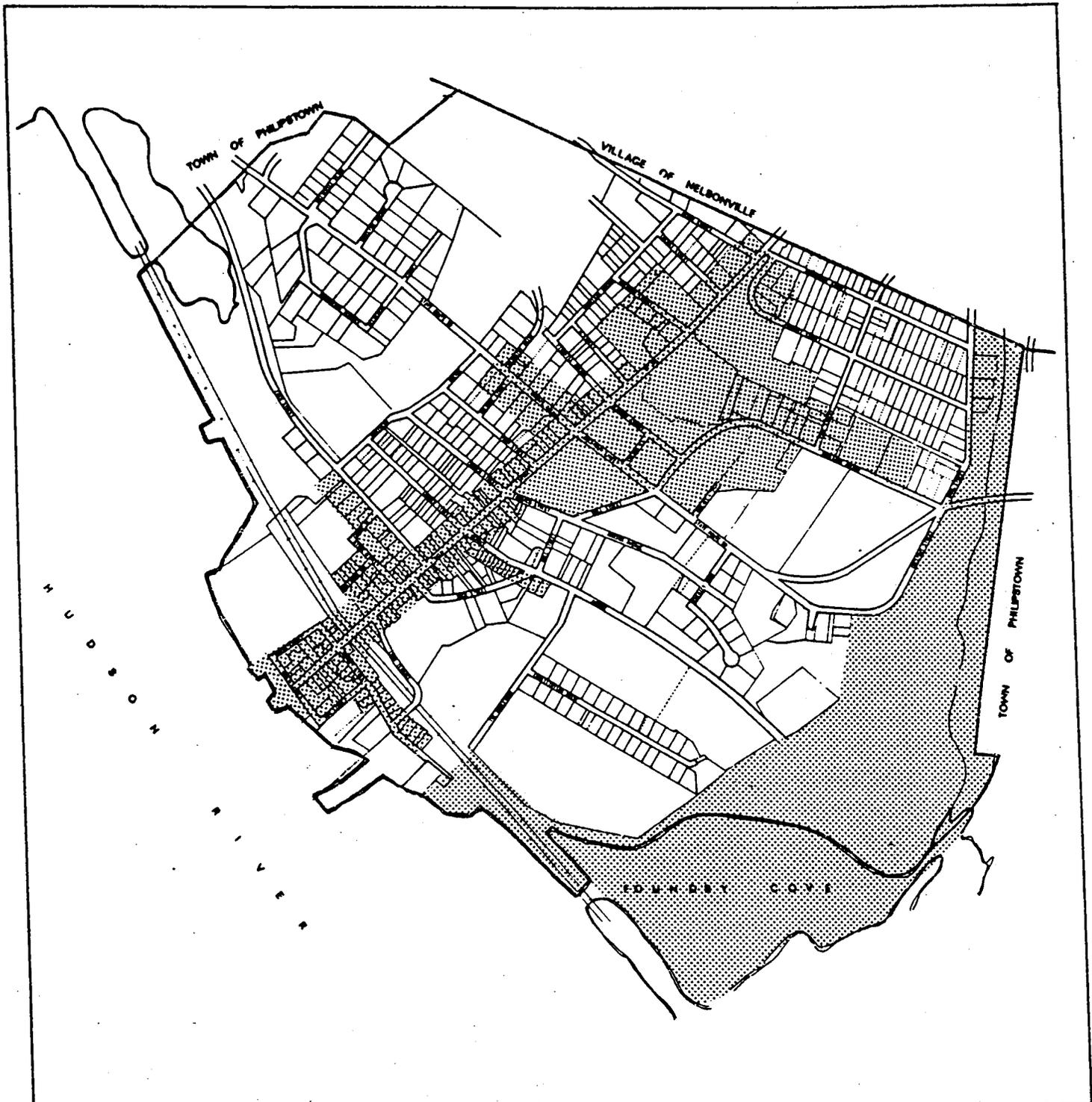
The major portion of the old West Point Foundry area is now an archeological site with the abandoned 1865 Victorian office building, the major visible landmark. The National Register district, studied and listed by the State Historic Preservation Office in November 1972, includes 93 acres.

In March 1973, a New York State Council for the Arts funded study of the preservation options to protect the architectural and scenic assets of Cold Spring was completed by James Marsten Fitch of Columbia University. Recommendations of this study provided the basis for establishment of the Cold Spring architectural zone in October 28, 1980. Physical changes to properties located within this zone (shown on the Zoning Map, Figure 14), are subject to review by a local committee, the Architectural Review Board.

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\*\* New York State Historic Preservation Office National Register Inventory Form, "Hudson Highlands Multiple Resources Area," Prepared May 1982.

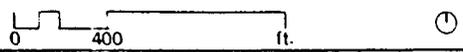
# 13 Historic Resources



**VILLAGE OF COLD SPRING, N.Y.**  
Master Plan / LWRP

 National Register  
Historic District

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It should be noted that the boundaries of the local architectural zone are not precisely the same as the boundaries of the two National Register Historic Districts.

## 2.14 Zoning

The existing zoning in the Village is illustrated on the Zoning Map, Figure 14. The gray tone on the map indicates the area included in the local architectural zone. Within this zone all property improvements to the exterior of structures are subject to review by the Historic Preservation/Architectural Review Board.

The greatest portion of the land, by far, is currently zoned for residential use, either for single family or for multi-family residences.

Four major tracts, all in proximity to the waterfront, are zoned for industry, either I-1, for office and light industrial use or I-2 as a heavy industrial district. In actuality only one of these is presently utilized for light industrial, (warehousing) purposes.

The existing Village Zoning Map, most recently revised in 1973, outlines the various zones in a generalized way. The zone boundaries do not follow real property lines, a situation which has led to difficulties in interpreting the zoning regulations.

## 2.15 Village Assets

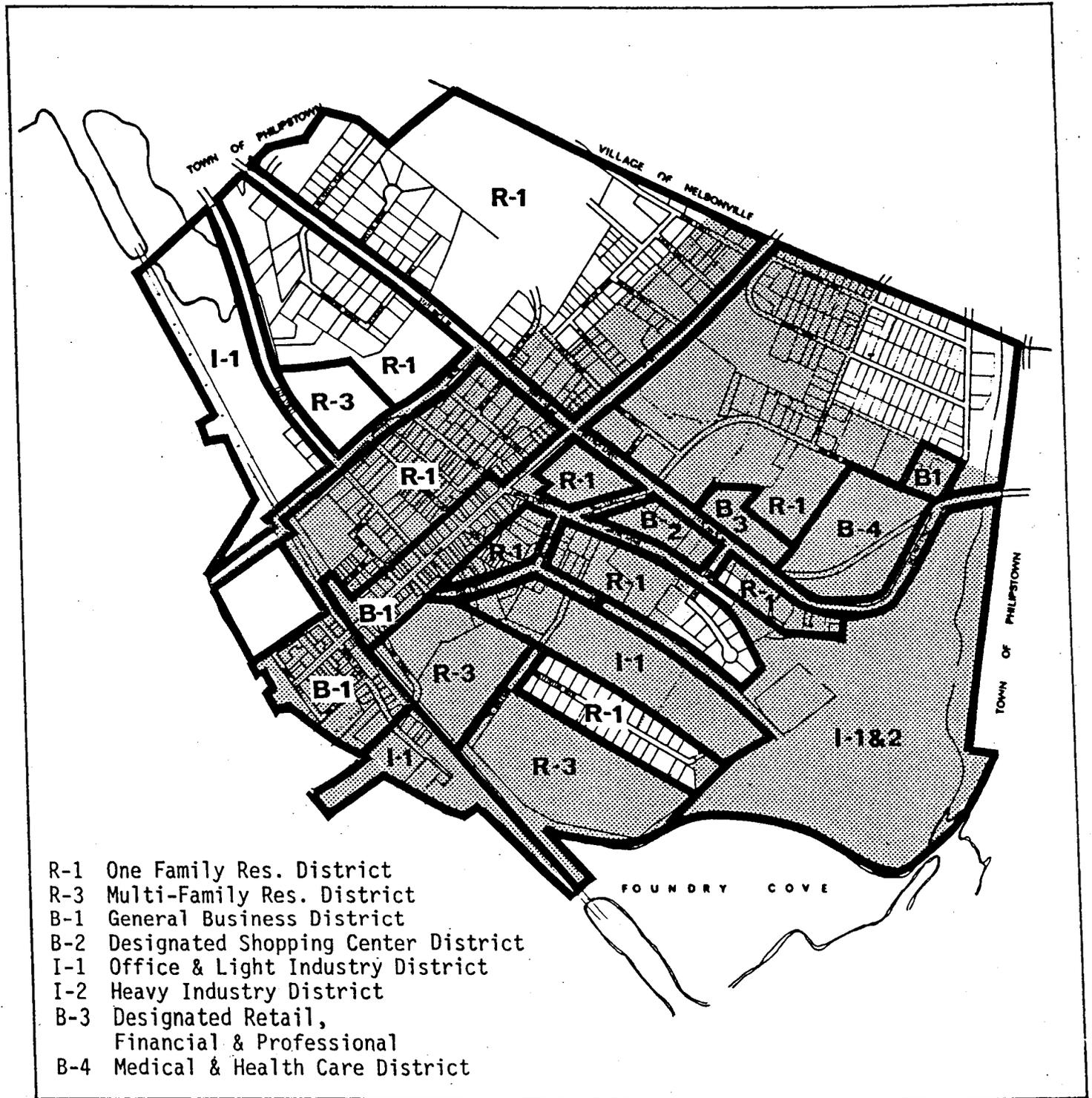
Cold Spring's major assets are its fortunate waterfront location, its substantial stock of solid, historically and architecturally significant buildings and its attractive small town character.

As evidenced by the survey results and community workshop discussions, most residents are very pleased with the natural and built character of Cold Spring and strongly support preserving and strengthening the elements which contribute to it.

Some of the most important visual and design assets of Cold Spring have been identified on Figure 15. Included are:

- o The waterfront, including the riverfront and two tidal coves.
- o Landmarks and significant or interesting features, of which the Village has many. Among these noted are the 1920s Bandstand, the 1834 Chapel on the waterfront, the 1867 Town Hall, the ruins of the West Point Foundry, prominent churches and homes and also collections of fine smaller buildings.

# 14 Zoning

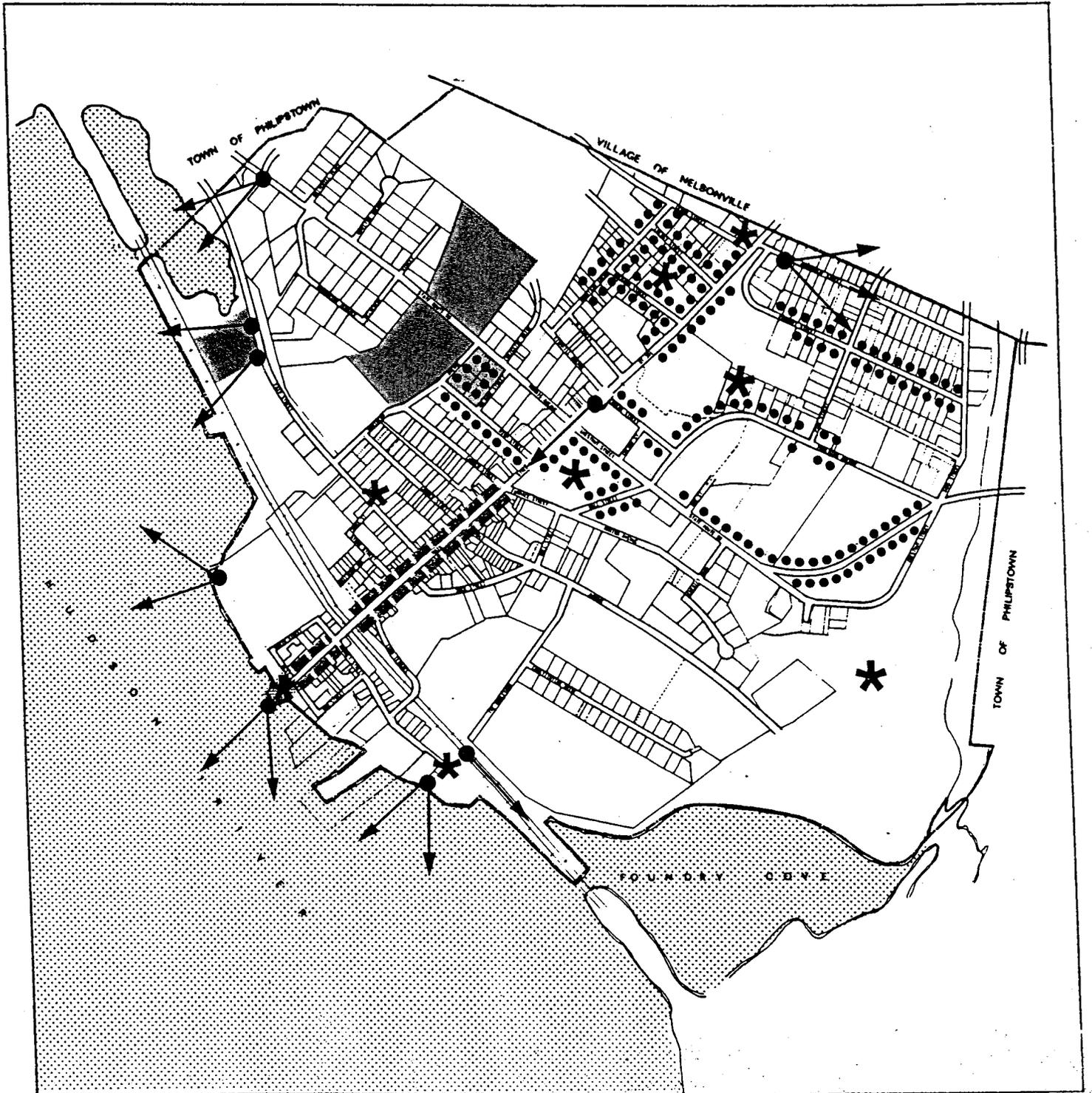


- R-1 One Family Res. District
- R-3 Multi-Family Res. District
- B-1 General Business District
- B-2 Designated Shopping Center District
- I-1 Office & Light Industry District
- I-2 Heavy Industry District
- B-3 Designated Retail,  
Financial & Professional
- B-4 Medical & Health Care District

## VILLAGE OF COLD SPRING, N.Y. Master Plan / LWRP

 Local Architectural Zone

# 15 Visual Assets



**VILLAGE OF COLD SPRING, N.Y.**  
Master Plan /LWRP

-  Waterfront
-  Landmark / Significant Feature
-  Views
-  Major Public Open Space
-  Tree Lined Streets
-  Main Street District

Buckhurst Fish Hutton Katz Planning Consultants



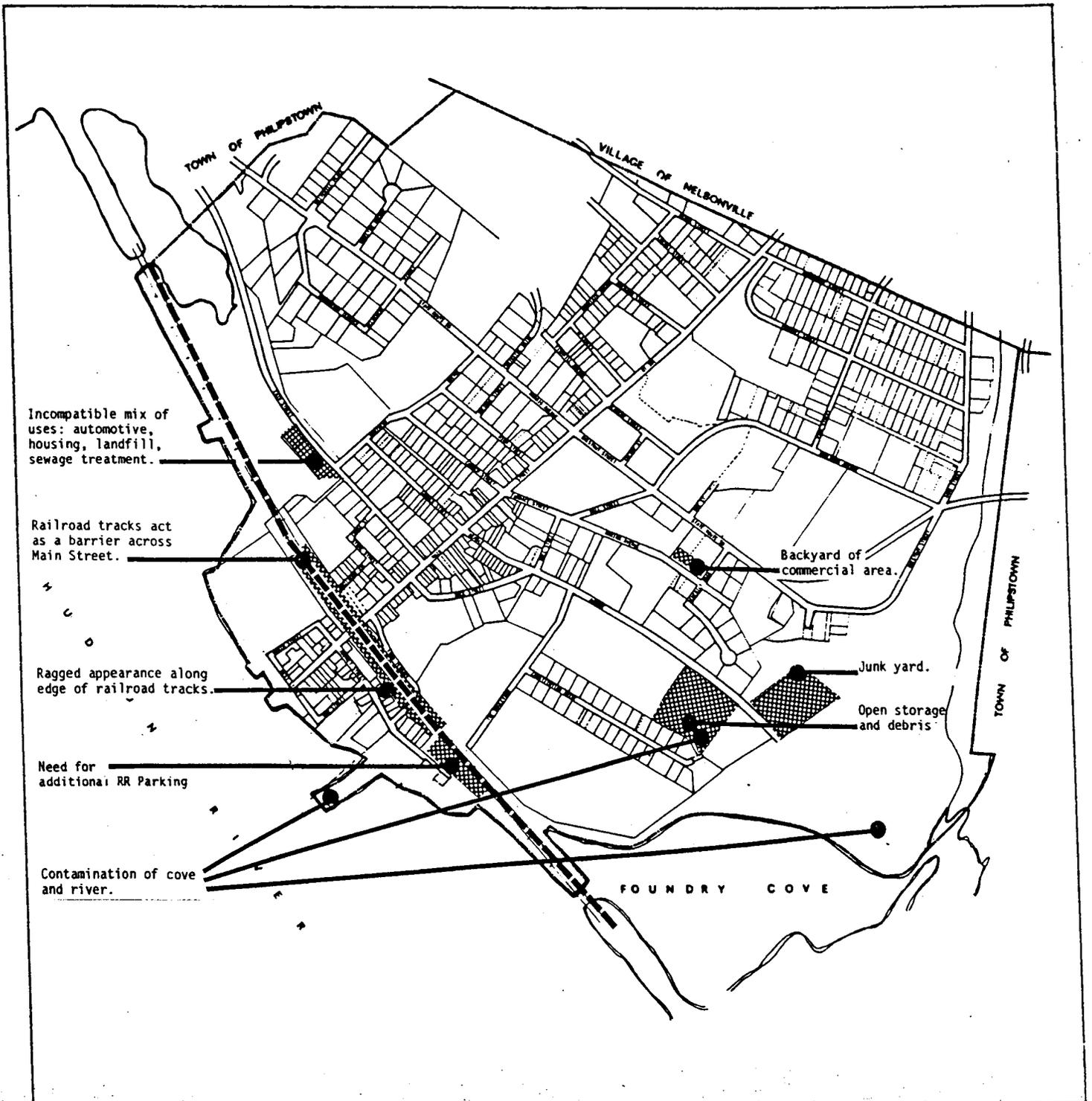
- o Views of the waterfront and mountain landscapes from certain prominent points have been identified. These spectacular vistas are an important part of the special character and "sense of place" of the Village.
- o Publicly accessible open spaces are all publicly-owned and maintained. Two of them are on the riverfront and three are developed as active recreation areas.
- o The mature trees which line many of the residential streets of the Village are a special amenity.
- o Cold Spring's Main Street, a fine collection of 19th century historic buildings house a mixture of residences, shops and village services and continues as the traditional and active center of Cold Spring.

#### 2.16 Negative Elements

In general, negative physical elements within the Village result primarily from incompatible mixing of land uses and activities and from deterioration or lack of property upkeep. Such unsightly conditions are relatively rare within the Village. Yet better upkeep of structures, streetscape and landscape improvements and removal of debris and abandoned cars/equipment would be a considerable improvement in certain areas. Other particular areas of concern have been identified on Figure 16. These include:

- o The railroad track which runs through the Village acts as a barrier between the upland areas and the waterfront and also divides the commercial main street into two separate sections. The railroad crossing on Main Street is both inconvenient to pedestrian and vehicular circulation and a negative factor in Main Street's design. The crossing is also very dangerous since pedestrians tend to cross at grade level over an unpaved area of open tracks, rather than using the existing underground passage. The subway is perceived negatively, generally as being old, dangerous, damp and dirty.
- o The possibility and extent of contamination of the soils and wetlands in proximity to the former Marathon Battery site is still under study. It is considered a serious threat to the quality of soils, ground water and wetlands, especially those near the original industrial dumping areas.

# 16 Negative Elements



**VILLAGE OF COLD SPRING, N.Y.**  
Master Plan / LWRP

 Barriers  
 Areas of concern

## 2.17 Planning Issues

Based upon an analysis of the assets and deficiencies of the existing Village, the following planning issues and opportunities have been identified and are illustrated on Map 17:

- o Opportunities for strengthening the Main Street commercial district include options for expanding the commercial zone, developing signage laws, redesigning the railroad crossing area, implementing an overall landscaping and streetscape plan. Above all attention must be given to providing more parking in the future.
- o Planning for future use of the existing industrially zoned areas include consideration of rezoning for "high tech" or clean industrial uses such as research and development or commercial office space.
- o The most appropriate reuse for the foundry site must also consider the issues of cadmium contamination, the area's designation as a National Register Archaeological site and its proximity to steep slopes, Foundry Brook and wetlands.
- o Provision for affordable housing opportunities within the Village requires consideration of appropriate zoning for potential development sites. Some flexibility in zoning may be explored to increase the stock of senior citizen housing in suitable locations.
- o Several of the key undeveloped and/or underutilized sites within the Village are located along the waterfront, either on the riverfront or the cove. This situation yields special opportunities for incorporating publicly-beneficial features in development guidelines for these sites.

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### **3. Master Plan/Waterfront Revitalization Program Policies**

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### 3.0 MASTER PLAN/WATERFRONT REVITALIZATION PROGRAM POLICIES

The State Coastal Management Program contains 44 policies for managing the State's coastal resources. The policies are enforced throughout the Coastal Area under the provisions of the U.S. Coastal Zone Management Act and the State Waterfront Revitalization and Coastal Resources Act. These laws require State and Federal agencies to ensure that actions within the Coastal Area which they directly undertake, approve, or fund are consistent with the State Coastal Policies.

The State Coastal Policies, while effective in implementing State and Federal objectives, are general statements established to cover the entire 3,200 miles of the State's extremely diverse coastline. A major purpose of a LWRP is to specify through local refinement and elaboration how these broad policies apply to a community's distinct waterfront area. This strengthens the State program by providing more specific information upon which to determine State and Federal consistency, while affording communities a unique opportunity to adapt a State program to local needs and objectives.

The State Coastal Policies are based upon the provision of Article 42 of the Executive Law and other State laws. These policies carry out the intention of the State Legislature that there be "a balance between economic development and preservation that will permit the beneficial use of coastal resources while preventing the loss of living marine resources and wildlife, diminution of open space areas or public access to the waterfront, shoreline erosion, impairment or scenic beauty, or permanent adverse changes to ecological systems" (Executive Law 912(1)).

An approved Local Waterfront Revitalization Program replaces the State Coastal Management Program within the local waterfront area. The policies of the local program, therefore, must be carefully drafted to maintain the purposes of the State Coastal Policies while adopting their general provisions to the specific problems and opportunities of the local waterfront area.

