Village of Cold Spring Comprehensive Plan

December 7, 2011 Adopted January 10, 2012

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List of Volunteers and Other Contributors

Many thanks to the following and all others, including the 326 who responded to the Residential Survey, who helped in many different ways.

Allen, Cheryl
Allison, John
Armstrong, Liz Schevtchuk
Armstrong, Michael J.
Barbaro, Joseph
Barr, Teri
Birn, David
Bouchard, Ann
Bowman, Michael
Burton, Leonora
Campanile, Grace
Campbell, Bruce
Casparian, Carol
Cherosky, Rita
Chirico, Roger, Sr.
Chirico, Roger, Jr.
Chmar, Andy
Cooke, David
Curto, Joseph
DiVico, Dave
Donachie, Matthew
Doyle, Karen L.
Dunn, John
Dunn, Karen
Early, Marie
Edelson, Elizabeth
Fadde, Cathryn
Falloon, Ralph
Fitzgerald, Willa
Foley, Kathleen
Francisco, Matt
Fusco, Ray
Galgani, Andrea
Gallagher, Seth
Garcia, Martha
Geppner, James
Groombridge, Nick
Hall, Andrew
Hammond, Elliott
Hardy, David
Hawkins, Stephanie
Hannah, Gail Greet
Hartford, James
Heberling, Marilyn
Heffernan, Philip
Hemberger, Al
Henderson, Peter
Hustis, Charles
Impellizzeri, Anne
Jensen, Craig
Jones, David
Kearney, Ken
Kenney, Brian
Leonard, Eva
Leonard, Robert
Lim, Cathy
Limbert, Craig
Lindstedt, Cecile
Linson, Jeff
MacDonald, Donald
Mageean, Ellen
Mancari, Edward
Markano, Pamela
Marks, Daniel
Matson-Zuvic, Stacey
Mazzuca, William
McCoy, Molly
Merando, Charles
Merando, Steve
Mermell, Marshall
Miller, Lynn
Milroy, Eugenie
Moser, Lillian
Needelman, Rhoda
Nichter, Anne
Norris, Elizabeth
O'Barr, James
O'Malley, Lynn
Parks, Karen
Patinella, Mark
Peehl, Susan
Pergamo, Fran
Phares, Brett
Phillips, Anthony
Phillips, Greg
Pidala, Joe
Pidala, Nina
Powell, Keri
Powell, Rose
Prentice, Nat
Pugh, Betsy
Pustilnik, Phyllis
Pustilnik, Seymour
Ramirez, Eric
Reisman, Michael
Robertson, Gordon
Rolston, Tom
Rose, Judith
Rosenthal, Ellyn
Rust, Janet
Saari, Arne
Saari, Mary
Sabin, Marc
Sanchez, Z.I.
Seibel, Jean-Pierre
Seibel, Rita
Serradas, Airinhos
Shaheen, Rita
Shields, Patrick
Shindledecker, Katrina
Smith, Robbi
Square, Catharine
Steltz, Donna
Strauss, Ari
Taggart, Randy
Tamagna, Vinny
Teagle, John
Thacher, Jan
Thomashower, James
Tobin, Chris
Trimble, Ed
Turner, Richard
Villanti, Mark
Watson, Glenn
Wallach, Susan
Weissbrod, Richard
Wildonger, Mark
Wong-Jensen, Amanda
Zuehl, Jimmy

Contributing Businesses, Organizations and Agencies

Building Bridges Building Boats
Cathryn's Tuscan Grill
Chapel of Our Lady Restoration
Cold Spring Boat Club
Cold Spring Café
Cold Spring Fire Company No. 1
Cupoccino
Foodtown
Go Go Pops, Go Go Joe
Haldane School
Hudson Highlands Land Trust
Hudson Hil's
Hudson Valley Greenway
Main Course
Metro-North
NYS Dept. of Environmental Conservation
NYS Department of State
NYS Office of Parks, Recreation & Historic Preservation
Our Lady of Loretto Church
Preservation League of New York
Putnam County Historical Society & Foundry School Museum
Putnam County Office of Planning
Scenic Hudson
St. Mary's Church in the Highlands
Town of Philipstown
Village of Cold Spring
West Point Real Property Office

Summary

Prepare for the future,
Respect the past

The proposed Comprehensive Plan is built on ideas, information, opinions, hopes and dreams shared by residents and stakeholders over four years—in the survey, meetings, discussions, forums, working groups, conversations, emails and more. It updates and expands the 1987 plan and looks ahead 20 years and provides goals, objectives and actions to answer the question, "What do we want for the future of our Village?"