The appropriate local treatment of the State Policies depends upon the unique combination of social, economic and environmental features found in Cold Spring.

Within the guidelines provided by the State Policies, Cold Spring has determined specific policies needed to guide the future management of the Village's resources and, in particular, the riverfront areas.

### 3.1 Master Plan Policies

Master planning goals and policies are meant as general guidelines for development. Zoning and other planning techniques are the means to apply the goals, policies and land use concepts to specific properties and projects.

As part of the master planning effort, the following overall Village goals and strategies have been established.

#### Village Growth & Land Use Policy

Preserve the small town and residential character of Cold Spring while providing for opportunities for new development and living in modern times.

- o Insure that a variety of housing types and adequate community services are included in planning efforts.
- o Require that developers of future projects adjacent to the waterfront donate a percentage of the site (the waterfront edge) as publicly accessible open space or grant easements.
- o Require that all waterfront developments and development of all major tracts of land within the Village comply with appropriate zoning regulations and strict site review procedures.
- o Reexamine and update the existing zoning regulations to reflect the new Village Master Plan/LWRP. Delineate lot lines within the zones and remapping options.
- o Permit only those new developments which can be served adequately by local water and sewage facilities without adverse environmental effects.
- o Permit only those new developments where there is no known possibility of soil or water contamination due to industrial wastes or where such situations have been properly rectified.
- o Pursue scenic designation legislation to help protect important vistas and natural resources.

## Housing

Maintain Cold Spring's low density residential character but provide for a variety of housing types and designs, in order to support housing values, meet the need for smaller units, preserve the natural and built environment and enhance community design.

- o Support, where possible, options to preserve and provide a large stock of affordable housing in the Village.
- o Meet the increasing housing needs/demands but limit high density developments.
- o Allow conversion of parts of existing residences to accessory apartment use.
- o Allow home businesses (within certain defined zones).

## Commercial Activities

Identify centers for shopping and consolidate related activities in these areas in order to enhance community identity and design, preserve open space and conserve energy.

- o Preserve the primary role of Main Street as the commercial area of the Village with shared emphasis on tourism-related businesses and attracting more service-related businesses back to the downtown area.
- o Establish guidelines for further commercial development on Route 9D as a local convenience shopping/service area.
- o Provide additional short term parking for shoppers and visitors in the vicinity of Main Street.
- o Improve (or coordinate improvements for) railroad facilities in the Village, including the parking lot, passenger waiting areas and the design and security of pedestrian crossing points.
- o Maintain the existing boundaries of the Village's business districts and exercise particular care in any extension of commercial activities with regard to maintenance of the historic and small-town character.
- o Create new definitions of permissible home businesses, allowed within defined areas, such as bed and breakfast establishments, professional offices, studios etc.

### Open Space & Recreation

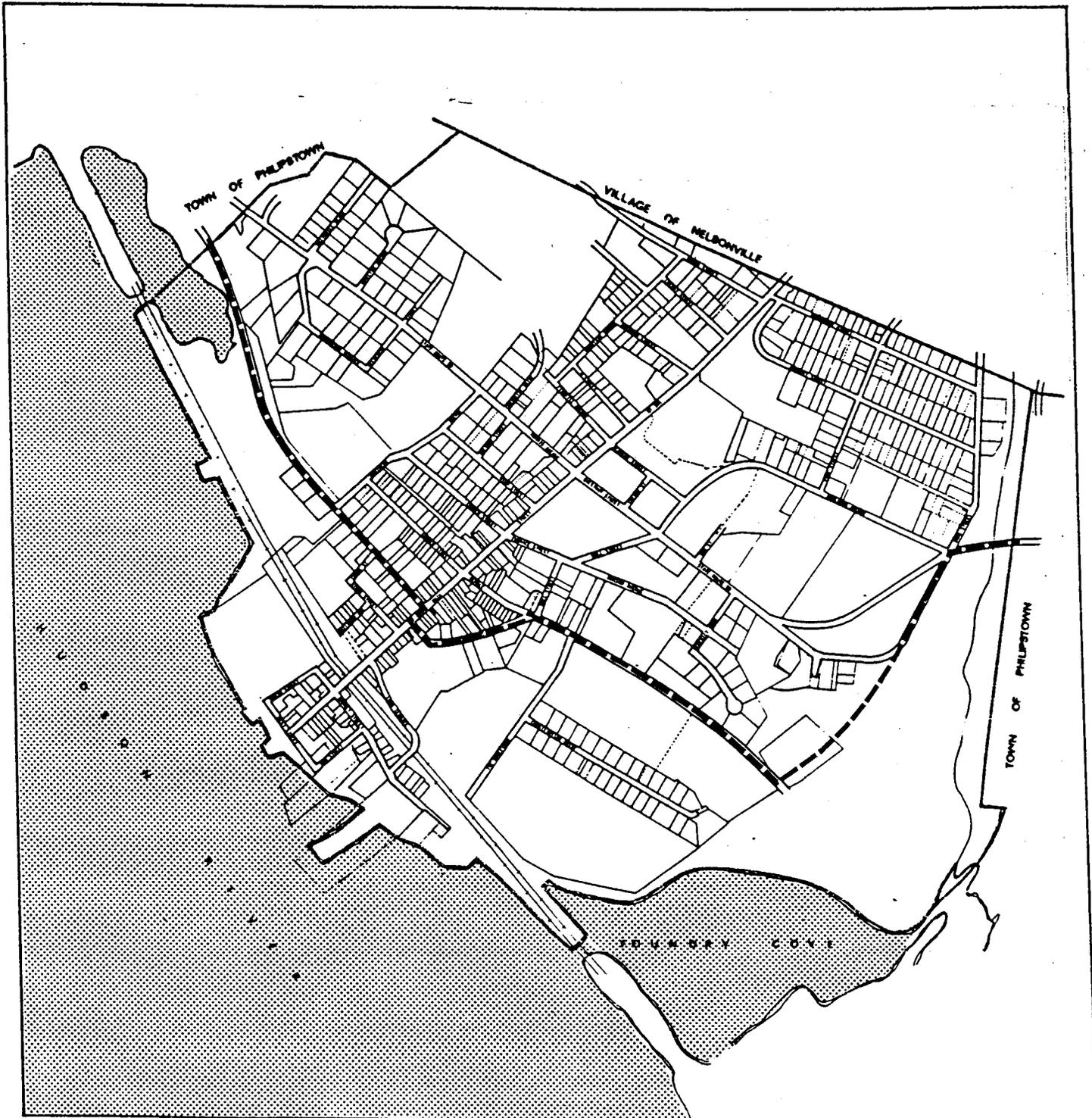
Insure public access to the waterfront at as many points as possible:

- o Preserve natural features and open space wherever possible and along the waterfront and public rights-of-way in particular.
- o Upgrade publicly-owned open space and recreation areas to provide appropriate facilities for use by both Village residents and tourists, various age groups and active and passive activities.
- o Consider Village acquisition or establishment of an easement or donation program for key sites, particularly along the waterfront and in proximity to Main Street and major access roads.
- o Establish a plan (a pedestrian network) to connect publicly-accessible open spaces throughout the Village and especially on the waterfront and near Main Street.
- o Adopt a local scenic designation law to help protect important vistas as natural features.

### Preservation and Aesthetics

- o Preserve or regulate development on the waterfront, flood plains, wetlands, steep slopes and aquifers in order to safeguard the natural environment, preserve water quality and avoid danger to life and property.
- o Preserve the traditional small town character of the Village through careful control of new development design.
- o Encourage preservation of the best of Cold Spring's built environment, particularly within the National Register Historic district, on Main Street and adjacent to public rights of way.
- o Establish an overall streetscape and landscape plan for the Village's publicly-owned property.
- o Establish landscape guidelines and require screening of parking lots, gas stations, industrial sites, etc.
- o Adopt and enforce appropriate design guidelines for use by the Historic Preservation Board in their consideration of both new construction and renovation of existing buildings.
- o Streetscape improvements such as paving and lighting should be in keeping with the existing built character.

# Waterfront District



## VILLAGE OF COLD SPRING, N.Y. Master Plan /LWRP

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## 3.2 State Coastal Policies

### Development Policies

Policy 1 Restore, revitalize, and redevelop deteriorated and underutilized waterfront areas for commercial, (industrial),\* cultural, recreational and other compatible uses.

#### Explanation of Policy:

Revitalization of a once-dynamic waterfront area is one of the most effective means of encouraging economic growth in older municipalities. Waterfront redevelopment is also one of the most effective means of rejuvenating, or at least stabilizing, residential and commercial districts adjacent to the redevelopment area.

Although all of Cold Spring is in the Coastal Area, specific "waterfront" issues pertain to the area west of the line formed by River Road to the intersection of Main and Fair Street; Main Street to Rock Street; Rock Street to the Kemble Avenue intersection. The line then follows Kemble Avenue south to the Foundry Property. The Foundry Property east to Chestnut Street and Chestnut Street south to the Village boundary complete the "waterfront area."

In effecting this policy, priority should be given to uses which are dependent on a waterfront location. The action should: (1) enhance the existing and anticipated surrounding uses (2) lead to development which will be compatible with the Village character (3) bolster the local economy (4) promote multiple uses and public access along the waterfront and (5) preserve the scenic quality of the area and Village.

The Village of Cold Spring has several waterfront sites which are underutilized, including considerable amounts of the river edge. This plan proposes gradual redevelopment along the edge which will incorporate public access to the waterfront. The major publicly-owned site on the riverfront, Cold Spring Park and Dock is presently in deteriorated condition due to water erosion of the pier structure. Repair to this facility, is a first priority of the Village's waterfront revitalization.

Industrial activity in the Village will be restricted to one major site (off Kemble Avenue) and restricted to light or clean

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\*The Planning Board voted to delete this word in accepting this document as a Master Plan.

industrial activities only. Industrial use of other waterfront properties is deemed inconsistent with this program's policies for scenic and historical preservation.

Fisheries and fishing related businesses, however, are considered compatible uses in the waterfront area.

Policy 2 Facilitate the siting of water dependent uses and facilities on or adjacent to coastal waters.

Explanation of Policy:

There is a finite amount of waterfront property within Cold Spring. Although a considerable amount of it is, at present, underutilized, it must be anticipated that real estate market pressures to redevelop much of the waterfront will steadily increase. Redevelopment according to these pressures can result in either changes in land use, or in densities or both. Without specific controls there is usually no assurance that uses which require waterfront sites will be accommodated on the Village waterfront. The following uses and facilities are considered as water-dependent:

- o recreational activities which depend on access to coastal waters (i.e. boating, swimming, fishing, wildlife viewing)
- o facilities needed to store and service boats
- o facilities which require proximity to the waterfront for their operation
- o businesses which are dependent upon waterborne transport
- o flood and erosion protection structures

In addition to water-dependent uses, those uses which are enhanced by a waterfront location should be encouraged to locate near the waterfront, although not at the expense of water-dependent uses.

A water-enhanced use is one which has no critical dependence on a waterfront location but where the profitability of the use and/or the enjoyment level of the users would be increased significantly if the use were adjacent to, or had visual access to, the waterfront (i.e. restaurants and hotels).

Accessory uses necessary for support of water dependent and water-enhanced uses should be sited nearby to their principal use but inland as much as possible.

In all cases of waterfront uses, public accessibility should be encouraged wherever possible. Implementation programs such as zoning easements, and tax incentives should be employed to further this policy.

Policy 3 Further develop the State's major ports of Albany, Buffalo, New York, Ogdenburg and Oswego as centers of commerce and industry, and encourage the siting, in these port areas, including those under the jurisdiction of State public authorities, of land use and development which is essential to or in support of the waterborne transportation of cargo and people.

Explanation of Policy: Not Applicable.

Cold Spring does not have a harbor which is adequately large or deep for development as a major port. Furthermore, cadmium pollution in the riverbed precludes any significant dredging operations along the riverfront.

Policy 4 Strengthen the economic base of smaller harbor areas by encouraging the development and enhancement of those traditional uses and activities which have provided such areas with their unique maritime identify.

Explanation of Policy:

This policy recognizes that the traditional activities occurring in and around numerous smaller harbors throughout the State's coastal area contribute much to the economic strength and attractiveness of these harbor communities. Thus, efforts of State agencies shall center on promoting such desirable activities as recreational and commercial fishing, ferry services, marinas, historic preservation, cultural pursuits, and other compatible activities which have made smaller harbor areas appealing as tourist destinations and as commercial and residential areas. Particular consideration will be given to the visual appeal and social benefits of smaller harbors which, in turn, can make significant contributions to the State's tourism industry.

The following guidelines shall be used in determining consistency:

- o The action shall give priority to those traditional and/or desired uses which are dependent on or enhanced by a location adjacent to the water.
- o The action will enhance or not detract from or adversely effect existing traditional and/or desired anticipated uses.

- o The action shall not be out of character with, nor lead to development which would be out of character with, existing development in terms of the area's scale, intensity of use, and architectural style.
- o The action must not cause a site to deteriorate, e.g., a structure shall not be abandoned without protecting it against vandalism and/or structural decline.
- o The action will not adversely affect the existing economic base of the community, e.g. waterfront development designed to promote residential development might be inappropriate in a harbor area where the economy is dependent upon tourism and commercial fishing.
- o The action will not detract from views of the water and smaller harbor area, particularly where the visual quality of the area is an important component of the area's appeal and identity.

Policy 5            Encourage the location of development in areas where public services and facilities essential to such development are adequate, except when such development has special functional requirements or other characteristics which necessitates its location in other coastal areas.

Explanation of Policy:

Cold Spring will use its municipal regulatory powers to encourage that development, particularly large-scale development, be located in areas where infrastructure and public services are adequate to support those uses and where environmental conditions are suitable for such development

- o Nearly all of the Village's development and public services are located within close proximity to all major development sites and are adequate to meet anticipated growth
- o Basic infrastructure exists throughout the Village, and the water and sewage treatment facilities are currently being upgraded
- o Street, water, sewage and storm facilities may, in some cases, require upgrading depending upon the scale of the developments proposed.

## Fish and Wildlife Policies

Policy 6 Expedite permit procedures in order to facilitate the siting of development activities at suitable locations.

### Explanation of Policy:

Although the Village is nearly fully developed, it will give prompt and serious study to proposed development. When the Village deems a proposal appropriate, it will promote cooperation among all the interested public agencies in order to expedite appropriate development. New regulations will attempt to be compatible with existing local laws. Permit procedures will be simplified where possible.

Policy 7 Significant coastal fish and wildlife habitats, as identified on the coastal area map, shall be protected, preserved, and, where practical, restored so as to maintain their viability as habitats.

### Explanation of Policy:

Habitat protection is recognized as fundamental to assuring the survival of fish and wildfish population. Certain habitats are particularly critical to the maintenance of a given population and therefore merit special protection. Such habitats exhibit one or more of the following characteristics:

- o They are essential to the survival of a large portion of a particular fish or wildfish population
- o They support population of rare, endangered, and threatened species
- o They are found at a very low frequency within a coastal region and/or are on a migratory path
- o They support fish and wildlife populations having significant commercial and/or recreational and/or educational value
- o They would be difficult or impossible to replace.

The range of generic activities most likely to affect significant coastal fish and wildlife habitats include but are not limited to the following:

- o Draining wetlands and ponds which cause changes in vegetation, or changes in groundwater and surface water hydrology.

- o Filling wetlands, shallow areas of streams, lakes, bays, estuaries may change physical character of substrata (e.g., sandy to muddy, or smother vegetation, alter surface water hydrology).
- o Grading land may result in vegetation removal, increased surface runoff, or increase soil erosion and downstream sedimentation.

Of particular concern in Cold Spring is the need to rehabilitate those habitats which have been identified as polluted or endangered because of their former use as cadmium waste sites. Certain species are known to present hazards to the natural food chain because of their contamination from these waste sites. All reasonable efforts should be made to restore these habitats.

Identified sancturies and recognized habitats within Cold Spring and the nearby surroundings include several significant areas, most notable is the Constitution Marsh preserve owned by the Audobon Society just south of the Village.

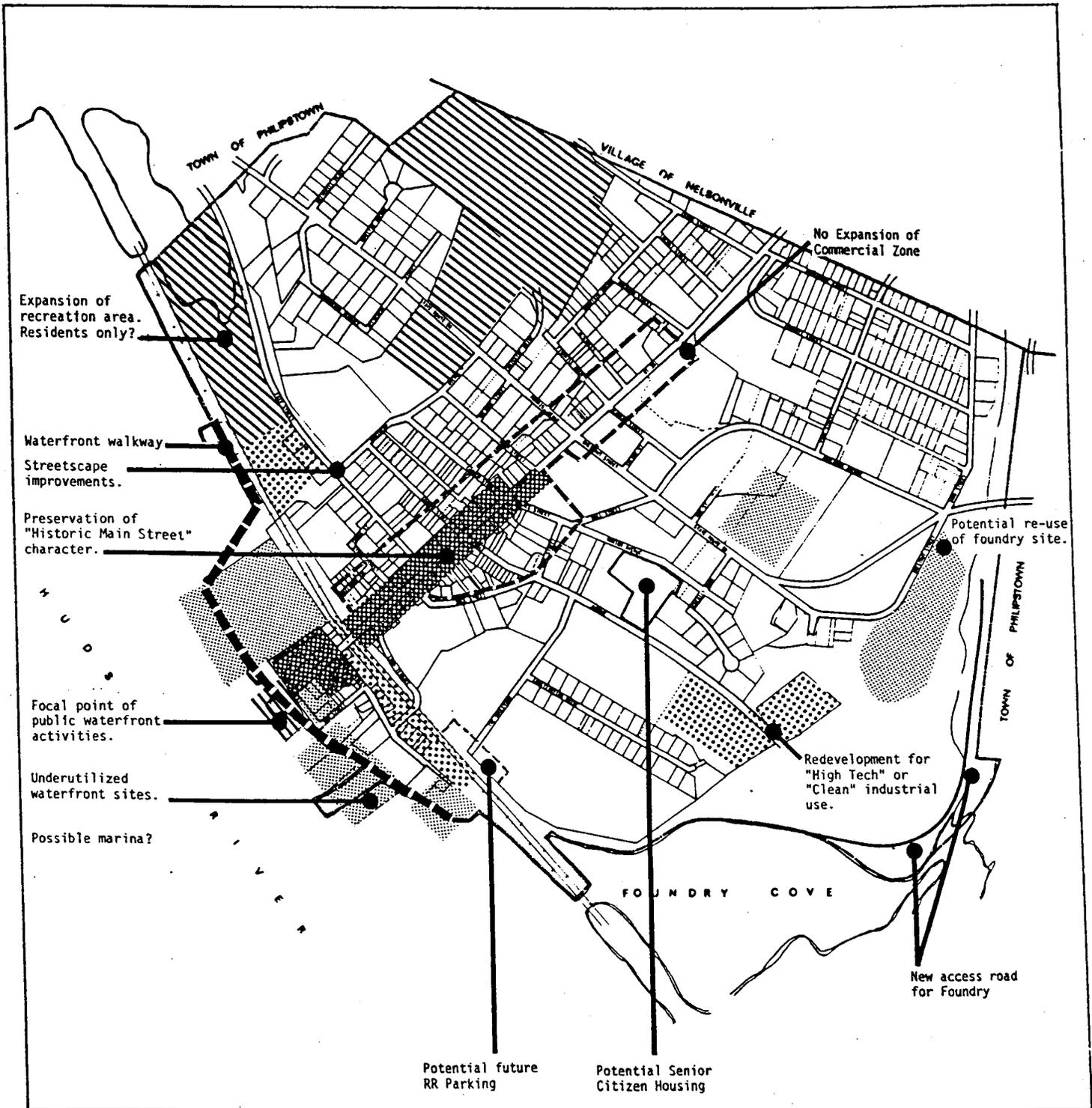
This sanctuary is under consideration for designation as a significant Fish and Wildlife habitat under the Coastal Management Program.

Policy 8            Protect fish and wildlife resources in the coastal area from the introduction of hazardous waters and other pollutants which bio-accumulate in the food chain or which cause significant sublethal or lethal effect on those resources.

Explanation of Policy:

Hazardous wastess are unwanted by-products of manufacturing processes and are generally characterized as being flammable, corrosive, reactive, or toxic. More specifically, waste is defined in Environmental Conservation Law [S27-09091(3)] as "waste or combination of wastes which because of its quantity, concentration, or physical, chemical or infectious characteristics may: (1) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitation reversible illness; or (2) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported or otherwise managed." A list of hazardous wastes (NYCRR Part 366) will be adopted by DEC within 6 months after EPA formally adopts its list.

# 17 Planning Issues



**VILLAGE OF COLD SPRING, N.Y.**  
 Master Plan / LWRP

-  Commercial "Main Street"
-  Publicly Owned Property
-  Likely Development Sites
-  Areas For Improvements

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The handling (storage, transport, treatment and disposal) of the materials included on this list is being strictly regulated in New York State to prevent their entry or introduction into the environment, particularly into the State's air, land and waters. Such controls should effectively minimize possible contamination of an bio-accumulation in the State's coastal fish and wildlife resources at levels that cause mortality or create physiological and behavioral disorders.

Other pollutants are those conventional wastes, generated from point and non-point sources, and not identified as hazardous wastes but controlled through other States laws.

In Cold Spring all efforts should be made to expedite the cleanup of the cadmium waste sites by those agencies responsible for those activities, including the Department of Environmental Conservation, the Environmental Protection Agency and the Army Corps of Engineers (see Appendix D for summary of the Superfund study, 1985. Reference to any and all future studies and results is to be made.

**Policy 9** Expand recreational use of fish and wildlife resources in coastal areas by increasing access to existing resources, supplementing existing stocks, and developing new resources. Such efforts shall be made in a manner which ensures the protection of renewable fish and wildlife resources and considers other activities dependent on them.

**Explanation of Policy:** Recreational uses of coastal fish and wildlife resources in Cold Spring include fishing, crabbing, bird-watching and observing and photographing nature, but exclude hunting. In Cold Spring, there are several ways to encourage non-consumptive, recreational activities related to enjoyment of fish and wildlife resources:

- o Primary priority is expansion of public access to waterfront recreation sites (e.g. nature walkways, scenic lookouts)
- o Coordination in planning and programming with the established wildlife sanctuaries in and around Cold Spring
- o Improvement of the public park and pier and waterfront amenities, including facilities to support multiple types of compatible recreational activities
- o No development is to be permitted which will be disruptive or will endanger identified resources
- o Improvement of the quality of the water and sediment riverbeds is a major consideration since there is presently a health advisory against consuming too many crabs from local waters

Policy 10 Further develop commercial finfish, shellfish and crustacean resources in the coastal area by: (i) encouraging the construction of new, or improvement of existing on-shore commercial fishing facilities; (ii) increasing marketing of the State's seafood products; and (iii) maintaining adequate stocks and expanding aquaculture facilities. Such efforts shall be in a manner which ensures the protection of such renewable fish resources and considers other activities dependent on them.

Explanation of Policy:

Cold Spring does not have an established commercial fishing industry at this time. However, the Village would be amenable to the development of one. Identified pollution of the waterfront by cadmium wastes (as explained in Policies 8 and 9) limit the possibility of this use for the foreseeable future.

Flooding and Erosion Hazards Policies

Policy 11 Buildings and other structures will be sited in the coastal area so as to minimize damage to property and the endangering of human lives caused by flooding and erosion.

Explanation of Policy:

Local, state and federal laws regulate the siting of buildings in erosion hazard areas, coastal high hazard areas and floodways. These regulations are generally adequate to implement this policy. (Cold Spring has adopted the New York State Flood Plain Law for building.)

Erosion of the natural coastline is a concern in Cold Spring. Some man-made features such as seawalls and the Waterfront Park beach may need replacement periodically because of erosion damage.

Property uses which do not conform to zoning regulation may only be minimally enlarged and/or replaced and therefore flood or erosion damaged non-conforming uses would not be allowed to be rebuilt.

Policy 12     Activities or development in the coastal area will be undertaken as to minimize damage to natural resources and property from including beaches, dunes, barrier islands and bluffs. Primary dunes will be protected from all encroachments that could impair their natural protective capacity.

Explanation of Policy:

Natural protective features such as wetlands, trees, rocky shorelines, beaches help safeguard coastal lands and property from damage as well as reduce danger to human life resulting from flooding and erosion. Excavation of coastal features, improperly designed structures, inadequate site planning or other similar actions which fail to recognize their fragile nature and high protective values, lead to the weakening or destruction of those landforms. Activities or development in, or proximity to, natural protective features must ensure that all such adverse effects are minimized.

Policy 13     The construction or reconstruction of erosion protection structures shall be undertaken only if they have a reasonable probability of controlling erosion for at least thirty years as demonstrated in design and construction standards and/or assured maintenance or replacement programs.

Explanation of Policy:

The design and construction of erosion control structures, in particular the seawalls along the waterfront in Cold Spring, will be carefully reviewed by municipal authorities to ensure conformance with demonstrated technology to prevent erosion for the thirty year period or provide an appropriate replacement/maintenance program. Furthermore designs for erosion protection projects will be reviewed to ensure compatibility with existing and planned features of the surrounding area.

Removal of waste concrete and debris (used for break water/seawalls) is to be encouraged. To be replaced with suitable material in conformance with standards described in this policy.

Policy 14 Activities and development including the construction or reconstruction of erosion protection structures, shall be undertaken so that there will be no measurable increase in erosion or flooding at the site of such activities or development, or at other locations.

Explanation of Policy:

Erosion and flooding are processes which occur naturally. However, by his actions, man can increase the severity and adverse effects of those processes, causing damage to, or loss of property, and endangering human lives. Those actions include: the use of erosion protection structures such as groins, or the use of impermeable docks which block the littoral transport of sediment to adjacent shorelands, thus increasing their rate of recession; the failure to observe proper drainage or land restoration practices, thereby causing run-off and the erosion and weakening of shorelands; and the placing of structures in identified floodways so that the base flood level is increased causing damage in otherwise hazard-free areas.

Particular attention will be paid by local planning and building authorities to the potential for increased erosion or flooding along the waterfront in Cold Spring due to any development activities proposed for that area.

Policy 15 Mining, excavation or dredging in coastal waters shall not significantly interfere with the natural coastal processes which supply beach materials to land adjacent to such waters and shall be undertaken in a manner which will not cause an increase in erosion of such land.

Explanation of Policy:

At present, and for the foreseeable future, no major dredging of the river along the Cold Spring shoreline will be allowed because of the cadmium contamination of the sediment.

Dredging which may eventually take place should not be disruptive of existing conditions.

All dredged spoils materials must be disposed of properly, in compliance with guidelines of the involved regulatory agencies.

Policy 16 Public funds shall only be used for erosion protective structures where necessary to protect human life, and new development which requires a location within or adjacent to an erosion hazard area to be able to function, or existing development; and only where the public benefits outweigh the long term monetary and other costs including the potential for increasing erosion and adverse effects on natural protective features.

Explanation of Policy:

At present, Cold Spring may not require any major erosion protective structures beyond what exists. However, the seawalls which do exist need repair and replacement periodically.

Public funds are used for a variety of purposes on the State's shorelines. This policy recognizes the public need for the protection of human life and existing investment in development or new development which requires a location in proximity to the coastal area or in adjacent waters to be able to function. However, it also recognizes the adverse impacts of such activities and development on the rate of erosion and on natural protective features and requires that careful analysis be made of such benefits and long-term costs prior to expending public funds.

Policy 17 Whenever possible, use non-structural measures to minimize damage to natural resources and property from flooding and erosion. Such measures shall include: (i) the set back of buildings and structures; (ii) the planting of vegetation and the installation of sand fencing and draining; (iii) the reshaping of bluffs; and (iv) the flood-proofing of buildings or their elevation above the base flood level.

Explanation of Policy:

This policy recognizes both the potential adverse impacts of coastal and riverine flooding and erosion on development and natural protective features which may occur in the coastal area as well as the costs of protection against those hazards which structural measures entail.

Nonstructural measures include the use of minimum setbacks, the avoidance of risk of damage by siting of buildings outside high hazard areas, and the floodproofing of buildings or their elevation above the base flood level. It also applies to the planning, siting and design of development, including measures to protect existing measures to minimize damage to natural resources and property from flooding and erosion from riverine flooding.

The Village of Cold Spring has established a standard of "zero increase" in peak rates of stormwater discharge. This policy means that building projects and other development shall not result in increased peak rates of stormwater discharge beyond predevelopment levels.

#### GENERAL POLICY

Policy 18 To safeguard the vital economic, social and environmental interests of the State and of its citizens, proposed major actions in the coastal area must give full consideration to those interests, and to the safeguards which the State has established to protect valuable coastal resource areas.

#### Explanation of Policy:

Proposed major actions may be undertaken in the coastal area if they will not significantly impair valuable coastal waters and resources, thus frustrating the achievement of the purposes of the safeguards which the State has established to protect those waters and resources. Proposed actions must take into account the social, economic and environmental interests of the State and its citizens in such matters that would affect natural resources, water levels and flows, shoreline damage, hydro-electric power generation, and recreation.

#### Public Access Policies

Policy 19 Protect, maintain, and increase the level and types of access to public water-related recreation resources and facilities so that these resources and facilities may be fully utilized in accordance with reasonably anticipated public recreation needs and the protection of historic and natural resources. In providing such access, priority shall be given to public beaches, boating facilities, fishing areas and waterfront parks.

#### Explanation of Policy:

This policy calls for achieving a balance among the following factors: the level of access to a resource or facility, the capacity of a resource or facility and the protection of natural resources. In Cold Spring, Village facilities as well as other water-dependent and water-enhanced uses will, as much as is possible, encourage, protect, maintain and increase opportunities for public access to the waterfront. The Coastal Management Program will also encourage mixed uses and multiple use of facilities to increase access.

Specific sites requiring access improvements and the relative priority of access within each project will be identified by the appropriate reviewing authorities.

The following guidelines will be used in determining the consistency of a proposed action with the policy:

1. The existing access from adjacent or proximate public lands or facilities to public water-related recreation resources and facilities shall not be reduced, nor shall the possibility of increasing access in the future from adjacent or proximate public lands or facilities to public water-related recreation resources and facilities be eliminated, unless in the latter case, estimates of future use of these resources and facilities are too low to justify maintaining or providing increased public access or unless such actions are found to be necessary or beneficial by the public body having jurisdiction over such access.

The following is an explanation of the terms used in the above guidelines:

- a. Access - the ability and right of the public to reach and use public coastal lands and waters.
- b. Public water-related recreation resources or facilities - all public lands or facilities that are suitable for passive or active recreation that requires either water or a waterfront location or is enhanced by a waterfront location.
- c. Public lands or facilities - lands or facilities held by State or local government in fee simple or less-than-fee simple ownership and to which the public has access or could have access, including underwater lands and the foreshore.
- d. A reduction in the existing level of public access - includes but is not limited to the following:
  - (1) The number of parking spaces at a public water-related recreation resource or facility is significantly reduced.
  - (2) The service level of public transportation to a public water-related related recreation resource or facility is significantly reduced during peak season use and such reduction cannot be reasonably justified in terms of meeting systemwide objectives.

(3) Pedestrian access is diminished or eliminated because of hazardous crossings required at new or altered transportation facilities, electric power transmission lines, or similar linear facilities.

(4) There are substantial increases in the following: already existing special fares (not including regular fares in any instance) of public transportation to a public water-related recreation resource or facility, except where the public body having jurisdiction over such fares determines that such substantial fare increases are necessary; and/or admission fees to such a resource or facility, and an analysis shows that such increases will significantly reduce usage by individuals or families and incomes below the State government established poverty level.

e. An elimination of the possibility of increasing public access in future includes, but is not limited to the following:

(1) Construction of public facilities which physically prevent the provision, except at great expense, of convenient public access to public water-related recreation resources and facilities.

(2) Sale, lease, or other transfer of public lands that could provide public access to a public water-related recreation resource or facility.

(3) Construction of private facilities which physically prevent the provision of convenient public access to public water-related recreation resources or facilities from public lands and facilities.

2. Any proposed project to increase public access to public water-related recreation resources and facilities shall be analyzed according to the following factors:

a. The level of access to be provided should be in accord with estimated public use. If not, the proposed level of access to be provided shall be deemed inconsistent with the policy.

b. The level of access to be provided shall not cause a degree of use which would exceed the physical capability of the resource or facility. If this were determined to be the case, the proposed level of access to be provided shall be deemed inconsistent with the policy.

3. The State will not undertake or fund any project which increases access to a water-related resource or facility that is not open to all members of the public.

4. In their plans and programs for increasing public access to public water-related resources and facilities, State agencies shall give priority in the following order to projects located: within the boundaries of the Federal-Aid Metropolitan Urban Area and served by public transportation; within the boundaries of the Federal-Aid Metropolitan Urban Area but not served by public transportation; outside the defined Urban Area boundary and served by public transportation; and the defined Urban Area boundary but not served by public transportation.

Policy 20 Access to the publicly-owned foreshore and to lands immediately adjacent to the foreshore or the water's edge that are publicly owned shall be provided, and it should be provided in a manner compatible with adjoining uses. Such lands shall be retained in public ownership.

Explanation of Policy:

In coastal areas where there are little or no recreation facilities providing specific water-related recreational activities, access to the publicly-owned lands of the coast at large should be provided for numerous activities and pursuits which require only minimal facilities for their enjoyment. Such access would provide for walking along a waterfront or to a vantage point from which to view the seashore. Similar activities requiring access would include bicycling, birdwatching, photography, nature study, beachcombing, and fishing.

For those activities, there are several methods of providing access which will receive priority attention of the Coastal Management Program. These include: the development of a coastal trails system; the provision of access across transportation facilities to the coast; the improvement of access to waterfronts in developed areas; and the promotion of mixed and multi-use development.

The following guideline will be used in determining the consistency of a proposed action with this policy:

1. Existing access from adjacent or proximate public lands or facilities to existing public coastal lands and/or waters shall not be reduced, nor shall the possibility of increasing access in the future from adjacent or nearby public lands or facilities to public coastal lands and/or waters be eliminated, unless such actions are demonstrated to be of overriding regional or statewide public benefit, or in the latter case, estimates of future use of these lands and waters are too low to justify maintaining or providing increased access.

The following is an explanation of the terms used in the above guideline:

- a. (See definitions under first policy of "access", and "public lands or facilities").
  - b. A reduction in the existing level of public access - includes but is not limited to the following:
    - (1) Pedestrian access is diminished or eliminated because of hazardous crossings required at new or altered transportation facilities, electric power transmission lines, or similar linear facilities.
    - (2) Pedestrian access is diminished or blocked completely by public or private development.
  - c. An elimination of the possibility of increasing public access in the future - includes, but is not limited to, the following:
    - (1) Construction of public facilities which physically prevent the provision, except at great expense, of convenient public access to public water-related recreation resources and facilities.
    - (2) Sale, lease, or other conveyance of public lands that could provide public access to public coastal lands and /or waters. (Excepting renewal of lease with the semi-private Cold Spring Boat Club. An arrangement that was pre-existing.)
    - (3) Construction of private facilities which physically prevent the provision of convenient public access to public coastal lands and/or waters from public lands and facilities.
2. The existing level of public access within public coastal lands or waters shall not be reduced or eliminated.
- a. A reduction in the existing level of public access - includes but is not limited to the following:
    - (1) Access is reduced or eliminated because of hazardous crossings required at new or altered transportation facilities, electric power transmission lines, or similar linear facilities.
    - (2) Access is reduced or blocked completely by any public developments.

3. Public access from the nearest public roadway to the shoreline and along the coast shall be provided by new land use or development, except where (a) it is inconsistent with public safety, military security, or the protection of identified fragile coastal resources. (b) adequate access exists within one-half mile. Such access shall not be required to be open to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the access way.
4. The State will not undertake or fund any project which increases access to a water-related resource or facility that is not open to all members of the public.
5. In their plans and programs for increasing public access, State agencies shall give priority in the following order to projects located: within the boundaries of the Federal-Aid Metropolitan Urban Area and served by public transportation; within the boundaries of the Federal-Aid Metropolitan Urban Areas but not served by public transportation; outside the defined Urban Area boundary but not served by public transportations.
6. Proposals for increased public access to coastal lands and waters shall be analyzed according to the following factors:
  - a. The level of access to be provided should be in accord with estimated public use. If not, the proposed level of access to be provided shall be deemed inconsistent with the policy.
  - b. The level of access to be provided shall not cause a degree of use which would exceed the physical capability of the resource coastal lands. If this were determined to be the case, the proposed level of access to be provided shall be deemed inconsistent with this policy.

In Cold Spring the best possibilities for increasing public access to the waterfront have been identified as the following:

- o Repair and improvements to the existing Cold Spring Waterfront Park and Dock to allow full utilization of this major publicly accessible facility. Public amenities such as restrooms are to be considered in these plans as are special facilities for the handicapped.
- o Establishment of public access easements along the river's edge.

- o Development of safer, easier measures to cross the railroad line which separates the riverfront from the rest of the Village.

Water-related recreation includes such obviously water-dependent activities as boating, swimming and fishing as well as certain activities which are enhanced by a coastal location and increase the general public's access to the coast such as pedestrian and bicycle trails, picnic areas, scenic overlooks and passive recreation areas that take advantage of coastal scenery.

Provided the development of water-related recreation is consistent with the preservation and enhancement of such important coastal resources as fish and wildlife habitats, aesthetically significant areas, historic and cultural resources, agriculture and significant mineral and fossil deposits, and provided demand exists, water-related recreation development is to be increased and such uses shall have a higher priority over water-enhanced recreation uses. Determining a priority among coastal dependent uses will require a case by case analysis.

Among priority areas for increased water-related recreation opportunities are those areas where access to the recreation opportunities of the coast can be provided by new or existing public transportation services and those areas where the use of the shore is severely restricted by highways, railroads, industry or the other forms of existing intensive land use or development. The Department of State, working with the Office of Parks, Recreation and Historic Preservation and with local governments will identify communities whose use of the shore has been so restricted and those sites shoreward of such developments which are suitable for recreation and can be made accessible. Priority shall be given to recreational development of such lands.

In Cold Spring, the railroad line parallels the riverfront and is a significant physical barrier which may discourage access to one of the region's major waterfront parks. However rail transportation to the Village also significantly increases public access to Cold Spring's waterfront because many tourists to the Village come by train. Coordination with railroad officials in designing and maintaining safe and compatible local facilities is a Village priority for improving public access to the waterfront.

The Village will continue to reserve the right to restrict the use of the ballfields at Mayor's Park to local residents.

## Recreation Policies

**Policy 21** Water dependent and water enhanced recreation will be encouraged and facilitated, and will be given priority over non-water related uses along the coast, provided it is consistent with the preservation and enhancement of other coastal resources and takes into account demand for such facilities. In facilitating such activities, priority shall be given to areas where access to the recreation opportunities of the coast can be provided by new or existing public transportation services and to those areas where the use of the shore is severely restricted by existing development.

### Explanation of Policy:

Water-related recreation includes such obviously water-dependent activities as boating, swimming and fishing as well as certain activities which are enhanced by a coastal location and increase the general public's access to the coast such as pedestrian and bicycle trails, picnic areas and facilities for passive recreation that take advantage of coastal scenery.

Provided the development of water-related recreation is consistent with the preservation and enhancement of such important coastal resources as fish and wildlife habitats, aesthetically significant areas, historic and cultural resources--and provided demand exists--water-related recreation development is to be increased and such uses shall have a higher priority than any non-coastal dependent uses, including non-water-related recreation uses. In addition, water-dependent recreation uses shall have a higher priority over water enhanced recreation uses. Determining a priority among coastal dependent uses will require a case by case analysis.

Cold Spring is in a unique position to encourage recreational use of its waterfront because it is accessible by car, rail and foot. Any further highway or major rail development would restrict use of the waterfront park and detract from its recreational suitability. In the future, should the railroad electrify service through Cold Spring, attention should be given to pedestrian crossing safety. An above grade crossing would be a safety asset and make the waterfront more accessible to recreational strollers. Consistent with this, long range plans include Village development of a pedestrian walkway along the shore and into the Foundry Cove area. A pedestrian bridge over the railroad tracks is essential for implementation of the Cove walkway.

The siting or design of new public development in a manner which would result in a barrier to the recreational use of a major portion of Cold Spring's shore should be avoided.

Among the types of water-dependent recreation--provision of adequate boating services to meet future demand is to be encouraged by this Program. The siting of boating facilities must be consistent with preservation and enhancement of other coastal resources and with their capacity to accommodate demand. The provision of new public boating facilities is essential in meeting this demand, but such public actions should avoid competition with private boating development. Boating facilities will, as appropriate, include parking, park-like surroundings, toilet facilities, fueling stations and pumpout facilities.

The property north of the municipal dock and waterfront park, now known as The Dockside Harbor Restaurant property, has the greatest potential for future use as a marina. However, any public or private project must give careful consideration to breakwater construction (including aesthetics) and dredging needs.

Although Cold Spring has a small beach area to the south of the municipal dock, swimming is not encouraged due to the cadmium contamination in the riverbed around the dock. It is hoped that cleanup efforts by State and Federal agencies will return swimming to the Cold Spring list of recreational activities in the future. Siting of a swimming pool would enhance recreational use of the dockside property.

Policy 22 Development, when located adjacent to the shore, will provide for water-related recreation, as a multiple use, whenever such recreational use is appropriate in light of reasonable anticipated demand for such activities and the primary purpose of the development.

Explanation of Policy:

Many developments present practical opportunities for providing recreation facilities as an additional use of the site or facility. Therefore, whenever developments are located near the shore they should to the fullest extent permitted by existing law provide for some form of water-related recreation use unless there are compelling reasons why any form of such recreation would not be compatible with the development, or a reasonable demand for public use cannot be foreseen.

Properties known as "Dockside," "the old lumber yard" and the former coal yard and dock are critical areas for review under this policy.

The types of development which can generally provide water-related recreation as a multiple use include but are not limited to:

- parks
- low density residential subdivisions in environmentally sensitive areas.
- artists studios
- boatels
- marinas
- hotels
- playing fields
- health facilities
- educational facilities
- nature preserves \*
- shopping centers, small crafts and antiques malls
- office buildings, particularly for office space for river-oriented organizations

Prior to taking action relative to any development, State agencies should consult with the State Office of Parks, Recreation, and Historic Preservation, and with the Village of Cold Spring (when a L.W.R. program has been approved) to determine the appropriate recreation uses. The agency should provide OPRHP and Cold Spring with the opportunity to participate in project planning.

Appropriate recreation uses which do not require any substantial additional construction shall be provided at the expense of the project sponsor provided the cost does not exceed 2% of the project cost.

In determining whether compelling reasons exist which would make recreation inadvisable as a multiple use, safety considerations should reflect a recognition that some risk is acceptable in the use of recreational facilities.

Whenever a proposed development would be consistent with OMP policies and the development could, through the provision of recreation and other multiple uses, significantly increase public use of the shore, then such development should be encouraged to locate adjacent to the shore.

- \* The types of recreation uses likely to be compatible with these facilities are limited to the more passive forms, such as trails or fishing access. In some cases, land areas not directly or immediately needed by the facility could be used for recreation and picnic areas.

#### HISTORIC AND SCENIC RESOURCES POLICIES

Policy 23 Protect, enhance and restore structures, districts areas or sites that are of significance in the history, architecture, archeology or culture of the State, its communities, or the Nation.

##### Explanation of Policy:

Among the most valuable of man-made resources are those structures or areas which are of historic, archeological, or cultural significance. The protection of these structures must involve a recognition of their importance by all agencies and the ability to identify and describe them. Protection must include concern not just with specific sites but with areas of significance, and with the area around specific sites. The policy is not to be construed as a passive mandate but must include effective efforts when appropriate to restore or revitalize through adoptive re-use. While the program is concerned with the preservation of all such resources within the coastal boundary, it will actively promote the preservation of historic and cultural resources which have a coastal relationship.

The structures, districts, area or sites that are of significance in the history, architecture, archeology or culture of the State, its communities, or the Nation comprise the following resources:

1. A resource which is in a Federal or State park established, among other reasons, to protect and preserve the resource.

2. A resource on, nominated to be on, or determined eligible to be on the National or State Register of Historic Places.
3. A resource on or nominated to be on, or determined eligible to be on the State Nature and Historic Preserve Trust.
4. An archeological resource which is on the State Department of Education's inventory of archeological sites.
5. A local landmark, park, or locally designated historic district that is located within the boundary or an approved local waterfront revitalization program.
6. A resource that is a significant component of an Urban Cultural Park.

In Cold Spring, a considerable portion of the Village is included within the boundaries of two historic districts: The Cold Spring Historic District, and the West Point Foundry Historic District, both listed on the National Register of Historic Places. (See Map 13 for the historic district boundaries and Appendix A for the inventory list of contributing elements to the historic districts.) The Historic Preservation Board functions as local architectural review authority on projects within these districts.

All means to protect structures, districts, areas or sites that are of significance in the history, architecture, archeology or culture of the Village, shall be deemed to include the consideration and adoption of any techniques, measures, or controls to prevent a significant adverse change to such significant structures, districts, areas or sites. A significant adverse change includes but is not limited to :

1. Alteration of or additions to one or more of the architectural, structural, ornamental or functional features of a building, structure, or site that is a recognized historic, cultural, or archeological resource, or historically significant interior features including type, color and texture of building materials; entry ways and doors fenestration; lighting fixtures; roofing, sculpture and carving; steps; rails; fencing; windows; vents and other openings; grillwork; signs; canopies; and other appurtenant fixtures and in addition, all buildings, structures, outbuildings, walks, fences, steps, topographical features, earthworks, paving and signs located on the designated resource property. (To the extent they are relevant, the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" shall be adhered to.)

2. Demolition or removal in full or part of a building, structure or earthworks that is a recognized historic, cultural, or archaeological resource or component thereof, to include all those features described in (a) above plus any other appurtenant fixture associated with a building structure or earthwork.
3. All proposed actions within 500 feet of the perimeter of the property boundary of the historic, architectural, cultural, or archaeological resource and all actions within an historic district that would be incompatible with the objective or preserving the quality and integrity of the resource. Primary considerations to be used in making judgement about compatibility should focus on the visual and locational relationship between the proposed resource. Compatibility between the proposed action and the resource means that the general appearance of the resource should be reflected in the architectural style, design material, scale, proportion, composition, mass, line, color, texture, detail, setback, landscaping and related items of the proposed actions. With historic districts this would include infrastructure improvements of changes, such as, street and sidewalk paving, street furniture and lighting.

This policy shall not be construed to prevent the construction reconstruction, alteration, or demolition of any building, structure, earthwork, or component thereof of a recognized historic, cultural or archeological resource which has been officailly certified as being imminently dangerous to life or public health. Nor shall the policy be construed to prevent the ordinary maintenance, repair, or proper restoration according to the U.S. Department of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings of any buildings, structure, site or earthwork, or component thereof of a recognized historic, cultural or archeological resource which does not involve a significant adverse change to the resource, as defined above.

It is, however, the intent of the Village to protect the Foundry Ruins as an important archaeological site.

Policy 24      Prevent impairment of scenic resources of statewide significance, as identified on the coastal area map.

Impairment shall include:

(1) the irreversible modification of geologic forms, the destruction or removal of vegetation, the destruction, or removal of structures, whenever the geologic forms, vegetation or structures are significant to the scenic quality of an identified resource; and

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The following siting and facility-related guidelines are to be used to achieve this policy, recognizing that each development situation is unique and that the guidelines will have to be applied accordingly. Guidelines include:

- o Siting structures and other development such as highways, power lines, and signs, back from shorelines or in other inconspicuous locations to maintain the attractive quality of the shoreline and to retain views to and from the shore (An example of careful siting consideration is the placement of a flagpole on the Cold Spring dock. Viewed from any point on Main Street, the flag appears centered over the bandstand. Future restoration of the dock and bandstand should be sensitive to this.)
- o Clustering or orienting structures to retain views, save open space and provide visual organization to a development
- o Incorporating sound, existing structures (especially historic buildings) into the overall development scheme--(and preserving the sculptural beauty of elements such as the Foundry Ruins.)
- o Removing deteriorated and/or degrading elements
- o Maintaining or restoring the original land form, except when changes screen unattractive elements and/or add appropriate interest
- o Maintaining or adding vegetation to provide interest, encourage the presence of wildlife, blend structures into the site, and obscure unattractive elements, except when selective clearing removes unsightly, diseased or hazardous vegetation and when selective clearing creates views of coastal waters.
- o Using appropriate materials, in addition to vegetation to screen unattractive elements
- o Using appropriate scales, forms and materials to ensure that buildings and other structures are compatible with and add interest to the landscape

Certain highways and vistas within Cold Spring and the surrounding area are under consideration for scenic preservation programs. Route 9D has been designated a scenic road from the Bear Mountain Bridge north to the southern border of the Village of Cold Spring. Route 9D through Cold Spring and Main Street, Route 301 have been nominated for future designation.

The Village has also noted to adopt scenic vista legislation, under the state's Environmental Conservation Law 49-0103.

The Village numbers the views up, down and across the river among its most valuable resources. This is motivation for building the scenic walkway at the river edge.

Policy 25 Protect, restore or enhance natural and man-made resources which are not identified as being of statewide significance, but which contribute to the overall scenic quality of the coastal area.

Explanation of Policy:

When considering a proposed action, which would not affect a scenic resource of statewide significance, agencies shall undertake to ensure that the action would be undertaken so as to protect, restore or enhance the overall scenic quality of the coastal area.

Activities which could impair or further degrade scenic quality are the same as those cited under the previous policy, i.e., modification of natural landforms, removal of vegetation, etc. However, the effects of these activities would not be considered as serious for the general coastal area as for significant scenic areas.

The siting and design guidelines listed under the previous policy should be considered for proposed actions in the general coastal area. More emphasis may need to be placed on removal of existing elements, especially those which degrade, and on addition of new elements or other changes which enhance. Removal of vegetation at key points to improve visual access to coastal waters is one such change which might be expected to enhance scenic quality.

St. Mary's Chapel, Hudson House Inn and Bandstand are three examples of man-made resources that contribute to the scenic quality of Cold Spring.

Policy 26 To conserve and protect agricultural lands in the State's coastal area, an action shall not result in a loss, nor impair the productivity, of important agricultural lands, as identified on the coastal area map, if that loss or impairment would adversely affect the viability of agriculture in an agricultural district or if there is no agricultural district, in the area surrounding such lands.

Explanation of Policy:

There are no agricultural lands in the Village of Cold Spring and therefore this policy is not applicable

## ENERGY AND ICE MANAGEMENT POLICIES

- Policy 27 Decisions on the siting and construction of major energy facilities in the coastal area will be based on public energy needs, compatibility of such facilities with the environment, and the facility's need for a shorefront location.

Explanation of Policy: Not applicable.

There are no major energy facilities planned for the Village of Cold Spring, therefore this policy is not applicable. Development of such facilities would be inconsistent with the Village's Master Plan.

- Policy 28 Ice management practices shall not damage significant fish and wildlife and their habitats, increase shoreline erosion or flooding, or interfere with the production of hydroelectric power.

Explanation of Policy:

Cold Spring does not undertake local ice management practices. However the local waterfront is directly impacted by federal and state ice management programs on the Hudson, over which this policy has applications.

- Policy 29 Encourage the development of energy resources on the Outer Continental Shelf, in Lake Erie and in other water bodies, and ensure the environmental safety of such activities.

Explanation of Policy: Not applicable.

The Village of Cold Spring has no position on this policy and it does not relate to the LWRP.

## WATER AND AIR RESOURCES POLICIES

- Policy 30 Municipal, industrial, and commercial discharge of pollutants, including but not limited to, toxic and hazardous substances, into coastal water will conform to State and National water quality standards.

Explanation of Policy:

Municipal, industrial and commercial discharges include not only "end-of-the pipe" discharges into surface and groundwater but also plant site runoff, leaching, spillages, sludge and waste disposal, and drainage from raw material storage sites. Also, the regulated industrial discharges and both those which directly empty into receiving coastal waters and those which pass through municipal treatment systems before reaching waterways.

Discharges from the Cold Spring waste water treatment plant are monitored closely. The Village is engaged in a Federally assisted program (CDBG-HUM) to improve its sewerage system and thereby prevent "wash outs" at the plant that could result in nonconforming discharges.

Future expansion of the sewer system (i.e. adding Nelsonville to the service) must be undertaken only if and when the Cold Spring plant facilities can adequately handle the increased gallonage.

Policy 31 State coastal area policies and purposes of approved Local Waterfront Revitalization Programs will be considered while reviewing coastal water classification and while modifying water quality standards; however, those waters already overburdened with contaminants will be recognized as being a development constraint.

Explanation of Policy:

Pursuant to the Federal Clean Water Act of 1977 (PL 95-217) the State has classified its coastal and other waters in accordance with consideration of best usage in the interest of the public and has adopted water quality standards for each class of waters. These classifications and standards are reviewable at least every three years for possible revision or amendment. Local Waterfront Revitalization Programs and State coastal management policies shall be factored into the review process for coastal waters. However, such consideration shall not affect any water pollution control requirement establishment by the State pursuant to the Federal Clean Water Act.

The State has identified certain stream segments as being either "water quality limiting" or "effluent limiting". Waters not meeting State standards and which would not be expected to meet these standards even after applying "best

practicable treatment" to effluent discharges are classified as "water quality limiting." Those segments meeting standards or those expected to meet them after application of "best practicable treatment" are classified as "effluent limiting," and all new waste discharges must receive "best practicable treatment." However, along stream segments classified as "water quality limiting," waste treatment beyond "best practicable treatment" would be required, and costs of applying such additional treatment may be prohibitive for new development.

Contaminants in the Foundry Cove and in the Hudson River near the municipal dock are perceived as development constraints. New discharges into Foundry Brook are to be discouraged or prohibited.

The County and Village agencies will review distancing of septic tanks from Village reservoirs should acreage surrounding them be developed.

Policy 32 Encourage the use of alternative or innovative sanitary waste systems in small communities where the costs of conventional facilities are unreasonably high, given the size of the existing tax base of these communities.

Explanation of Policy:

The Village of Cold Spring is served with a centralized collection system and a wastewater treatment plant. Individual septic systems and other subsurface disposal systems are not permitted. However, the Village recognizes that technological advances may make some alternatives desirable in the future--particularly for institutional uses such as self-contained treatment facilities in hospitals, nursing homes or schools.

Policy 33 Best management practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.

Explanation of Policy:

Best management practices include both structural and non-structural methods of preventing or mitigating pollution caused by the discharge of stormwater runoff and combined sewer overflows. At present, structural approaches to controlling stormwater runoff (e.g., construction of retention basins) and combined sewer overflows (e.g., replacement of

combined system with separate sanitary and stormwater collection systems) are not economically feasible. Proposed amendments to the Clean Water Act, however, will authorize funding to address combined sewer for such projects becomes available, non-structural approaches (e.g., improved street cleaning, reduced use of road salt) will be encouraged.

The Village highway crew is charged with the responsibility of cleaning roadways and maintaining catch basins. This has proven sufficient to control direct stormwater runoff.

Infiltration and inflow surveys of the Village are updated periodically. Measures are being taken to seal sewer pipes to avoid sewer plant overflows due to groundwater infiltration.

Policy 34 Discharge of waste materials into coastal waters from vessels will be limited so as to protect significant fish and wildlife habitats, recreational areas and water supply areas.

Explanation of Policy:

The discharge of sewage, garbage, rubbish, and other solid and liquid materials from watercraft and marinas into the State's waters is regulated. Priority will be given to the enforcement of this law in such areas as shellfish beds and other significant habitats, beaches, and public water supply intakes, which need protection from contamination by vessel waste. Also, specific effluent standards for marine toilets have been promulgated by the Department of Environmental Conservation (6 NYCRR, Part 657).

The Village shoreline is a gathering place for aquatic birds, especially swans. Boaters are asked to comply voluntarily with Village requests not to feed these birds bread and other table-scrap. In addition to be injurious to the birds' health, this material has been known to accumulate on the shore and attract rats.

Policy 35 Dredging and dredge spoil disposal in coastal waters will be undertaken in a manner that meets existing State dredging permit requirements, and protects significant fish and wildlife habitats, scenic resources, natural protective features, important agricultural lands, and wetlands.

Explanation of Policy:

Dredging often proves to be essential for waterfront revitalization and development, maintaining navigation channels at sufficient depths, pollutant removal and meeting other coastal management needs. Such dredging projects, however, may adversely affect water quality, fish and wildlife and wildlife habitats, wetlands and other important coastal resources. Often these adverse effects can be minimized through careful design and timing of the dredging operation and proper siting of the dredge spoil disposal site. Dredging permits will be granted if it has been satisfactorily demonstrated that these anticipated adverse effects have been reduced to levels which satisfy State dredging permit standards set forth in regulations developed pursuant to Environmental Conservation Law, (Articles 15, 24, 25, and 34), and are consistent with policies pertaining to the protection of coastal resources (State Coastal Management policies 7, 24, 15, 26, and 44).

At present, and for the immediate future, dredging around the Cold Spring municipal dock is prohibited by the Department of Environmental Conservation until appropriate measures are taken for the removal and proper disposal of cadmium-contaminated material in the river bed.

To protect and promote the "recreational habitat" for human beings along the Cold Spring waterfront, the Village supports State and Federal efforts to remove these contaminants by means of dredging.

Policy 36 Activities related to the shipment and storage of petroleum and other hazardous materials will be conducted in a manner that will prevent or at least minimize spills into coastal waters; all practicable efforts will be undertaken to expedite the cleanup of such discharges; and restitution for damages will be required when these spills occur.

Explanation of Policy:

See Policy 39 for definition of hazardous materials. Sites in Cold Spring where this policy has immediate application include an ore storage facility on the waterfront, a sewage treatment plant near the river front and two former industrial sites where waste materials are either known or suspected to have been dumped or buried.

the automobile junkyard located on Kemble Avenue is a possible source of pollutants via surface runoff. This land use will cease when the property changes hands.

Policy 37 Best management practices will be utilized to minimize the non-point discharge of excess nutrients, organics and eroded soils into coastal waters.

Explanation of Policy:

Although no problems of this nature have been identified in the Village of Cold Spring, best management practices to reduce these sources of pollution could include but are not limited to, encouraging organic gardening and pest management principles, soil erosion control practices, and surface drainage control techniques.

Policy 38 The quality and quantity of surface water and groundwater supplies, will be conserved and protected, particularly where such water constitute the primary or sole source of water supply.

Explanation of Policy:

Surface and groundwater are the principle sources of drinking water in Cold Spring and therefore must be protected and conserved.

The Village of Cold Spring, and the Town of Philipstown and County of Putnam will cooperate to insure that new housing and septic construction in the area surrounding the Cold Spring reservoirs will not compromise or jeopardize water quality. Site plans are subject to review and approval by the County Health Department.

Policy 39 The transport, storage, treatment and disposal of solid wastes, particularly hazardous wastes, within coastal areas will be conducted in such a manner so as to protect groundwater and surface water supplies, significant fish and wildlife habitats, recreation areas, important agricultural lands and scenic resources.

Explanation of Policy:

No storage or treatment of hazardous or solid waste is permitted within the Village. However, wastes of unidentified character

and amounts are suspected to have been buried or dumped at two former industrial sites in the Village: the Marathon Battery site and the Old Foundry site.

The definitions of terms "solid wastes" and "solid wastes management facilities" are taken from New York's Solid Waste Management Act (Environmental Conservation Law, Article 27). Solid wastes include sludges from air or water pollution control facilities, demolition and construction debris and industrial and commercial wastes.

Hazardous wastes are unwanted by-products of manufacturing processes generally characterized as being flammable, corrosive, reactive, or toxic. More specifically, waste is defined in Environmental Conservation Law (Section 27-0901 (3)) as "waste or combination of wastes which because of its quantity, concentration, or physical, chemical or infectious characteristics may: (1) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible illness; or (2) pose a substantial present or potential hazard to human health or the environment which improperly treated, stored, transported or otherwise managed."

Examples of solid waste management facilities include resource recovery facilities, sanitary landfills and solid waste reduction facilities. Although a fundamental problem associated with the disposal and treatment of solid wastes is the contamination of water resources, other related problems may include: filling of wetlands and littoral areas, atmospheric loading, and degradation of scenic resources.

Policy 40 Effluent discharged from major steam electric generating and industrial facilities into coastal waters will not be unduly injurious to fish and wildlife and shall conform to State water quality standards.

Explanation of Policy:

Since there are no proposed electrical stations in Cold Spring, and this plan eliminates heavy industry as an allowable land use within the Village, this policy is not applicable.

Policy 41 Land use or development in the coastal area will not cause National or State air quality standards to be violated.

Explanation of Policy:

There are no existing major industrial, energy, transportation or commercial facilities in Cold Spring's coastal area nor are any planned. This master plan/LWRP will eliminate the existing industrially-zoned land along the waterfront. Therefore, this policy does not apply.

Policy 42 Coastal Management policies will be considered if the State reclassifies land area pursuant to the prevention of significant deterioration regulations of the Federal Clean Air Act.

Explanation of Policy: Not applicable.

The policies of the State and local coastal management programs concerning proposed land and water uses and the protection and preservation of special management areas will be taken into account prior to any action to change prevention of significant deterioration land classifications in coastal regions or adjacent areas. In addition, the Department of State will provide the Department of Environmental Conservation with recommendations for proposed prevention of significant deterioration land classification designations based upon State and local coastal management programs.

This policy may not relate to Cold Spring's LWRP.

Policy 43 Land use or development in the coastal area must not cause the generation of significant amounts of the acid rain precursors: nitrates and sulfates.

Explanation of Policy: Not applicable.

This policy does not relate to Cold Spring's LWRP since the plan proposes to eliminate the existing industrial waterfront zones and there are no active industrial operations in the Village.

Policy 44 Preserve and protect tidal and freshwater wetlands and preserve the benefits derived from these areas.

Explanation of Policy:

Tidal wetlands include the following ecological zones: coastal fresh marsh; intertidal marsh; coastal shoals, bars and flats; littoral zone; high marsh or salt meadow; and formerly connected tidal wetlands. These tidal wetlands areas are officially delineated on the Department of Environmental Conservation's Tidal Wetlands Inventory Map.

Freshwater wetlands include marshes, swamps, bogs, and flats supporting aquatic and semi-aquatic vegetation and other wetlands so defined in the N.Y.S. Freshwater Wetlands Act and the N.Y.S. Protection of Waters Act.

The benefits derived from the preservation of tidal and freshwater wetlands include but are not limited to:

- habitat for wildlife and fish, including a substantial portion of the State's commercial fin and shellfish varieties; and contribution to associated aquatic food chains;
- erosion, flood and storm control;
- natural pollution treatment;
- groundwater protection;
- recreational opportunities
- educations and scientific opportunities; and
- aesthetic open space in many otherwise densely developed area.

The Village of Cold Spring will review development proposals for wetland areas under the local wetlands permit system administered by the Planning Board and intended to prohibit inappropriate development in identified wetland areas. (See also policy 35.)

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#### **4. Master Plan/Proposed Uses and Projects**

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#### 4.0 THE MASTER PLAN/LOCAL WATERFRONT REVITALIZATION PROGRAM PROPOSED USES AND PROJECTS

The Plan has been formulated based upon the goals and policies described in the prior sections. The Plan also attempts, wherever possible, to address existing land uses, existing zoning, development pressures, environmental constraints and to encourage use of special opportunities.

The elements of the Plan, illustrated on Map 17, are as follows:

- o Establishment of a Conservation Residential Zone within which low density residential uses will be allowed, with careful consideration to fragile environmental considerations such as steep slopes, wetlands and flood plains, as well as to archaeologically significant areas. This district would be appropriate for undeveloped waterfront tracts along the banks of Foundry Cove.
- o Single family residential use will be continued in areas where such low to medium density housing is already the major use. These zones may also extend into adjacent undeveloped parcels where continuation of single family housing is appropriate.
- o The central Village residential streets with older historic, one and two family houses and institutions comprise a Preservation Residential District of medium density housing.
- o Three well-defined areas are allocated for multi-family residential use (higher density) not to exceed four units per structure. A fourth area on Marion Avenue, directly behind the Route 9D shopping and service district may be considered in the future for Senior Citizen multi-family housing.
- o Existing open space and recreation areas as well as existing institutional areas are to be maintained.
- o Long range planning will consider construction of a pedestrian walkway along the waterfront and an additional pedestrian and/or vehicular bridge over the railroad tracks. (In 1985, members of the Village Board met informally with representatives of the railroad. At that time, a pedestrian overpass was guesstimated at \$300,000 and "not likely to be built by the railroad." The privately owned easement over the tracks and adjacent to the Old Foundry Property may provide an alternative site for a bridge in the future.)

- o Industrial activity in the Village will be restricted to one major site and to light industrial activities.
- o Two office research areas are located at the edges of the Village.
- o Three distinct business areas are defined recognizing the different characteristics of the three commercial areas:
  - (a) Highway Business
  - (b) Village Center Business
  - (c) Waterfront Business
- o A publicly accessible border of land will be developed along the entire length of the river's edge in the area west of the railroad line and along Foundry Cove.
- o Immediate projects in the Waterfront Park area include renovation of the Bandstand, Bulkhead Dock and Sea Walls.

In 1985, the engineering and architectural firm of Hayward and Pakan submitted plans for these projects. The recreation commission has assumed responsibility for the rehabilitation of the Bandstand. Structural reinforcement of the steel supporting beams, a new concrete slab and replacement of wood structures will cost approximately \$15,000. A contract for this work was assigned in February 1987.

Replacement cost of the clay tile roof is estimated at \$15,000. A community fundraising letter has brought in \$4,000 for this project which is targeted for 1988-89.

Engineering inspection of the dock and north seawall assessed them as being "in poor condition and in need of extensive repair and reconstruction."

The existing dock is constructed of timber piling (telephone poles), timber cribbing and soil fill. A severely cracked concrete slab and 1-2 inches of asphalt covers the dock. The northerly sea wall is constructed of a grouted cobble stone base (possibly reinforced with steel cables) topped by a 22" wide masonry wall. The base of the sea wall is severely undermined. At the rear of the north wall, the backfill has eroded through the wall at a few locations.

The remedy chosen for dock repair is to rebuild with steel sheet piling. Continuous pilings would be driven into the riverbed approximately 5 feet from the existing dock. The length of the sheeting is assumed to be 40 feet. The top of the pilings will be tied back to concrete deadmen located within the dock fill area. Existing storm and sanitary pipes within the dock should be extended through the sheet pile wall as may be required. After cutting and

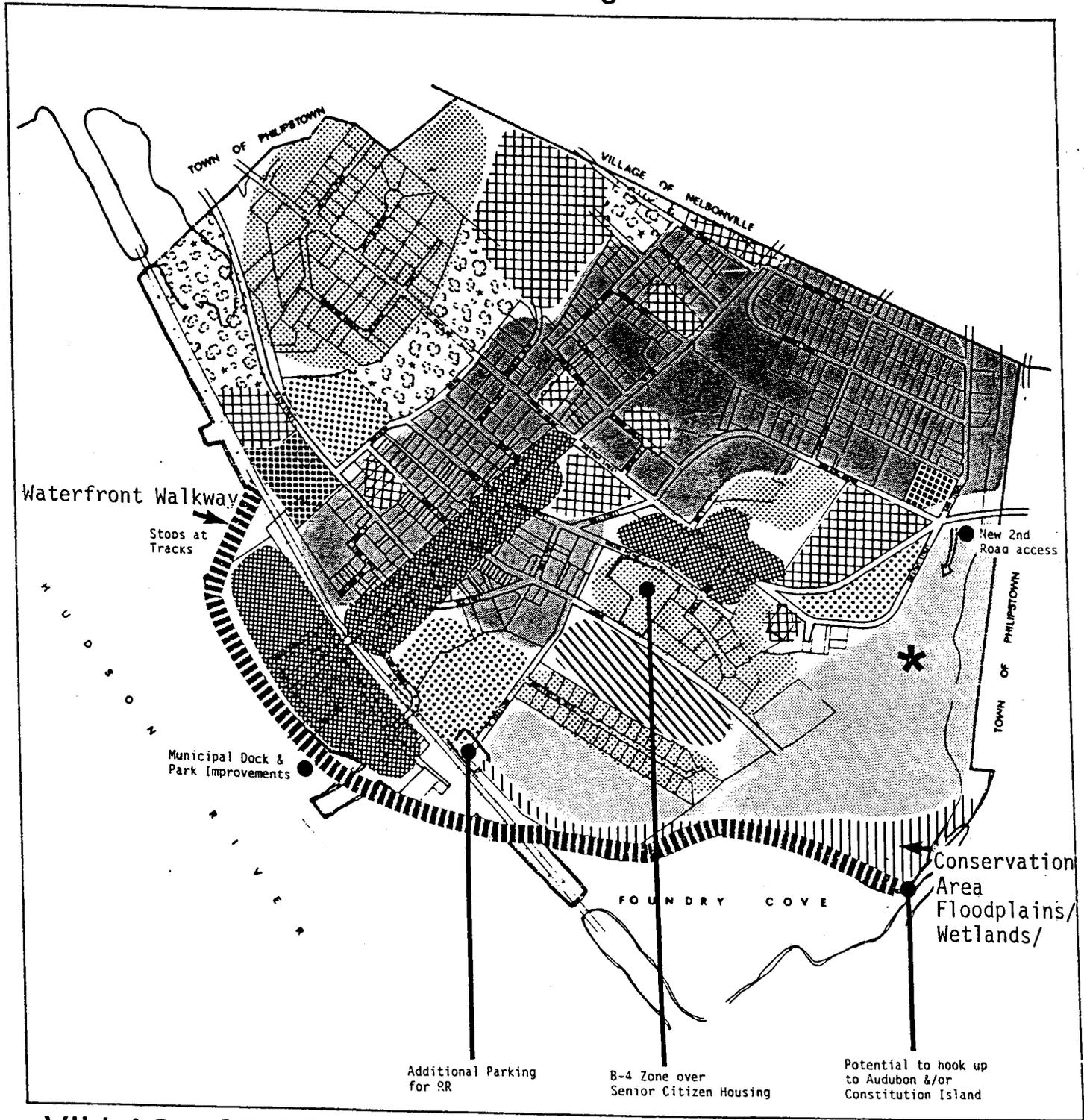
removing existing wood piles and cribbing from the face of the dock, backfill will be added behind the new pile with free draining coarse granular fill or cobbles. The existing concrete top slab will be removed and voids filled with clean, coarse granular fill, concrete or pea stone. A portland cement concrete slab rather than asphalt may be required for the new top coat. The top slope of the finish dock surface must slope at least 1/4" per foot to the perimeter of the dock to assure positive drainage. Cost estimate for this project is in the vicinity of \$250,000.

The most economical solution to stabilize the north sea wall is the placement of stone rip-rap along the river side of this wall. For estimating purposes, it is assumed that approximately 4 feet of river bottom material may have to be excavated, drainage fabric placed along the bottom of the excavation and rip-rap placed. The top finish surface of the rip-rap should slope downward at about 30 degrees into the water. Concrete fill placed over the top surface was considered but safety concerns were expressed. (These surfaces are known to become slippery.) Estimates for the sea wall work are in the range of \$15,000 to \$20,000. A grant from the Hudson River Foundation will pay for this project in 1987 and provide some funding for preliminary borings around the dock.

From time to time, there is discussion of continuing the sea wall on the south side of the dock. This is not a priority, however, the constant erosion of the "beach" in this area may rally support for such a project in the future.

- o Additional commuter parking may be provided by extending the Boulevard and creating a parking lot on the eastern side of the railroad tracks.
- o A secondary access route to the Old Foundry Property will be necessary before this property can be developed properly. Currently, all vehicular traffic to this area is funneled down Kemble Avenue, a narrow, already overused and historically significant roadway. Resurrection of an old road site off of Route 9D near the bridge over Foundry Brook may be utilized in the future. (The need of such a road will not be fully realized until development constraints caused by the cadmium contamination in this part of the village are eliminated.)

18 Proposed Land & Water Uses & Projects Map for the Local Waterfront Revitalization Program



VILLAGE OF COLD SPRING, N.Y.  
Master Plan /LWRP

-  Conservation Res. (Low Dens.)
-  Single Family Res. (Low-Med.)
-  Preservation Res. (Med.)
-  Multi-Family Res. (High)
-  Open Space/Recreation
-  Institutional
-  Industrial Business
-  Off./Research Arch. Ruins

Buckhurst Fish Hutton Katz. Planning Consultants  
0 400 ft.

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## 5. Implementation

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## 5. IMPLEMENTATION

The Master Plan is the overall guide for accomplishing the community's shared goals for future development. The first step in implementing the Plan is Planning Board adoption of it. Subsequently, the following implementation techniques are recommended.

### 5.1 Official Village Map

The Official Village Map is a foundation upon which the Village can base land use and development decisions and policies such as zoning, establishing rights of way, easements and subdivisions.

### 5.2 Zoning/Village Regulations

Following the adoption of the Master Plan, a comprehensive revision of the zoning regulations should be undertaken by the Village of Cold Spring Planning Board to ensure that local zoning is in accordance with the official Village development policies as established in the Master Plan/LWRP.

### 5.3 Capital Improvements Plan

The Village may undertake a public or capital improvements program. This is a scheduling and projecting of various public works and land acquisitions that meet the Village's goals and needs over a long-range time period.

### 5.4 Adoption of Village Open Space Policy which would include:

- o Protection of scenic vistas through provisions of the Scenic Designation Law, State Environmental Conservation Law 49-0103
- o Encourage public access to the waterfront through establishment of an easement/land acquisition/land donation program

5.5 Adoption of a Local Waterfront Management Policy which would include:

- o Regulations and arrangements for docking at public piers
- o Establishment of regulations and guidelines for use of publicly-owned and publicly-accessible waterfront areas

5.6 Establishment of a Village streetscape improvement program

- o A plan for a pedestrian network which would facilitate easy, safe and pleasant connections through the Village for residents, shoppers and visitors.
- o Adoption of a Village parking strategy, especially to serve the Main Street and waterfront areas
- o Establishment of an overall streetscape improvement plan for landscaping, curb and sidewalk improvements, tree maintenance, lighting and public amenities.

5.7 Private Development and Philanthropy

Most land development in Cold Spring has been and will probably continue to be undertaken to the private rather than public sector. While no public plan or local regulations can force the development of private properties, good public planning and zoning can encourage development to follow certain directions and stay within certain guidelines. A good public Plan encourages good development and helps to accomplish some of the community's goals.

Private organizations such as Preservation, Revitalization of Cold Spring Area (PROCO), Audubon Society, Scenic Hudson, the Philipstown Community Council, and the National Trust for Historic Preservation can play important roles, especially in open space and landmark preservation as coordinators and /or consultants to municipalities.

## 5.8 Proposed Changes in Local Laws

### 5.8a Creation of an R - 2 Conservation Residential Zone

#### 1. Purpose

The goal of the conservation residential zone is to provide housing at a density and in a design context that is sensitive to environmental constraints, scenic views of the Hudson River and the existing scale of the Village.

#### 2. Permitted Use

The uses permitted in the R-2 zone are as follows:

- o Single family homes, whether detached, semi-detached or attached units (townhouses).
- o Two family homes
- o Uses permitted in the R-1 zone.

#### 3. Area and Bulk Standards

Development shall comply with the following standards:

##### 3.1 Density

Shall not exceed 4 units per acre.

##### 3.2 Height

Shall not exceed 2 1/2 stories or 35 feet.

##### 3.3 Building Coverage

Shall not exceed 25% of the total land area.

##### 3.4 Open Space Requirement

At least 25% of the land area shall be landscaped or left in its natural state.

##### 3.5 Setbacks

All buildings, including accessory structures shall meet the following yard setback requirements:

- a. Front yard: 25 feet.
- b. Rear yard: 30 feet.
- c. Side yard: 15 feet.

The Planning Board may modify the front yard requirement to conform to an already established built-to line if adjacent buildings have a lessor established setback. The side yard requirement may be waived in the case of attached single family units and may be doubled where the development is adjacent to an existing single family home.

### 3.6 Minimum Lot Size

Single family homes must meet the minimum lot size of the R-1 District. A townhouse development must have a minimum lot size of 40,000 sq. ft.

### 4.0 Site Plan and Subdivision Requirements

All developments in the R-2 zone shall meet the requirements of the Cold Spring Subdivision Code in the case of a division of property or the requirements of the Site Plan section of this zoning ordinance.

5.8b Proposed Enhancements to Existing Laws for Site Plan Approval: Cold Spring, N.Y.

1. Applicability

Site development plan approval by the Planning Board shall be required in all districts for:

- a. The erection, enlargement or change of use of any building or other structure, other than farms and one or two-family dwellings. Any variance or special permit for a building or structure other than single or two family homes shall be referred by the Zoning Board of Appeals to the Planning Board for the Planning Board's review and recommendation as to the impact of the requested variance or special permit on the site plan.
- b. All uses of open land for which a certificate of occupancy is required; and
- c. Any amendment of a previously approved site plan.

2. General Criteria and Standards

The following criteria and standards shall be used by the Planning Board in reviewing applications for site plan approval. They are intended to provide a framework within which the designer of the site development is free to exercise creativity, invention, and innovation. The Planning Board shall not specify or favor any particular architectural style or design or assist in the design of any of the buildings submitted for approval. Participation by the board shall be restricted to a reasonable, professional review and, except as otherwise provided in the following subsection, full responsibility for design shall be retained by the applicant.

- a. Ecological considerations. The development shall insofar as practicable, conform with existing topography and in minimal degradation of unique or irreplaceable land types and in minimal adverse impact upon the critical areas such as streams, wetlands, areas of aquifer recharge and discharge, steep slopes, highly erodible soils, areas with a high water table, mature stands of vegetation, wild life nesting and feeding grounds, and the riverbank of the Hudson River.

b. Landscape. The landscape shall be preserved in its natural state, insofar as practicable and environmentally desirable, by minimizing tree and soil removal. If development of the site necessitates the removal of established trees, special attention shall be given to the planting of replacements or to other landscaped treatment. Any grade changes shall be in keeping with the general appearance of neighboring developed areas.

c. Relation of proposed structures to environment. Proposed structures shall be related harmoniously to themselves, the terrain and to existing building and roads in the vicinity that have a visual relationship to the proposed structures. The achievement of such harmonious relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, terrain features or other buildings.

Proposed structure shall be so sited as to minimize any adverse impact upon the surrounding area, and particularly upon any nearby residence, by reason of:

- o Building location, height, bulk and shadows;
- o Location, intensity, direction and times of use of outdoor lighting;
- o Likelihood of nuisance;
- o Other similar considerations. Appropriate natural or artificial screening may be required to minimize any such adverse impact.

d. Scenic, historic, archeological and landmark sites. Scenic, historical, archeological and landmark sites and features that are located on or adjacent to the proposed development shall be preserved and protected insofar as practicable.

e. Surface water drainage. A proposed development shall be designed so as to provide for proper surface water management through a system of controlled drainage that, wherever practicable, preserves existing natural drainage patterns and wetlands and enhances groundwater recharge areas and that protects other properties and existing natural and artificial drainage features from the adverse effects of floodings, erosion and the depositing of silt, gravel or stone.

- f. Driveway connections to public streets. All entrance and exit driveways to public streets shall be located with due consideration for traffic flow and so as to afford maximum safety to traffic on the public streets. All such entrances and exits shall be located and designed to:
1. Achieve maximum practicable distance from street intersections and from existing and proposed access connections from adjacent properties.
  2. Minimize left-hand turns and other turning movements.
  3. Discourage the routing of vehicular traffic to and through local residential streets.
- g. Traffic effects. The site development proposal generally shall minimize adverse traffic effects on the road networks serving the area in question.
- h. Pedestrian safety. Insofar as practicable, pedestrian and bicycle circulation shall be separated from motor vehicle circulation. Safe and convenient pedestrian circulation, including appropriate sidewalks, shall be provided on the site and its approaches. The pedestrian circulation plan shall be designed to minimize adverse effects of vehicular traffic upon sidewalks and bicycle paths.
- i. On-site parking and circulation. The location, width and layout of interior drives shall be appropriate for the proposed interior circulation. The location and layout of accessory off-street parking and loading spaces shall provide for efficient circulation and the safety of pedestrians and vehicles. Insofar as practicable, separate rows or aisles in parking areas shall be divided by trees, shrubbery and other landscaping devices. The location of parking areas shall not detract from the design of proposed buildings and structures or from the appearance of the existing neighboring buildings, structures and landscape. Provision shall be made for access by police, fire and emergency vehicles.
- j. Utility services. Electric, telephone and other wire served utility lines and service connections shall be underground insofar as feasible and subject to state public utilities regulations. Any utility installations remaining above ground shall be located so as to have a harmonious relation to neighboring properties and to the site.

- k. Disposal of wastes. There shall be adequate provision for the disposal of all solid, liquid and gaseous wastes and for the avoidance of odors and other air pollutants that may be generated at the site. All applicable federal, state and local pollution control standards shall be observed.
- l. Noise. All applicable federal, state and local regulations dealing with the control of outside noise which is expected to be generated at the site shall be complied with.
- m. Advertising features. The size, location, height, design, color, texture, lighting and materials of permanent signs and outdoor advertising structure or features shall not detract from the design of proposed buildings and structures or of the surrounding properties.
- n. Special features. Outside storage areas, service and machinery areas, truck loading areas, utility buildings and structures and similar accessory areas shall be screened to reasonably prevent any adverse effect upon the environment or nearby property.

### 3. Application Procedure

- a. Pre-submission. Prior to a formal submission, the applicant should meet in person with the Planning Board and/or their designated representative, to discuss the proposed site development plan in order to determine the requirements which should be incorporated in the development and submission of the site development plan.
- b. Submission in three (3) stages. A site plan of any proposed development of land, prepared by a registered architect, licensed landscape architect, licensed land surveyor, professional engineer, or certified planner, shall be submitted to the Planning Board for approval. The plan shall normally be submitted in three (3) stages:
  - (1) Sketch plan.
  - (2) Preliminary Plan.
  - (3) Final Plan.
- c. Simultaneous Submissions. An applicant may, however, submit and seek approval for any or all of the three plans simultaneously.

5.8C Proposed Law Insuring Coastal Zone Conformity

ARTICLE I - GENERAL PROVISIONS

Section 1.1 - TITLE

This local law shall be known and may be cited as the Village of Cold Spring Local Waterfront Revitalization Program (LWRP) Consistency Law.

Section 1.2 - PURPOSE

The purpose of this local law is to provide for the protection and beneficial use of the natural and man-made resources within the Village of Cold Spring by ensuring that certain actions to be undertaken, approved, or funded by Village agencies will be undertaken in a manner consistent with the policies and purposes of the Village of Cold Spring Local Waterfront Revitalization Program.

Section 1.3 - APPLICABILITY

All agencies of the Village of Cold Spring must comply with this local law, prior to directly undertaking, approving, or funding any action within the coastal zone area when such action is classified as Type I under Part 617 of Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York, otherwise known as the State Environmental Quality Review Act (SEQR).

Section 1.4 - SEVERABILITY

The provisions of this local law are severable. If any part of this local law is found invalid, such finding will apply only to the particular provision and circumstances in questions. The remainder of this local law, and the application of the disputed provision to other circumstances, will remain valid.

## ARTICLE II - CONSISTENCY REVIEW PROCEDURES

The appropriate lead agency as defined by SEQR, when proposing to undertake, approve, or fund a Type I action in the Village shall prepare or cause to be prepared an Environmental Assessment Form (EAF) for the proposed action. Following the preparation of an EAF or the issuance of a negative or positive declaration pursuant to SEQR, the lead agency shall determine the action's consistency with the policies and purposes of the LWRP.

## 5.9 Implementation Phasing and Cost Estimates

### Phase 1:

o Printing of master plan/LWRP	\$2,500
o Preparation of Official Village Map	3,000
o Printing of master plan map and executive summary	5,000
o Revision of zoning ordinance	12,000
o Printing of zoning map	1,000
o Environmental impact statement on zoning ordinance	<u>4,000</u>
Subtotal	27,500

### Phase 2:

o Dock repair	303,000
o North seawall repair	20,000
o Engineering and architectural fees	43,000
o Administrative fees	74,000
o Site investigation	5,000
o Site amenities (restrooms, benches, railings, picnic tables, landscaping, floating dock)	130,000
o Restoration of the bandstand	<u>17,700</u>
Subtotal	592,000

### Phase 3:

o Design of riverfront walkway	100,000
o Land or easement acquisition	<u>100,000</u>
Subtotal	200,000

### Phase 4:

o Construction of walkway and piers	200,000 - 400,000
o Landscaping of waterfront area	<u>150,000 - 250,000</u>
Subtotal	400,000 - 650,000

### Phase 5:

o Design and construction of pedestrian bridge over the railroad tracks	400,000
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### Phase 6:

o Development of a new municipal or railroad parking lot at the west end of The Boulevard	60,000
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## **6. Federal and State Programs Likely to Affect Implementation**

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## 6.0 FEDERAL AND STATE PROGRAMS LIKELY TO AFFECT IMPLEMENTATION

The following agencies or programs are likely to affect implementation of the Master Plan/LWRP. The action undertaken by these agencies should be done in a manner consistent with the policies of the Local Waterfront Revitalization Program. Coordinated efforts with some of these programs will be necessary in order to further the LWRP.

### 6.1 Federal Agencies and Programs

#### The Army Corps of Engineers

- o Dredge Maintenance Program
- o Erosion control projects
- o Flood control projects
- o Redesign of channel and anchorage lines

#### The Environmental Protection Agency

- o Wetlands regulation
- o Dredging and dredge disposal activities
- o Coastal water quality regulations
- o Pollution control and clean-up programs

#### The Federal Highway Administration

- o Highway construction activities

#### Department of Transportation

- o Coast Guard regulations

#### Department of Defense

- o U.S. Army, programs at West Point and Constitution Island

### 6.2 State Agencies and Programs

#### Department of Environmental Conservation

- o Division of Construction Management- (review of wastewater treatment facilities)
- o Division of Lands and Forests
- o Division of Regulatory Affairs (water protection permits)
- o Water Resources Program (flood plain management)

Office of Parks, Recreation and Historic Preservation

- o State Historic Preservation Office (National Register program)
- o Conservation Programs
- o Parks and Recreation Programs

Department of State

- o Coastal Zone Management Program

Department of Transportation

- o Highway Programs
- o Containment of oil spills

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**7. Consultation with Other Affected Federal, State, Regional, and  
Local Agencies**

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## 7.0 CONSULTATION WITH OTHER AFFECTED FEDERAL, STATE, REGIONAL AND LOCAL AGENCIES

During the preparation of this Master Plan/LWRP, a number of agencies were consulted and the preliminary draft of the plan was distributed and commented on. Review of the plan has been sought and /or received from the following agencies:

### Local

Village of Cold Spring  
Mayor  
Board of Trustees  
Planning Board  
Zoning Board of Appeals  
Recreation and Parks Commission  
Historic Preservation Board  
Village Attorney

### Other Communities:

Nelsonville  
Philipstown

### Regional

Putnam County Planning  
Metro North

### State

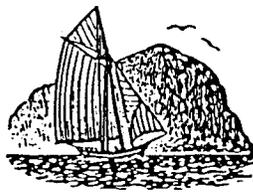
Department of Environmental Conservation  
Office of Parks, Recreation and Historic Preservation  
Department of State  
Department of Transportation

### Federal

Army Corps of Engineers  
Environmental Protection Agency

Furthermore, the following specific revitalization and capital improvements projects are proposed:

A Waterfront Management Policy.



# VILLAGE OF COLD SPRING

PUTNAM COUNTY, NEW YORK 10516 □ INCORPORATED APRIL 22, 1846

September 17, 1985

Mr. W. M. Aston  
Vice President  
METRO-NORTH COMMUTER RAILROAD  
347 Madison Avenue  
New York, NY 10017

Dear Mr. Aston:

This is to confirm our telephone conversation earlier this month regarding Cold Spring's intent to draft an Environmental Impact Statement for the adoption of a Master Plan and Local Waterfront Revitalization Program.

You asked what impact this project might have on the railroad station in Cold Spring. To date the planning policy reads:

- Improve or coordinate improvements for railroad facilities in the Village, including the parking lot, passenger waiting areas and the design and security of pedestrian crossing points.

In discussion at planning meetings, comments have been made about extending the Boulevard to the railroad tracks in order to provide additional parking on the east side of the tracks. However, this may be too specific to be incorporated into the plan. Rather, it may be included in our "wish list" for the Dept. of State Local Waterfront Revitalization Program.

Please contact me (914) 265-3756, if you have any questions in the future about our Master Plan.

Sincerely,

Barbara A. Murphy  
Chair, Master Plan Committee  
Ronald McConville, Mayor

Trustees: Douglas J. Brownell, Donald J. Clarke, Anthony A. Immorlica, Barbara A. Murphy  
Mrs. Jerome Allen, Clerk; Mrs. Johanna Mularadelis, Treasurer; Jennifer VanTuyl, Attorney

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## **8. Public Planning Process/Obtaining Local Commitment**

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## 8.0 PUBLIC PLANNING PROCESS/OBTAINING LOCAL COMMITMENT

Throughout the Master Plan/LWRP project public input has been sought through a series of public meetings held over the 18 month project period by the local Master Plan/LWRP Advisory Committee. A public opinion survey of residents was conducted in February-March and a citizens workshop was held March 9, 1985 to ensure that ideas and concerns of the entire community were considered in preparation of the Plan.

### 8.1 Residential Survey

Distribution, outreach efforts and the actual polling for the survey of local residents was completed by the Citizen's Advisory Committee. Every effort was made to provide opportunities for local residents to respond to the questionnaire. Survey forms were published in the local newspaper and distributed through churches and local organizations. The committee prepared radio and newspaper coverage and volunteers telephoned residents to encourage them to answer the questionnaire. Committee members and other volunteers personally interviewed people. In a one week period 165 local residents, approximately 10% of the adult population, answered the questionnaire. The entire questionnaire, with the tabulated findings are included in Appendix B.

Of the 165 local residents who answered the survey 76% are homeowners and 39% have lived in the Village for more than 15 years. 29% work in Cold Spring, 8% are retired, and 62% commute elsewhere for employment.

Following is a summary of the opinions recorded:

- o Regarding the importance of various aspects of Cold Spring, more than 97% of the residents think the small-town, historic character is important, more than 80% think location on the Hudson and waterfront access are important aspects of the Village and more than 80% think that local Village services, the tax rate and the local cost of living are important.

- o In order of frequency, residents wrote the best thing about Cold Spring is: rural/small town character, historic character, convenient/scenic location, and friendly atmosphere.
- o In order of frequency, residents wrote the worst thing about Cold Spring is: parking, railroad areas (station, tunnel, barrier, yard), and water supply problems.
- o Regarding future development and the promotion or restriction of certain kinds of land use and activities, there was no clear consensus in some areas. Thirty-five percent want to limit commercial development, 31% want to promote it and 24% want it to remain the same. Regarding industrial activity, 60% want to limit it in future development. Fifty-five percent want to promote tourism and 53% want to promote public transportation.
- o Considering the appropriateness of various types of residential development within the Village, 84% and 61% and feel that single and two family housing is appropriate. However, a majority think that multi-family housing and luxury housing are inappropriate.
- o The commercial development most residents see as appropriate are retail shops, restaurants, services, overnight accommodations and professional offices.
- o The uses polled as most appropriate for development of the existing waterfront sites in Cold Spring were (ranked in order): natural parkland/open space, recreation facilities restricted for resident use only, marinas, and public recreation.
- o In the final section concerning encouraging new development, 38% feel it is appropriate and 38% think it is inappropriate.

## 8.2 Community Workshop

Saturday, March 9, 1985 the Master Plan/LWRP Advisory Committee sponsored a public workshop on the Plan. The program included an introduction to the project by the committee and a presentation of existing conditions and planning issues by the planning consultants, Buckhurst Fish Hutton Katz.

The citizens, committee members and consultants divided into discussion groups and each group gave a brief report of its ideas and concerns at the workshop's wrap-up session.

Discussion topics included:

Waterfront Development

- o Public/private
- o Recreation/development

Future Land Use

- o Use of key sites
- o Multi-family housing
- o Appropriate new development

Commercial Center

- o Trends
- o Expansion of business district
- o Appropriate new uses

Design Issues

- o Streetscape improvements
- o Architectural/historic district zoning

8.3 Other Community Meetings

- o On July 12, 1985, a workshop meeting of the Philipstown Community Council invited representatives from the Philipstown LWRP Committee and the Cold Spring LWRP Chairperson to discuss issues and update the community on the progress of the Master Planning work.
- o A joint Cold Spring-Nelsonville public meeting was held October 16, 1985 to update the community on the progress of the Local Waterfront Revitalization Program.
- o On June 13, 1986, a public "wrap-up session" was held to obtain reaction from the community.
- o On March 3, 1987, the Village of Cold Spring Planning Board adopted this document as the Cold Spring Master Plan. Sections marked (Draft LWRP) are not part of the Master plan.

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**9. Draft Environmental Impact Statement**

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## 9.0 DRAFT ENVIRONMENTAL IMPACT STATEMENT

### 9.1 Summary

The Environmental Impact Statement (EIS) which follows is a "generic" EIS since it addresses a broad program of land and water use policies, plans and specific recommendations. Its purpose is to provide an analysis of the general implications of the total program and a basis for evaluating the impact of future actions which may result from it. Development proposals which result from the LWRP may require future project specific environmental impact statements.

#### Purpose of Action

The proposed action is the adoption of a Master Plan and a Local Waterfront Revitalization Program (LWRP) for the area within the coastal zone boundary of the Village of Cold Spring (see Coastal Zone Boundary map). The LWRP has been prepared under guidelines established by the New York State Department of State and includes (1) policies for use, protection and development of the coastal area and (2) recommended land uses and projects proposed to implement the plan and achieve its objectives.

#### Significant Impacts

The most significant impact resulting from the adoption of the Master Plan/LWRP is the beneficial one of establishing coherent policies and a plan for the use and protection of the Village and to serve as a basis for evaluating the impact of specific actions within the Village coastal area. Other beneficial impacts will result from adoption of zoning regulations to implement the plan during the adoption process.

Impact of specific actions recommended by or permitted under the Master Plan/LWRP, whether beneficial or adverse, will be evaluated as part of the environmental review of the particular action. However, some possible impacts are discussed in Section 9.3.

#### Mitigation Measures

Since the major impact of the adoption of the Master Plan/LWRP is beneficial, mitigation measures are not necessary. Mitigation of possible adverse impacts of specific actions which may result from implementation of the plan (and will require a site specific environmental review) are discussed in Section 9.3.

## Alternatives

The alternatives considered were either not to adopt any plan for the waterfront or to vary specific policies, or implementation actions discussed in the Master Plan/LWRP.

## Controversial Issues

There has been no major controversy during preparation of the Master Plan/LWRP.

## Matters to be Decided

The only matter to be decided at this time is the adoption of the Master Plan/LWRP by the Planning Board and the Board of Trustees of the Village of Cold Spring.

## 9.2 Description of the Proposed Action

### Purpose

The Master Plan/LWRP is intended to provide the guidance and techniques for the Village to protect, enhance and make better use of its resources, particularly the riverfront area. It will provide a total context within which decisions on specific future actions can be made. The program includes specific recommended actions developed as part of the total plan, to provide public access to the waterfront, to eliminate pollution sources, to preserve important natural assets, to provide opportunities for water dependent uses, and to preserve historic and cultural landmarks. Upon approval, the plan will comprise an element of the New York State Coastal Management Program.

The program includes two elements - a land and water use plan and an implementation program - as described below.

### Land and Water Use Plan

The Village area is proposed to be divided into eight general land use categories: (See Proposed Land and Water Uses Map.)

- o Establishment of a Conservation Residential zone within which low density residential uses will be allowed, with careful consideration to fragile environmental considerations such as steep slopes, wetlands and flood plains. This district would be appropriate for undeveloped waterfront tracts along the banks of Foundry Cove.

- o Single Family Residential use will be continued in areas where such low to medium density housing is already the major use. These zones may also extend into adjacent undeveloped parcels where continuation of single family housing is appropriate.
- o The central Village residential streets with older historic, one and two family houses and institutions comprise a Preservation Residential District of medium density housing.
- o Three well-defined areas are allocated for Multi-family Residential use (high density).
- o Existing open space and recreation areas will be maintained and a publicly-accessible border of land will be developed along the entire length of the river's edge in the area west of the railroad line and along Foundry Cove. Along this border special zoning guidelines will be established in order to preserve natural features, vistas and human scale.
- o Existing institutional uses will be maintained.
- o Two office/research areas are located at the edges of the Village's residential areas.
- o Three distinct business areas are defined recognizing the different characteristics of the three commercial areas:
  - (a) Highway Business
  - (b) Village Center Business
  - (c) Waterfront Business
- o Industrial activity in the Village will be restricted to one major site and to light industrial activities.

### Implementation Projects

Following is a list of projects proposed for implementation of the Master Plan/LWRP, and divided into phases:

#### Phase 1:

- o Publication of the Master Plan/LWRP
- o Preparation and adoption of an official Village Map
- o Revision of the Village Zoning Ordinance Laws
- o Printing of the Master Plan/LWRP Map and executive summary
- o Printing of zoning map
- o Establishment of Village open space policy
- o Establishment of local waterfront management policy improvement program

Phase 2:

- o Stabilization of existing public dock and seawall
- o Renovation of Village park and bandstand

Phase 3:

- o Design of a riverfront walkway
- o Riverfront land/easement acquisition

Phase 4:

- o Construction of riverfront walkway
- o Landscaping of waterfront area

Phase 5:

- o Design and construction of pedestrian bridge over the railroad tracks

Phase 6:

- o Improvements to railroad parking area

Approvals, Hearings, etc.

To be effective, the Master Plan/LWRP must be approved by both the Secretary of State of New York State and the Village of Cold Spring Planning Board and Board of Trustees. Prior to adoption by the Planning Board, a public meeting was held to solicit comments from citizens and community groups. (June 13, 1986) A public hearing will be held prior to adoption by the Village Board of Trustees.

Many of the recommended specific projects will also require review, approvals and hearings prior to implementation. These will take place in accordance with law and required procedures at the appropriate time.

9.3 Environmental Setting, Significant Impacts and Mitigation Measures

The environmental setting of the Village is thoroughly described in Section 2 of this document, INVENTORY AND ANALYSIS OF EXISTING CONDITIONS. Impacts of the proposed action and possible mitigation measures for various aspects of the environment are discussed below:

### Land and Water Use

**Impact:** The primary impact of the plan will be to designate land uses for the various sections of the coastal area which are most appropriate in terms of the physical characteristics and existing use of each area. Such a land use plan should have the beneficial impact of reducing potential adverse environmental impacts from new development.

New development in the Village could have an adverse impact on the character of existing uses if not carefully designed to complement existing patterns in terms of density, nature of use and physical design.

**Mitigation:** New zoning regulations, based on the land use plan, will carefully define appropriate uses in the different sections of the Village area and require specific review of those types of development which could have an adverse affect on existing land uses and the natural environment.

### Soils and Topography

**Impact:** Development which does not respect soil and topographical limitations can produce adverse impacts on the environment or on the development itself; e.g., too rapid run-off on poorly drained soils, expensive excavation due to shallow bedrock, or damage to development and restriction of natural flow in areas subject to flooding.

**Mitigation:** Zoning classification based, in part, on soil limitations and thorough review of the environmental consequences fo specific actions will alleviate potential adverse impacts.

### Wildlife, Vegetation and Water Quality

**Impact:** The Master Plan/LWRP includes a number of measures to protect the wetlands and reduce pollution sources. These will have a beneficial impact. Potential adverse impact could result from increased, uncontrolled use of the waterfront as a result of revitalization and provision of public access to the water.

**Mitigation:** Proposed zoning and SEQR regulations will control the intensity of use on the waterfront and insure close scrutiny of proposals for development or use of land in proximity to these fragile areas. Existing state regulations also provide ample protection.

## Recreation

**Impact:** A major objective of the Master Plan/LWRP is to provide public access to the water and to encourage water-related recreation opportunities. Such actions will increase the intensity of activity on the waterfront and could expose the waterfront environment to abuse through over-use or damage to sensitive ecological area.

**Mitigation:** Although a continuous riverfront edge walkway is proposed, no development or recreational facilities are planned for the particularly fragile areas - the wetlands or the steep slopes. Potential development density along much of the waterfront will actually be reduced by proposed zoning. The affects of increased use of the waterfront will be constantly monitored to evaluate its impact.

## Visual Resources

**Impact:** New development on the largely underutilized riverfront, the low density slopes of the Hudson or the large vacant industrial sites would have the most potential impact on the visual resources of the waterfront. Improvements or developments on Route 9D might affect vistas as well as the setting of the adjacent historic neighborhoods. New construction or rehabilitation of existing structures along the water's edge could alter the scale and harmony of the existing waterfront environment.

**Mitigation:** Zoning regulations requiring review and approval of site plans for developments will provide a means to ensure that new construction respects the visual resources.

New zoning regulations in the areas along the Hudson will ensure that density remains low and provisions allowing for mandatory cluster development will enable the Village to require new construction to be designed and located to preserve the natural open character of the Hudson shore area.

## Cultural and Historic Resources

**Impact:** The Master Plan/LWRP is designed, in part, to preserve and enhance the Village's heritage. It identifies many of the elements which warrant preservation and proposes techniques to accomplish it. Consequently, the LWRP will have a significant positive impact.

Development on the abandoned industrial sites may disturb the archeological remains of abandoned industry. Rehabilitation of buildings could damage their historic character and value if not executed within appropriate guidelines.

Mitigation: Improved guidelines for the existing Historic Preservation Board/Architecture Review Board and revised zoning regulations will provide adequate mechanisms for proper design review to ensure compatibility of new developments with the existing cultural and historic features.

#### Traffic and Transportation

Impact: The Master Plan/LWRP recommends a number of actions designed to encourage access to and use of waterfront opportunities. These actions will increase the level of activity in certain areas and, consequently, the number of trips to and from the waterfront.

Mitigation: The land use plan and zoning controls of the Master Plan/LWRP designate areas for increased use only where additional traffic will not have a significant adverse impact. Applications for special permits for water dependant or enhanced uses will be reviewed in terms of traffic impact on the adjacent areas. Furthermore, the parking elements and pedestrian railroad overpass proposed in the plan will facilitate traffic circulation and safety.

#### 9.4 Unavoidable Adverse Environmental Impacts

No unavoidable adverse environmental impacts are anticipated from adoption of the Master Plan/LWRP which has been prepared to encourage waterfront use in accord with sound land use and environmental management practices. Specific proposed actions will be reviewed to evaluate possible impacts and will be subject to local, state and federal environmental protection regulations.

#### 9.5 Irreversible and Irretrievable Commitments of Resources

Adoption of the Master Plan/LWRP will not directly cause a loss of coastal resources. To the extent that specific development encouraged by the plan takes place, certain natural features will be committed. However, since the land use plan and proposed zoning regulations designate land for development that has the least natural environmental qualities, such losses will be minimal. Furthermore, the plan is specifically based on protection and enhancement of the most significant natural and manmade resources.

#### 9.6 Growth Inducing Aspects

It is not anticipated that adoption of the Master Plan/LWRP will have any significant growth inducing potential. While revitalization or underutilized or deteriorating portions of the waterfront will encourage increased use of certain designated areas, the proposed zoning controls in other areas

will substantially reduce development densities below those now permitted. No major actions are proposed which would significantly increase either the local population or tourist visitation.

#### 9.7 Effects on the Use and Conservation of Energy

The Master Plan/LWRP will not have any direct impact on the use or conservation of energy since the general location and intensity of energy using activities will not be substantially altered.

#### 9.8 Alternatives

The alternatives to the proposed Master Plan/LWRP are to have no Master Plan/LWRP or a different plan.

To have no plan would deprive the Village of the opportunity to adopt a comprehensive guide for use and development of its total area and to exercise appropriate control of actions in the area by both private parties and other governmental agencies as well.

During the preparation of the Master Plan/LWRP, a variety of proposals were considered. There were distinct options of significance in several, as described below. The remaining proposals either did not have significant options or are site specific and restricted by the basic guidelines of the plans and/or subject to closer scrutiny as part of subsequent review and approval procedures.

#### Treatment of Low Density Hudson River Frontage

More intensive residential development of the large parcels on the Hudson River waterfront was considered. Such parcels would make attractive housing sites and enhance the Village tax base. However, intensive development of these parcels would substantially alter the character of the shoreline. Therefore, it was determined that low density residential development with strict conservation guidelines, would be more appropriate.

#### Location of Marine Uses

There are very few water-dependent uses on the Village waterfront and one objective was to identify appropriate locations for such uses.

No additional water-dependent uses have been identified by this plan beyond the existing marina and dock facilities.

### Use of Former Industrial Sites

Major vacant parcels which previously housed much of the Village's industrial base are still zoned for industrial use. Continued general industrial use was rejected since many of the permitted uses did not require a waterfront site and could have an adverse affect on waterfront environment. High density residential uses, while suitable, would exclude many water-enhanced non-residential use. Consequently, these sites were designated for a combination of low density residential and water-enhanced uses subject to careful review under zoning regulations.

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## Appendix A

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Historic Resources of the Hudson Highlands  
Cold Spring Historic District, Cold Spring, N.Y.

Main Street - North side

<u>Number</u>	<u>Date</u>	<u>Architectural &amp; Historical Data</u>
2	1837;c.1870	two story plus shingled mansard roof, gable dormers, molded cornice w/bracket and plain freize, square cupola
12A	c.1865	one story clapboard shed, projecting eaves w/ exposed rafters, 6/6 windows
12	c.1840	two and a half story, gable roof, brick stepped parapet ends, freize with eyebrow windows, 6/6 windows, porch
14	c.1840	two story brick building, gable roof with boxed cornice, porch, 6/6 windows
24	c.1840	square three story building, hipped roof with projecting eaves and decorated freize 6/6 windows
	c.1850	one story brick and clapboard garage, gable roof, shed roof extension on east
38	c.1840	two story stucco building, gable roof with projecting eaves, gable dormers on west
40	c.1910	one story stone building, flat roof
48	c.1840	two story stucco and stone building, gable roof, cornice, 1/1 windows
50	c.1840	two story brick building, gable roof, boxed cornice, 1/1 windows
60	c.1870	three story brick building, flat roof, boxed cornice with freize, 2/2 windows
62	c.1890	three story brick building, flat roof, metal boxed cornice and freize w/ bracket and swag decoration, 1/1 windows
66	c.1860	two story brick building, flat roof, boxed decorated cornice w/brackets and plain freize, storefront windows, 2/2 windows
68	c.1830	two story clapboard building, gable roof projecting eaves, perch, 6/6 windows with shutters

Historic Resources of the Hudson Highlands  
Cold Spring Historic District, Cold Spring, N.Y.

Main Street - North side, cont.

<u>Number</u>	<u>Date</u>	<u>Architectural &amp; Historical Data</u>
70	c.1840	two story frame building, asphalt siding, gable roof w/overhanging eaves, veranda, 1/1 windows
72	c.1850	two story clapboard building, flat roof w/decorated boxed cornice, brackets and freize, 6/6 windows with shutters
76	c.1850	three story brick building, gable roof, boxed cornice, veranda with decorated cornice, 6/6 windows with shutters
80	c.1870	three story brick building, flat roof with side parapets, boxed cornice, 6/6 windows
84	c.1850	two story frame building, aluminum siding, gable roof, boxed cornice, one story addition on east, 1/1 windows
86-90	c.1840	two story asbestos shingled building, gable roof w/dormer, boxed cornice and freize, 1/1 windows
92-94	c.1830	two story clapboard building, gable roof, boxed cornice and freize, 2/2 windows
104-108	c.1840	two story brick building, gable roof, three paned eyebrow windows, boxed cornice and freize, 1/1 windows
110	c.1840	two story brick building, boxed cornice and freize, eyebrow windows, 1/1 windows
112	c.1880	one story frame building, shed roof w/boxed cornice, two storefront windows
114	c.1830	two story clapboard building, tarpaper siding, eyebrow windows, gable roof w/returns, boxed cornice, 6/6 windows
120	c.1900	two story frame building, aluminum siding, brick front, gable roof w/front parapet, metal cornice and freize, 1/1 windows
122	c.1890	one story building, boxed cornice w/modillions, freize with swags, storefront window

Historic Resources of the Hudson Highlands  
Cold Spring Historic District, Cold Spring, N.Y.

Main Street - North side, cont.

<u>Number</u>	<u>Date</u>	<u>Architectural &amp; Historical Data</u>
124	c.1860	two story frame building, aluminum siding, flat roof w/parapet, boxed cornice, 1/1 windows w/ alum. awnings
126	c.1860	two story clapboard building, front parapet, boxed cornice, gable roof, two story bay on east, 2/2 windows
138	c.1830	two story brick building, gable roof, boxed cornice, eyebrow windows, one story addition at rear, 6/6 windows
140	c.1840	two story brick/shingle building, flat roof w/ boxed cornice and freize, storefront window, 1/1 windows
142	c.1840	three story brick building, shed/flat roof, boxed cornice, metal freize, 6/6 windows
144	1908	two story brick building, shed roof w/ boxed cornice and freize, 1/1 windows
158	c.1833	three story asphalt shingled building, gable roof w/returns, gable dormers on west, boxed cornice w/freize, storefront window, 1/1 windows
162	c.1867	two story brick building, slate mansard roof, boxed cornice, freize, gable dormer 1/1 windows
164	c.1880	two story clapboard building, gable roof with shed dormers, two story bay w/ tent roof, shed porch, 1/1 windows
168	c.1840	two story brick building, gable roof, gable porch, 1/2 windows
170	c.1820	two story clapboard building, gable roof shed roof porch, 6/6 windows w/shutters
172	c.1865	two story clapboard building, gable roof dormers, 1/1 windows, shutters 2nd floor
174	c.1870	one and a half story asbestos shingled building, mansard roof, dormers, porch with mansard roof, 1/1 windows

Historic Resources of the Hudson Highlands  
Cold Spring Historic District, Cold Spring, N.Y.

Main Street - North side, cont.

<u>Number</u>	<u>Date</u>	<u>Architectural &amp; Historical Data</u>
176	c.1855	two story clapboard building, gable roof, bargeboards with trefoil motif, pointed arch window in gable end, shed roof porch, bay on west, 2/2 windows
178	c.1850	one story clapboard building, gable roof, overhanging eaves, circular window in gable end, 1/1 windows
186-188	c.1849	three story brick building, flat roof, boxed cornice, beltcourse, 6/6 windows
190	c.1850	two story clapboard building, gable roof, shed roof porch w/overhanging eaves, 1/1 windows
192	c.1840	two story clapboard building, gable roof, boxed cornice with returns, freize, 2/2 windows with shutters
194	c.1840	two story clapboard building, gable roof with cornice and freize, hipped roof porch, 2/2 & 6/6 windows
196	c.1890	two story frame building, aluminum siding, gable roof, boxed cornice and freize, two fan lights in cross gable, 1/1 windows
200	c.1840;c.1870	two story clapboard building, gable roof, boxed cornice, freize, one and a half story addition w/eyebrow windows, porch, 1/1 windows
202	c.1880	two story frame building, aluminum siding, gable roof w/projecting eaves, decorative gable end, bargeboards, shed roof porch, 1/1 windows
204	c.1780;c.1810	two and a half story clapboard building, gable roof, cross gable, molded cornice, plain freize, 6/6 windows
208	c.1880	one and a half story clapboard building, gable roof, boxed cornice, eyebrow and 2/2 windows
210	c.1890	two and a half story clapboard building, gable roof, shingled gable ends, 1/1 windows

Historic Resources of the Hudson Highlands  
Cold Spring Historic District, Cold Spring, N.Y.

Main Street - North side, cont.

<u>Number</u>	<u>Date</u>	<u>Architectural &amp; Historical Data</u>
212	c.1870	one and a half story clapboard building, gable roof, porch, 2/2 windows
	1868	multi-storied brick church, gable roof, tower w/polygonal spire, arched stained glass windows, stone beltcourse
220	c.1900	two and a half story shingle and clapboard building, gable roof, porch w/entablature, 1/1 windows
224	c.1880	two and a half story frame building, aluminum siding, hipped roof and dormers, hipped porch w/ cross gable, 1/1 windows
238	1867	two story clapboard building, hipped roof, bracketed pediment, bracketed cornice, central pavilion, quoins, 6/6 windows

Main Street - South side

1	c.1860;c.1900	one and a half story frame building, asbestos shingle siding, gable roofs, novelty sided additions on south & east, 6/6 and altered new windows
7	c.1830	two and a half story frame building, asbestos siding, gable roof, rear addition, molded cornice, 2/2,6/6,8/8 windows
9	c.1840	two and a half story frame building, vinyl siding, cross gable roof, rear addition, 2/2 & 6/6 windows
11	c.1830	two story brick building, gable roof w/ parapet end walls, 6/6 and new windows
13	c.1835	two and a half story brick building, molded and boxed cornice, eyebrow windows, freize with brickwork, 6/6 & 2/2 and mode windows
19	c.1810	three and a half story brick building, gable roof, freize, modern dormers, cast iron porch, 6/6,2/2 & modern windows & l
25	c.1920	two story building, aluminum siding and permastone, hipped roof, 6/6 & modern win

Historic Resources of the Hudson Highlands  
Cold Spring Historic District, Cold Spring, N.Y.

Main Street - South side, cont.

<u>Number</u>	<u>Date</u>	<u>Architectural &amp; Historical Data</u>
railroad underpass bldg.	1929	one story brick building, flat roof with parapet, cove cornice, doorway w/transom, multi-light windows
37	c.1845	two story frame building, asbestos shingle flat roof, molded cornice w/brackets, panelled freize, 2/2,4/4,6/6 windows
43	c.1820	two and a half story clapboard building, gable roof, boxed cornice, freize, porch with doric columns
47	c.1840	two story brick building, shed roof, stepped end walls, metal cornice, pent roof w/triangular truss braces, 2/2 window
49	c.1875	three story frame building, tin and clapboard facade, cornice and freize, modern windows
53-55	c.1890	three story frame building, asphalt shingles, flat roof, cornice, cresting, garlands on freize, 1/1 triple windows
61	1875	two story brick building, sloped roof, stepped end walls, molded tin cornice, dated entablature, 2/2 windows
65-67	c.1860	two story brick building, flat roof, full entablature, decorated freize, 2/2 window
71	c.1860	two story brick building, flat roof, full entablature, cornice, 1/1 windows
73	c.1805-15	three story brick building, flat roof, cornice, watertable, 6/6 windows
75	c.1870	two and a half story brick building, slat mansard roof, dormers, cresting, cast iron grates, 2/2 windows
77-79	c.1865	two story brick building, flat roof, cornice, 2/2 windows
81-83	c.1875	two story brick building, flat roof, cornice, tall narrow windows
85	1946	two story brick building, flat roof w/ parapet, cornice, 1/1 windows

Historic Resources of the Hudson Highlands  
Cold Spring Historic District, Cold Spring, N.Y.

Main Street - South side, cont.

<u>Number</u>	<u>Date</u>	<u>Architectural &amp; Historical Data</u>
87	c.1915	one story brick building, flat roof, storefront windows w/transoms, 2/2 windows
87½	c.1870	two and a half story clapboard building, asphalt shingle siding, cross gable roof, molded cornice, 2/2 windows
89	c.1860	two and a half story frame building, aluminum siding, gable roof, 6/6 windows
91	c. 1870;c.1930	one story frame building, clapboard and asbestos siding, flat roof, parapet
93-97	1900	three story building, tin facade, flat roof, triangular date panel(1900), entablature, 1/1 windows
99-101	c.1900	two story clapboard/brick building, flat roof, molded and bracketed cornice, frei 1/1 windows
103-105	c.1890	three story brick building, flat roof, molded and bracketed cornice, storefront 1/1 windows
<u>107-109</u>	c.1890	two story brick building, flat roof, mol and bracketed cornice, freize w/swag des 1/1 windows
111-113	1888	two story building, flush board siding, flat roof, molded cornice, panelled freize, storefront, 2/2 windows
115-119	c.1870	three story brick building, flat roof, molded cornice with brackets, 2/2 windo
131	c.1850	two and a half story frame building, asbestos and permastone siding, gable r molded cornice w/ returns, porch w/shed roof, 1/1 windows
133-135	c.1850	two and a half story frame building, tarpaper siding, gable roof, boxed corr central chimney
137-139-141	c.1840	two and a half story frame building, aluminum siding, gable roof, molded co 6/6 windows

Historic Resources of the Hudson Highlands  
Cold Spring Historic District, Cold Spring, N.Y.

Main Street - South side, cont.

<u>Number</u>	<u>Date</u>	<u>Architectural &amp; Historical Data</u>
143-145	c.1850	two story frame building, aluminum siding, gable roof, molded cornice, storefronts, 6/6 windows
147-149	c.1870	three story clapboard building, slate mansard roof, gabled dormers, cornice w/ brackets, porch, 2/2 windows
153	c.1870	two and a half story frame building, aluminum siding, mansard roof, gabled dormers, eyebrow windows, 1/1 windows
155	c.1870	two story frame building, aluminum siding, mansard roof, gabled dormers, molded cornice, flush storefront, rear porch, 1/1, 2/2, 6/6 windows
159-161	c.1885	three story frame building, asbestos siding, molded bracketed cornice, freize 1/1 windows
165	c.1860	two and a half story frame building, aluminum siding, gable roof, 2/2 window
173	c.1870	two and a half story clapboard building, gable roof, porch, rear addition, 2/2 w
191	c.1840	two story brick building, flat roof, molded cornice, freize, porches, 1/1, 6/6 windows
193-195	c.1850	two story clapboard building, gable roof, cornice, porch, 6/6 windows
197-199	c.1855	two and a half story clapboard building, gable roof, two porches, 6/6, 1/1 windows
201	c.1855	two and a half story frame building, aluminum siding, molded cornice, freize, classical porch, 1/1 windows
207	c.1855	one and a half story frame building, aluminum siding, gable roof, dormers, rear addition, 2/2 windows
209	c.1850	two and a half story frame building, aluminum siding, gable roof, molded cornice, porch, 6/6 windows
211	c.1855	two and a half story frame building, aluminum siding, gable roof, molded cornice w/ returns, 1/1 windows

Historic Resources of the Hudson Highlands  
Cold Spring Historic District, Cold Spring, N.Y.

Main Street - South side, cont.

<u>Number</u>	<u>Date</u>	<u>Architectural &amp; Historical Data</u>
219	c.1825	two story frame building, asbestos siding, gable roof, molded cornice, porch, 6/6 windows

West Street

bandstand	1928	one story octagonal gazebo, terra cotta tile roof, cobblestone and concrete foundation
2	c.1840	three story brick building, gable roof, boxed cornice, 1/1 windows
4	c.1840	three story brick building, flat roof, molded cornice, 6/6 windows

New Street - North side

	c.1890	two story board/batten building, gable roof, brick one story wing
	c.1840	two story brick building, gable roof, gabled porch, 6/6 windows

Market Street - West side

5	c.1850	two story frame building, asbestos shingles, gable roof, molded cornice, 6/6 windows
7	c.1850	two story frame building, asphalt shingles, gable roof, lean-to addition at rear, 2/2 windows
19	c.1830	two story clapboard building, gable roof, cornice and frieze, lean-to addition at rear, 6/6 windows

Historic Resources of the Hudson Highlands  
Cold Spring Historic District, Cold Spring, N.Y.

Market Street - East side

<u>Number</u>	<u>Date</u>	<u>Architectural &amp; Historical Data</u>
4	c.1840	two story brick building, siding over brick, gable roof w/cornice and freize, 6/6 windows
8	c.1840	two and a half story brick building, stu over brick, gable roof, rear shed roof, 2/2 windows
16	c.1825	three story brick and clapboard building gable roof, molded cornice, 6/6 windows, six light eyebrow windows, shutters
18	c.1840	two story stone and clapboard building, asbestos siding, gable roof, porch, 1/1 windows
20	c.1825	two story clapboard building, gable roof projecting cornice and freize, 6/6 windows
22	c.1850	two story stone building, asbestos siding, gable roof, porches, 1/1 windows

Depot Square - West side

3	c.1875	one and a half story stone building, multi-bays, hipped roof, pent eaves, 2/2 windows
5	c.1885	one story clapboard and shingle building, hipped roof with crockets, exposed rafters

Cross Street ( Railroad Ave.) - North side

5	c.1867	two story brick building, gable roof, decorative peak, ornate lintels, shed roof porch, bargeboards, 6/6 windows
7	c.1867	two story brick building, gable roof, decorative peak, bargeboards, ornate lintels, shed roof porch, 6/6 windows
9	c.1870	two story clapboard building, gable roof, molded cornice, shed roof porch, 1/1 windows

Historic Resources of the Hudson Highlands  
Cold Spring Historic District, Cold Spring, N.Y.

Stone Street - West side

<u>Number</u>	<u>Date</u>	<u>Architectural &amp; Historical Data</u>
9-11	c.1860	two story brick building, sloping roof, molded cornice, freize, frame addition at rear, 1/1 windows
15	c.1875	two story frame building, aluminum siding, gable roof porch, 2/2 windows

Stone Street - East side

2	c.1850	three story brick and shingle building, sloping roof, upper porch, 6/6 windows
4	c.1860	two and a half story brick building, gable roof with dormer, molded and bracketed cornice w/returns, brick watertable, 6/6 windows
6	c.1860	two and a half story frame building, asphalt shingles, gable roof, shed roof porch, 6/6 windows
8	c.1860	two and a half story clapboard building, gable roof, bargeboards, shed roof porch, 6/6 windows
10	c.1850	two and a half story brick building, gable roof, 1/1 windows
14-16	c.1840	two and a half story brick building, gable roof, 1/1,2/2,6/6 windows
18	c.1830	two story clapboard building, aluminum siding, porch w/entablature, 6/6 windows

Rock Street - North side

4-6	c.1840	two and a half story clapboard building, gable roof, shed roof porch, 6/6 windows
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Historic Resources of the Hudson Highlands  
Cold Spring Historic District, Cold Spring, N.Y.

Fair Street - West side

<u>Number</u>	<u>Date</u>	<u>Architectural &amp; Historical Data</u>
5	c.1855	two and a half story frame building, asbestos siding, gable roof w/molded cornice with returns, porch, 2/2 windows
7	c.1880	two and a half story frame building, aluminum siding, gable roof, center chimney, french doors and 1/1 windows
9	c.1880	two and a half story frame building, aluminum siding, gable roof, demilune at gable end, 1/1 windows
11	c.1870	two story frame building, clapboard siding, gable roof, porch, 1/1 windows
13-15	c.1870	two story brick and clapboard building, mansard roof w/gable dormers, raised basement, porch, 2/2 windows w/projecting segmental arches

Fair Street - East side

6	c.1850	two story frame building, aluminum siding, shed hood, gable roof, 6/6 windows
8	c.1850	two and a half story brick building, gable roof, molded and bracketed cornice w/returns, porch, 6/6 windows
14	c.1850	two and a half story frame building, clapboard siding, gable roof, bracketed cornice w/returns, porch, 6/6 windows
16	c.1850	two and a half story clapboard building, gable roof, cornice and freize, portico, 6/6 windows
18	c.1855	two and a half story clapboard building, cross gable roof, dormers, bargeboards, 1/1, 2/2 windows
20-22	1906	two and a half story stone and brick church, gable roof w/full entablature, towers, buttresses, arcaded windows
24	c.1906	two and a half story brick and stucco building, gable roof w/molded cornice, exposed rafters, porch, 6/1 windows

Historic Resources of the Hudson Highlands  
Cold Spring Historic District, Cold Spring, N.Y.

Fair Street - East side, cont.

<u>Number</u>	<u>Date</u>	<u>Architectural &amp; Historical Data</u>
28	c.1860	two and a half story clapboard building, gable roof, molded cornice w/brackets, shed roof porch, 6/1 windows
30	c.1860	two and a half story frame building, asbestos siding, gable roof, molded cornice, 1/1 windows
34	c.1890	two and a half story clapboard building, gambrel roof, molded cornice, freize, porch w/full entablature, 1/1 & multi-paned stained glass windows

Kembel Avenue - West side

9	c.1837	two story clapboard building, vinyl siding, gable roof, one story addition, 1/1 windows
11-13	c.1837	two story frame building, aluminum siding, gable roof, boxed cornice, center chimney porches, 1/1, 6/1 windows
15-17	c.1837	two story frame building, asbestos siding, gable roof w/cross gable, porches, 6/1, 6 light windows
19-21	c.1837	two story clapboard building, stuccoed, gable roof, block addition, 2/2, 6/1, 6/6 windows
23-25	c.1837	two and a half story clapboard building, stuccoed, gambrel type roof (originally gable roof), center chimney, porch, 2/2 windows
27	c.1837	two story frame building, asbestos siding, gable roof, gabled hood, 6/1 windows

Historic Resources of the Hudson Highlands  
Cold Spring Historic District, Cold Spring, N.Y.

Morris Avenue (Rt.9-D) - West side

<u>Number</u>	<u>Date</u>	<u>Architectural &amp; Historical Data</u>
7	c.1880	two story brick building, mansard roof with dormers, aluminum siding and stucco additions, 2/2 windows
9	c 1878	two story clapboard building, mansard roof w/dormers, boxed cornice w/freize and brackets, veranda, 2/2 windows
11	c.1896	two story frame building, turret, asbestos siding, slate gable roof, porch, 1/1 window

Morris Avenue - East side

4	c.1890	two story frame building, asbestos shingle gambrel w/cross gable, veranda, 1/1 window
library	1922	one story brick building, gable roof w/boxed modillioned cornice and pediment, multi-paned arched windows
12	c.1875	one and a half story brick and shingle building, bellcast mansard roof. dormers, boxed cornice, tower, veranda
14	c.1890	two story clapboard building, jerkin head roof, center chimney, porch w/decorated cornice, brick basement, 2/2 windows
	c.1865	one story stone building, slate mansard roof, turret, 8 pane casements, diamond single pane windows

Chestnut Street (Rt.9-D) - West side

church	1867	one story stone church, cruciform plan, tower with steeple, gabled transept, buttresses, pointed arch stained glass windows
parish hall	c.1868	one and a half story stone building, jerkin head roof, dormers, vestibule, buttresses, pointed arch windows
rectory	c.1915	two and a half story stone and stucco gable roof, hipped cross section, porch, single and double 4/4 windows

Historic Resources of the Hudson Highlands  
Cold Spring Historic District, Cold Spring, N.Y.

Chestnut Street - East side

<u>Number</u>	<u>Date</u>	<u>Architectural &amp; Historical Data</u>
6	c.1860	two and a half story brick building, gable roof, dormers, 2/2,4/4,6/6 windows
8	c.1860	two and a half story brick building, hipped roof, dormers, molded cornice w/ paired brackets, pedimented lintels, 1/1, 2/2 windows
10	c.1865	two story clapboard building, mansard roof, pavilion, porches, 6/6 windows
14	c.1855;c.1880	two and a half story clapboard building, gable roof with shed dormers, porch with pediment, 2/2,6/6 windows
16	c.1850;1880	two and a half story clapboard/shingle building, gable roof, triangular dormer, porch w/entablature, 1/1 windows
18	c.1840	two and a half story clapboard building, gable roof, molded cornice w/returns, veranda, 6/6 windows
20	c.1860	two and a half story frame building, vinyl siding and simulated stone, gable roof w/ dormers, porch w/molded cornice, 2/2 windows w/molded lintels
22	c.1860	two story clapboard building, aluminum siding, gable roof, porch, 2/2 windows
24	c.1850	two and a half story brick building, gable roof, molded cornice, porch, 1/1,6/6 windows
26	c.1850;1890	two and a half story brick building, gable roof w/dormers, porch w/plain entablature, 1/1 windows
28	c.1860	one and a half story clapboard building, gable roof, cross gable, dormers, porch, 1/1,2/2 windows

Historic Resources of the Hudson Highlands  
Cold Spring Historic District, Cold Spring, N.Y.

Cherry Street - North side

<u>Number</u>	<u>Date</u>	<u>Architectural &amp; Historical Data</u>
2	c.1840	two story frame building, asphalt shingle gable roof w/molded freize, rear addition, 1/1 windows
6	c.1840	two story frame building, cedar shakes, gable roof w/plain cornice, projecting eaves, exposed rafters, end chimney, rear addition, shed roof porch, 1/1 windows.
8	c.1840	two story clapboard building, gable roof projecting eaves, plain cornice, center chimney, 1/1 windows w/shutters

Cherry Street - South side

3	c.1825	two story clapboard building, raised basement, gable roof, molded cornice, plain freize, 2/2, 6/6 windows
5	c.1830	two and a half story frame building, ta paper siding, gable roof, molded cornice, enclosed front porch, 2/2 windows
7	c.1890	two and a half story clapboard building aluminum siding, raised basement, gable roof w/arched window in gable end, porch, 1/1 windows w/shutters

Oak Street - North side

4	c.1890	two and a half story clapboard/shingle gable roof, SW corner of building cantilevered, shed roof porch, 1/1 windows w/shutters
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Paulding Avenue - North side

6-8	c.1850	two and a half frame buildings, asbestos shingles, gable roof, molded cornice w/returns, center chimney, 2/2 windows
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Historic Resources of the Hudson Highlands  
Cold Spring Historic District, Cold Spring, N.Y.

Paulding Avenue - North side, cont.

<u>Number</u>	<u>Date</u>	<u>Architectural &amp; Historical Data</u>
10	c.1860	one and a half story frame building, asbestos siding, gable roof w/bargeboard porch, 1/1,2/2,6/6 windows
14	c.1915	two and a half story frame building, aluminum siding, hipped roof w/hipped dormer, porch, 3/1 windows
24	c.1840	two and a half story clapboard building gable roof, molded cornice, freize & architrave, porch, arched 2/2 windows
30	c.1865	two story clapboard building, mansard r with dormers, cornice w/paired brackets and dentil course, porch, one story bay 2/2 windows
30A	c.1865	one story board and batten building, ga roof, exposed rafters, lower windows ha shed hoods
36	c.1840	two story clapboard building, hipped roof w/cupola, molded cornice, plain f: porch, 2/2 windows
38	c.1900	two and a half story clapboard building, aluminum siding, hipped roof and dormer porch, 1/1 windows
40	c.1860	two story clapboard building, gable ro rear addition, 4/4,6/6 windows w/shutt
42	c.1890	two story clapboard building, hipped roof w/gables, molded cornice, 1/1 win
44	c.1865	one and a half story clapboard buildir cross gable roof, molded cornice w/ves of finials at peaks, center chimney, 1 separated by bay with modillioned corv 4/4,6/6 windows
56	c.1850	one and a half - two and a half story clapboard building, gable roof w/dormer boxed cornice, porch, 6/6 & 6 light w
64	c.1850	one and a half story clapboard buildi jerkin head roof, cross gable w/finia patterned slate roof, porch, 2/2,3/3, windows w/shutters

Historic Resources of the Hudson Highlands  
Cold Spring Historic District, Cold Spring, N.Y.

Paulding Avenue - South side

<u>Number</u>	<u>Date</u>	<u>Architectural &amp; Historical Data</u>
3	c.1850	two and a half story frame building, asbestos siding, gable roof, molded cornice, shed roof porch, 2/2 windows
7	c.1940	one and a half story brick building, rear wing, slate gable roof, 6/6 windows
15	c.1865	one story clapboard building, gable roof w/louvered cupola, side additions, 6/6 windows
35	c.1865	two and a half story clapboard building, gable roof w/bracketed, molded cornice, two brick chimneys w/pots, 4/4, 6/6 windows, porte-cochere
37	c.1850	two story frame building, aluminum siding, jerkin head roof w/cross gables, slate roof, dormers w/bargeboards, enclosed porch, three brick chimneys, 4/4 windows

Academy Street - West side

15	c.1885	two story frame building, asbestos siding, gable roof, projecting eaves, molded cornice, center brick chimney, shed roof porch, 2/2 windows
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Academy Street - East side

10-church	1867-68	one story brick building, steep gable roof, center cupola, clapboard wing, gable dormer, porch, buttresses, pointed arch stained glass windows
12	c.1890	two and a half story frame building, aluminum siding, shingled gable ends, gable roof, two story tower, 1/1 windows
14	c.1890	two story frame building, tarpaper siding, hipped roof, triangular dormer

Historic Resources of the Hudson Highlands  
Cold Spring Historic District, Cold Spring, N.Y.

Orchard Street - West side

<u>Number</u>	<u>Date</u>	<u>Architectural &amp; Historical Data</u>
3	c.1865	one and a half story clapboard building, vinyl siding, gable roof, center chimney porch, 1/1,2/2,4/4,6/6 windows
5	c.1865	one and a half story clapboard building, gable roof, cross gable w/bargeboards, porch, 1/1 windows
9	c.1895	two and a half story brick building, hipped roof w/dormer, shed roof porch, wing, 1/1 windows
11	c.1890	two and a half story clapboard and shingle building, gable roof w/cross gable, porch, 1/1,2/2 windows
13	c.1895	two and a half story clapboard building vinyl siding, hipped roof w/dormer, and porch w/full entablature, 1/1 and stain glass windows

Orchard Street - East side

10	c.1868	two and a half story clapboard building vinyl siding, gable roof w/ornate barge dormer w/french doors, balustrade and brackets, gable hooded wall dormers, porch w/projecting pediment, 1/1 windows
16	c.1880	two and a half story clapboard and shingle building, gable roof, porch, 1/1 windows

Parrott Street - West side

11	c.1860	two and a half story clapboard building jerkin head roof, dormers, bracketed cornice, porch, porte-cochere, 6/6, 1/1 windows
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Maple Terrace - South side

1	c.1840	two and a half story frame building, asbestos siding, gable roof, cornice returns, porch, 1/1 windows
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Historic Resources of the Hudson Highlands  
Cold Spring Historic District, Cold Spring, N.Y.

Maple Terrace - South side, cont.

<u>Number</u>	<u>Date</u>	<u>Architectural &amp; Historical Data</u>
3	c.1880	two and a half story frame building, asbestos siding, gable roof w/ cornice and returns, 1/1 windows
5	c.1855	two and a half story frame building, asbestos siding, gable roof w/ cornice and brackets, porch, rear wing, 6/1 windows
7	c.1860	two story clapboard building, gable roof trefoil attic window, porch, 6/6 windows
9	c.1850	two story clapboard building, gable roof w/molded cornice, returns and brackets, porch, 2/2 windows
11( also 1 Parrott St)	c.1830;1850	one and a half - two story clapboard building, gable roof, cross gable, porch eyebrow windows, 1/1,6/6 windows

Non-contributing Structures

146 Main Street  
 156 Main Street  
 15 Main Street  
 125-127 Main Street  
 163,167,169 Main Street  
 14 Market Street  
 4 Railroad Avenue  
 13 Stone Street  
 5 Morris Avenue  
 16 Paulding Avenue  
 46 Paulding Avenue

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**Appendix B**

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**RESIDENTIAL SURVEY - COLD SPRING, N. Y.**

Dear Cold Spring Resident:

In the coming years the Village of Cold Spring will be faced with many critical decisions regarding its development and preservation. How the Village responds, how it assists, guides and controls change is an issue that effects all who live, work and visit the community.

In order to plan for the future, the Village is preparing a Master Plan upon which to base long-term land use (for example, encourage highrise apartments or single family homes, fast food outlets or antique shops), zoning, development and community policies.

To ensure that the ideas and concerns of all Cold Spring residents are reflected in this plan, the Master Plan Advisory Committee is requesting your participation in this community survey. Please take a moment and complete the survey at this time.

We need your assistance to be sure the survey truly reflects residents' opinions, ideas and concerns.

Note: 165 responses were tabulated.  
All numbers are percentages .

(-) indicates less than 3% response to particular question

\* raw numbers

1. (A) Are you currently a resident of Cold Spring (circle number)

165 1. Yes 2. No (stop survey)

(B) How long have you lived here? (circle number)

10 1. Under one year  
23 2. One to four years  
9 3. Five to seven years  
16 4. Eight to fifteen years  
39 5. Over fifteen years

2. Do you own or rent your home? (circle number)

1. Rent 2. Own

23 76

3. Do you work in Cold Spring?

1. Yes 2. No Retired

29 76 8

4. How important to you are each of the following aspects of Cold Spring? (circle the appropriate number for each item listed below)

	IMPORTANT	UNIMPORTANT	NEITHER	DON'T KNOW
a. Small-town character	100	-	-	-
b. Overall attractiveness	97	-	-	-
c. Historic character	97	-	-	-
d. Shopping opportunities	54	24	12	-
e. Waterfront access	81	17	7	-

f. Housing opportunities	38	28	10	-
g. Location on the Hudson	84	7	-	-
h. Family or personal ties in area	50	22	19	-
i. Location near work	34	32	19	-
j. Cost of living	81	7	7	-
k. Tax rate	84	-	5	-
l. Services provided by Village	83	7	5	-
m. Job opportunities	34	36	13	8
n. Tourism	49	31	10	5
o. Business district parking	60	27	6	4
p. Attractive lighting fixtures in business district	54	30	5	5
q. Increasing Business District	34	49	5	6
r. Other (please explain)				

5. What is the best thing about Cold Spring? (please explain)

64 Rural character 34 Convenient/Scenic Location  
31 Historic character 25 Friendly Place

6. What is the worst thing about Cold Spring? (please explain)

22 Parking 13 Water supply problems  
15 RR Station/tunnel/yard

7. How important to you is preserving the historic character of Cold Spring? (circle number)

37 Very important

17 Somewhat

Not important

Not at all important

8. In general should the Village promote or limit growth in each of the following areas? (circle appropriate number for each item.)

	PROMOTE	STAY THE SAME	LIMIT	DON'T KNOW
a. Commercial activity	32	24	35	-
b. Industrial activity	13	16	60	5
c. Tourism	55	23	60	-
d. Residential opportunities	42	25	23	-
e. Public transportation	53	22	13	7

9. What types of residential development do you feel are appropriate in the Village? (circle number for each item).

	APPROPRIATE	INAPPROPRIATE	NEITHER	DON'T KNOW
a. Single family housing	84	-	-	-
b. 2-family housing	61	7	15	5
c. Multi-family housing (3 or more units/includes condominiums)	20	53	11	6
d. Rental housing/apartments	45	38	5	7
e. Luxury housing	28	46	7	8
f. Moderately priced housing	66	8	11	4
g. Low income housing	22	60	4	5
h. Other (please explain)				

10. What types of commercial development do you feel are appropriate in the Village? (circle number for each item)

	APPROPRIATE	INAPPROPRIATE	NEITHER	DON'T KNOW
a. Restaurant	68	13	7	-
b. Retail shops	78	13	5	-
c. Services (dry cleaners, copy shops, etc.)	68	12	6	-
d. Commercial office space	35	38	7	5
e. Professional offices	59	18	7	5
f. Overnight accommodations	65	20	6	-
g. None	9	14	7	-
h. Other (please explain)				

11. What types of industrial development do you feel are appropriate in the Village?

a. Campus-type industry (corporate offices)	35	40	-	6
b. Tourism	56	18	4	10
c. High tech (Research labs)	31	44	5	7
d. Light manufacturing	33	41	4	5

12. What types of tourism-related development do you feel are appropriate to the Village?

	APPROPRIATE	INAPPROPRIATE	NEITHER	DON'T KNOW
a. Bed and breakfast/guest houses	75	12	4	
b. Boatels	41	30	4	12
c. Local ferry boat service	57	24	5	7
d. A museum of the Hudson Highlands	72	5	3	7
e. Concert/theater facilities	69	17	5	4
f. Paid local walking and riding tours	54	24	6	7

13. Which of the following types of uses are appropriate for development of the existing waterfront sites in Cold Spring?

	APPROPRIATE	INAPPROPRIATE	NEITHER	DON'T KNOW
a. Public recreation	45	36	4	-
b. Recreation facilities restricted for resident use only	62	18	-	-
c. Natural parkland/open space	68	13	-	-
d. Marinas	50	24	5	6
e. Commercial uses	7	65	6	-
f. Low-density residential	35	41	7	5
g. Moderate-density residential	13	57	5	6
h. No change to present uses	35	16	8	8
i. Other (please explain)				

14. In general, do you feel it is appropriate for Cold Spring to:

	APPROPRIATE	INAPPROPRIATE	NEITHER	DON'T KNOW
a. Encourage new development	38	38	6	-
b. Make improvements only to existing Village	73	14	-	-
c. Remain the same as it is today	33	25	7	-
d. Other (please explain)				

15. Are there any other comments or concerns you have regarding the future of Cold Spring?

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## Appendix C

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APPENDIX C: INFORMATION SOURCES

Reports and Studies

U.S. Department of Commerce, Bureau of the Census, 1970 Census of Population and 1980 Census of Population.

Putnam County Division of Planning and Development, Putnam County Data Summary, 1984.

Putnam County Natural Resources Inventory.

U.S. Department of Commerce. Office of Coastal Zone Management, Final Environmental Impact Statement and the New York Coastal Management Program, August 1982.

Villages of Cold Spring and Nelsonville, 1984 Comprehensive Facilities Program, Environmental Assessment, prepared by C.G. Engineers, May 1985.

Project for Public Spaces, Inc. Cold Spring-on-Hudson, Main Street and Waterfront Revitalization. April 1983.

Town of Philipstown, Master Plan of Development and Conservation Adopted May 1976, republished and annotated December 1983.

Putnam County Planning Board, Nelsonville Guide Plan 1990, August 1971.

Village of Nelsonville, Comprehensive Master Plan for the Village of Nelsonville. 1984

New York State Department of Environmental Conservation, U.S. Environmental Protection Agency, "Executive Summary of the Marathon Battery Federal Superfund Remedial Investigation/Feasibility Study", September 1985.

New York State Division of Historic Preservation, National Register Inventory Form, "West Point Foundry." 1972

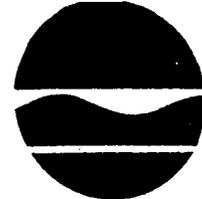
New York State Division of Historic Preservation, National Register Inventory Form, "Hudson Highlands Multiple Resource Area" 1982

Hayward and Parker Associates, "Engineering Report of Plans for Cold Spring Park and Dock," 1985

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**Appendix D**

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Henry G. Williams  
Commissioner



September 12, 1985

Dear Concerned Citizen:

The Marathon Battery Federal Superfund Remedial Investigation/Feasibility Study (RI/FS) being conducted in Cold Spring, Putnam County has been continuing since we last contacted you. This letter is intended to bring you up to date and make you aware of some important upcoming events.

The investigation of Foundry Cove has been completed and the draft Remedial Investigation Report is available for your review at the project's document depositories located at the Philipstown Town Hall, 234 Main Street and at the PROCO Office, 194 Main Street. The Draft Remedial Investigation Report reviews the sampling and analysis program that was carried out and describes the nature and extent of the contamination.

We will be holding a public meeting to present the results of the investigation, receive comments from the public and explain what happens next in the project.

**PUBLIC MEETING**  
7:00 P.M.  
SEPTEMBER 26, 1985  
PHILLIPSTOWN TOWN HALL  
234 MAIN STREET, COLD SPRING

As you are probably aware, it was necessary to postpone the on-site investigation that was originally scheduled for the Spring of 1984. This on-site work included the installation of five wells and the collecting of several soil samples. The wells have been installed and soil and ground water samples have been taken. We expect to receive the results from this work in the near future.

We have also been working on the development of the Feasibility Study. It will evaluate alternative methods of dealing with the contamination problem and identify a recommended course of action. During development of the Feasibility Study two significant problems have been pointed out which make it difficult to select a single alternative for remediation of the Cadmium (and other metals)

problem existing in the Cold Spring area; 1) degree of adverse impact of remediation on surrounding wetlands and 2) efficiency of removal of sediments. It is presently not possible, without a closer look at site conditions and physical makeup of the sediments, to determine what percentage of the contaminated material can be removed using different technologies available (various methods of dredging, dragline, dry excavation, etc). It is presently proposed by the USEPA that we reserve decision on a particular alternative until the impacts on Constitution Marsh wetlands and removal efficiencies can be reviewed in greater depth. It is hoped that by the date of the public meeting we will be able to inform you about how much of a project delay these additional studies will cause. We wanted to mention the additional work here so that it will not be a surprise, taking away from the main purpose of the meeting which is to discuss the findings of our investigation and where that will lead us.

If there are any questions or comments related to the project prior to the public meeting, Tom Reynolds of my staff can be contacted at (518) 457-9538. You may also contact Bruce Bentley with questions/comments at 1-800-342-9296. We urge you and your neighbors to review the documents at the depositories and we look forward to your attending the meeting, it is important that you take an active role and participate in the project.

Sincerely,



Charles N. Goddard, P.E.  
Chief  
Bureau of Hazardous Site Control  
Division of Solid and Hazardous Waste

cc: G. Pavlou, USEPA  
J. Singerman, USEPA  
A. Bittner - Putnam County Health Department  
B. Quinn - USEPA, Washington  
S. Christoferson - National Oceanic Atmospheric Administration

In 1984, the New York State Department of Environmental Conservation (NYSDEC), acting under the auspices of a cooperative agreement with the U.S. Environmental Protection Agency (USEPA), authorized Acres International Corporation (Acres) to conduct a Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or Superfund) Remedial Investigation/Feasibility Study (RI/FS) at the Marathon Battery Site, Cold Spring, New York. The Marathon Battery Site was the location of a nickel-cadmium battery manufacturing operation from 1953 to 1979. The plant's process wastes including cadmium, nickel and cobalt, were discharged into nearby Foundry Cove through the Kemble Avenue storm sewer and into the Hudson River at the village pier. A number of studies during the 1970's and early 1980's had identified elevated levels of cadmium, and to a lesser extent nickel and cobalt, in the sediment, water and various organisms. None of these investigations had comprehensively nor simultaneously addressed the various geographical areas, life forms, seasonal variability and trophic levels potentially affected by the contaminants. As such, this RI was commissioned as both an extensive and intensive multi-seasonal evaluation of the contaminant situation.

The overall objectives of the RI were two-fold: to identify the nature, degree and extent of cadmium, nickel and cobalt in the sediments, surface waters and representative organisms from the major trophic levels in Foundry Cove and the surrounding environs; and then based on these data, to evaluate the effects of this contamination in terms of both biological impacts and the potential for human health impacts to those persons that utilize, consume, or otherwise are associated with the contaminated resources.

The RI was completed by Acres in conjunction with Princeton Aqua Science (PAS) during 1984 and the first half of 1985. This RI report presents results and interpretations of hydrologic, environmental (sediment and water quality) and ecological investigations in East and West Foundry Cove, the adjacent backwater areas of Constitution Marsh and South Cove, and the Pier Site which was the second discharge point. Comparative data were obtained from the Hudson River, up-river, mid-river and down-river from the discharge points, and a small cove north of the village referred to as North Cove. Several control locations including Tivoli Bay, Rodgers Island, the vicinity of the Troy Dam, Haverstraw Bay/Stony Point, and Seaside Heights, New Jersey were also evaluated.

The hydrologic studies involved collection of tidal stage data, continuous and discrete velocity profile measurements, tidal exchange flow pattern information and local runoff information primarily for East Foundry Cove (East Cove).

The environmental studies involved collection of sediment and surface water quality samples from virtually all the study areas. A total of 103 sediment samples were collected for contaminant analysis. Where appropriate, sediment cores were subdivided as many as three times to further define the vertical distribution of the metals. Surface water was collected during May, June, July, August and October. Samples were collected at 25 stations from as many as three depths, for a total of 312 samples.

The ecological studies entailed the collection of flora and fauna from all study areas except Troy Dam. Ten major groups of organisms were collected and analyzed including benthic infauna, macroinvertebrates, finfish, plankton (phytoplankton and zooplankton), benthic algae, aquatic macrophytes, wetland vegetation, reptiles, waterfowl, other birds and mammals. A total of 288 biological samples were collected and analyzed. For some samples, composites were analyzed; for others, individual whole bodies were analyzed; and for the remainder, individual tissues were dissected and analyzed. For the fauna these tissues included muscle, liver or hepatopancreas, kidneys, gonads, brain, gills and heart and for flora they included roots, stems, leaves and fruit bodies.

The ecological program also involved in-situ bioaccumulation studies at East Cove, the Pier Site and Tivoli Bay. A total of 214 samples were removed for analysis. Once again, composite samples, whole body samples and individual tissues were analyzed.

The major findings of the RI have been divided as follows: general with regard to the entire study; and specific to the individual study areas. Based on these findings, conclusions and recommendations have been developed.

#### General Findings:

1. Sediment transport in East Cove is a combination of short term and long term phenomena. Daily tidal fluctuations and the resulting current velocities, periodically combined with significant runoff associated with storm events, define the main sediment transport mechanisms. The relative movement of sediment is dependent on the magnitude of the tidal stage fluctuations and extent of runoff inflow.

As a consequence of the hydraulics of Foundry Cove, contaminants occurring in the Kemble Avenue outfall area of East Cove have, and are continuing to be, distributed throughout East Cove, West Cove, and subsequently, to the Hudson River. To a lesser extent, contaminants are also transported from East Cove into Constitution Marsh.

2. Process wastes discharged into Foundry Cove and the Hudson River have resulted in significantly elevated cadmium concentrations in the sediments of East Cove, West Cove, the pier area and the northern portion of Constitution Marsh. Nickel sediment concentrations were significantly elevated in most of the same areas but exhibited generally lower levels. Cobalt contamination in the sediments was primarily restricted to the East Cove outfall area.
3. Exceedence of state regulatory standards for acceptable cadmium concentrations in drinking waters occurred in the East Cove outfall area. Violations of New York State standards for the protection of freshwater aquatic life were not observed. However, proposed USEPA criteria for cadmium designed to avoid chronic effects in freshwater aquatic life were contravened in East Cove, West Cove and Constitution Marsh. With respect to similar criteria dealing with avoidance of acute effects, East Cove surface waters were regularly in contravention.

4. The biota of East Cove, Constitution Marsh and to a lesser extent the Pier Site had significantly elevated concentrations of cadmium. Nickel concentrations were significantly elevated in the biota of East Cove and in some cases the Pier Site. Significantly elevated levels of cobalt were confined to the biota in the East Cove outfall area.

#### Specific Geographical Findings:

##### East Cove

1. Peak discharges from the Kemble Avenue outfall, NYSDOT storm sewer outfall, and Foundry Brook during a significant runoff event, will have a definite effect on sediment transport within East Cove. This effect will either be dampened or intensified by the tidal condition occurring during the runoff period. Low tide conditions during a peak runoff period will create favorable conditions for sediment transport.
2. The results of the sediment sampling program show that there is widespread contamination of the sediments and marsh soils of East Cove. The highest level of contamination occurs in East Cove in close progreenish-white sediment covering an area approximately 50 by 100 feet. Contaminant concentrations in the East Cove outfall area were as high as 171,000, 156,000 and 6,700 mg/kg for cadmium, nickel, and cobalt, respectively. Substantial contamination appears to extend below the maximum sampling depth of 36 cm in this area.

Sediment contamination radiates away from the outfall along a pattern that follows the existing channel connecting to the main body of East Cove. Levels of cadmium in the surficial sediments of this channel and at its mouth range between 1,000-10,000+ mg/kg. Cadmium contamination continues to display elevated levels at sampling depths of 41 cm.

The gradient of contamination in the rest of East Cove reflects the tidal flushing patterns which have created a central shoal area of low velocities surrounded by a predominantly clockwise circulation pattern. Cadmium concentrations in the range of 500-1000 mg/kg occurred in the central area of East Cove with the southern area having cadmium levels of 100-500 mg/kg and the northern area containing less than 100 mg/kg cadmium.

3. Exceedence of state regulatory standards for maximum permissible cadmium concentrations in drinking water was essentially confined to the outfall area. Only one measurement from the outfall area approached the New York State Standard for the protection of freshwater aquatic life. However, proposed USEPA criteria for cadmium designed to protect freshwater aquatic life from chronic health effects appear to be regularly contravened. With regard to similar acute health effect criteria, the entire East Cove appears to regularly be in contravention during the absence of the salt wedge. During the late summer and early fall, the salt wedge limits the apparent contraventions to the immediate outfall area.

4. The biota of East Cove consistently proved to be significantly contaminated relative to Tivoli Bay. The extent of contamination was greater near the outfall area than in the main body of East Cove.

In the outfall area, cadmium, nickel and cobalt were elevated in both the flora and fauna. The biota in the main body of East Cove displayed elevated levels of cadmium.

With regard to edible species and their tissues, blue crabs collected from East Cove were found to have significantly elevated levels of cadmium in their muscle tissue relative to crabs collected downriver (Haverstraw Bay/Stony Point) as well as at the control (Seaside Heights, New Jersey). In addition, levels of cadmium in the hepatopancreas, gill, and claw/leg muscle tissues were significantly elevated compared to the control.

The in-situ bioaccumulation studies in East Cove revealed significant uptake of cadmium by both the crayfish and finfish test organisms over the 42-day exposure to the water column.

#### Constitution Marsh

1. In Constitution Marsh, substantial contamination was found in surficial sediments located in the northern section of the marsh. Limited samples within the marsh itself also indicate contamination in the marsh soils. In the southern channels of Constitution Marsh, surficial cadmium concentrations are statistically significant when compared to Tivoli Bay, but are much reduced from the levels observed in the northern marsh. The nature of the tidal patterns in the marsh appear to limit the opportunity for contaminant transport to the southern reaches of the marsh.
2. During the absence of the salt wedge, the levels of cadmium in Constitution Marsh surface waters routinely contravene proposed USEPA criteria designed to protect freshwater aquatic life from chronic health effects.
3. Much of the Constitution Marsh biota displayed significantly elevated levels of cadmium but at generally lower levels than were observed in East Cove. Vegetation samples collected from the northern portions of the marsh displayed considerably higher contamination levels than those collected in southern areas.

#### West Foundry Cove

1. Contaminants in the sediments of West Cove displayed four interesting phenomena. First, the energy associated with the ebbing tide appears to prevent the deposition of contaminants along its immediate discharge path (on axis perpendicular to the trestle). Second, south of this axis the deposition of contaminants is greatest due to reduced velocities, dense aquatic macrophytes, and the flow of the Hudson River pushing the majority of the contaminants in this direction. Third, this same area reveals contaminants in the 100-500 mg/kg Cd range at maximum sampling depths, which indicates

deposition over time. Fourth, backwater areas are displaying elevated contaminant levels indicating deposition in quiescent areas.

2. During freshwater periods, the levels of cadmium in portions of West Foundry Cove surface waters contravene proposed USEPA criteria designed to protect freshwater aquatic life from chronic health effects.
3. The contamination levels observed in the flora and fauna of West Cove were variable. The concentration of cadmium in the benthos and plankton were elevated. Neither the fish nor aquatic macrophytes were found to have accumulated appreciable concentrations of any of the target metals in their tissues.

#### Pier Site

1. Surficial sediments were contaminated with cadmium and nickel concentrations as high as 2,200 and 3,500 mg/kg, respectively. At a depth of 46 cm, elevated cadmium levels up to 790 mg/kg were observed.
2. Surface water contaminant concentrations were below detectable limits.
3. Fish, plankton and benthos were sampled from the Pier Site area. Some benthic samples displayed significantly elevated cadmium and nickel concentrations. Zooplankton samples had somewhat elevated levels of cadmium. Tissue burdens of all three metals were low in the fish.

The bioaccumulation studies at the Pier Site identified significant uptake of cadmium by both test species over the course of the 42-day exposure to the water column.

#### South Cove

1. The levels of sediment contamination in South Cove approach those observed at the control, Tivoli Bay.
2. Surface water contaminant concentrations were generally below detectable limits.
3. The biota were not found to have elevated contaminant levels.

#### Hudson River

1. Surface water contaminant concentrations were generally below detectable limits.
2. The fish, plankton and benthos of the Hudson River generally did not harbor elevated concentrations of the three metals. However, blue crabs had significantly elevated levels of cadmium.

## Conclusions

1. The results of the hydraulic and sediment core analyses indicate that significant sediment transport has occurred, and is continuing to occur, within East Cove and from East Cove to West Cove and from East Cove to Constitution Marsh. These contaminated sediments have been transported into many areas of East Cove along the main flow paths, as well as into backwater areas. The metals are continuing to be redistributed and are now present over a wider area and at greater depths than documented by previous studies.
2. Sediment metal concentrations in East Cove are grossly elevated, especially in the outfall area. Substantial concentrations of contaminants also exist at the Pier Site, in the northern portions of Constitution Marsh and West Cove.
3. Cadmium levels in the waters of East Cove, and to a lesser extent Constitution Marsh and West Cove, were above the levels identified by USEPA as being detrimental to fresh water aquatic life.
4. The biota of the study areas were found to have contaminant concentrations which are generally reflective of the sediment and/or surface water concentrations. Those species in direct contact with the contaminated substrate (benthos, terrestrial oligochaetes, aquatic macrophytes, wetland vegetation) and those species with an extended duration of exposure (reptiles, mammals, wood ducks) display the greatest amount of metal accumulation.

Based on the rapid uptake of cadmium witnessed in the bioaccumulation study, transient species such as fish and blue crab, which venture into the Foundry Cove area, may also experience substantial uptake of cadmium.

5. Finally, a human health risk is associated with the consumption of biota from the Foundry Cove area. For example, in crabs, where the organism is prepared whole and the hepatopancreas and muscle tissues are consumed, the significantly elevated levels of cadmium in these tissues could result in a substantial accumulation of cadmium in human kidneys.

The time frame necessary to accumulate cadmium to a level that would result in physiological and morphological damage is variable dependent upon consumption rates.

## Recommendations:

1. Remedial action will be necessary if the excessive contamination of the East Cove sediments, the resultant concentrations in the water column and the biota that inhabit this area, and the potential human health impacts are to be alleviated. In addition, decisions will be needed as how best to address the observed contamination at the Pier Site, West Cove and Northern Constitution Marsh.

2. Foundry Cove, the Pier Site and Constitution Marsh should continue to be posted to alert the public of potential health hazards.
3. When the remedial actions are designed, measures will be necessary to minimize the suspension and transport of sediment away from the area(s) of activity, given the existing hydraulic conditions.
4. During design, consideration should also be given to changes in the chemical equilibrium of the sediments that may result in the solubilization of the metals.

If the above recommendations are pursued, the elevated contaminant levels in the water column and the biota, and the potential human health impacts should be substantially reduced.