Today's Cold Spring is the product of its proud history growing up around the West Point Foundry, its spectacular natural setting on the Hudson River in the Hudson Highlands, and its very special people--neighborly, caring, and diverse with a rich community spirit. The appealing Main Street and most of the Village were developed before the advent of the automobile. When *zoning* was introduced in 1967 it generally followed a suburban model for people with cars, which, despite subsequent amendments, is inconsistent with the past and would not permit most of the current village to be built. It is the small town, historic character with a sense of safety and security that longtime residents and newcomers alike have come to cherish. At the same time, they understandably want modern conveniences, easy access by car, affordable living and low taxes. They look to the future with the Internet and new technologies of the information age. The world is changing at lightning speed and, although haltingly at times, Cold Spring wants to be part of it.

Balancing past and future, stability and change is the challenge for this plan. When adopted, all Village *land use regulations* must be in accordance with the Comprehensive Plan under state law and all plans for capital projects in the village by other governmental agencies including the state and federal levels must take the plan into consideration. Because it gives a framework for the long term, the Comprehensive Plan is a valuable tool for village government, can assist with obtaining grants, and gives confidence to residents, businesses and investors that their efforts here will be worthwhile.

Highlights of the proposed plan include:

- Protect the small town, historic, neighborly and diverse character of the Village including improved walkability, updated *zoning* and other regulations, support for neighborhoods, improved signage and encouraging volunteerism.

- Take advantage of the riverfront location by improving access for passenger boats and special or historic boats, working together with the Boat Club, developing a RiverWalk, and developing Dockside as a natural park with a food concession.

- Protect the natural environment and conserve energy including a 20-year plan with shoreline and habitat protection, protection of scenic views, potential steep slopes protection, protecting the water supply, promotion of green technology and use of alternative energy.

- Enhance the economic vitality of the Village by encouraging businesses that serve residents, changing off-street parking requirements, strong marketing, and improving both the Main Street and Chestnut Street commercial areas, while trying to keep Main Street "real".

- Ensure that community facilities and services meet Village needs and are efficient and affordable including fire protection, police and emergency services, upgrading the sewer system, working to keep the Post Office, and investigating shared or consolidated services if it can save money.

- Control the growth in property taxes by seeking other sources of revenue including metered parking on part of Main Street, switching to user fees for some services, applying for more grants, and finding ways to finance essential upgrades of aging infrastructure.

- Apply the principles of this plan to all new development including the West Point Foundry/Marathon/Campbell area, a public path plus revenue from the village garage site, and possibilities for Butterfield.

Finally, this is a plan for action. This plan will be useless if it simply sits on a shelf. So there is a recommendation that the Village Trustees establish other measures to assist them in assuring that actions are vigorously pursued.

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Vision and Goals

Vision:

Prepare for the future,
Respect the past

Goal 1: Preserve and enhance the small town, historic, neighborly, diverse and safe character of Village life.

Goal 2: Take full advantage of our location on the Hudson River.

Goal 3: Protect the natural environment and conserve energy.

Goal 4: Enhance the economic vitality of the Village.

Goal 5: Ensure that community facilities and services meet the Village's needs and are efficient and affordable.

Goal 6: Control property taxes.

Goal 7: Integrate new development with the traditional Village.

Introduction

Background

Geography shapes Cold Spring more than most places. Just to the north and east, mountains bound its 407 acres, a marsh sets much of its southern border, and the Hudson River establishes its western edge. From early times Cold Spring's location on the river made it an anchor for commerce on routes from Connecticut and New York, the goods passing on first to Hudson River boats and later to the railroad that was built in the mid-19th century, along the Hudson's eastern shore. The West Point Foundry, founded in 1818, drew iron ore from mines a few miles to the east, water power from Foundry Brook, wood from the surrounding forests (and later coal barged from Pennsylvania) to fire its blast furnaces, and casting sand from the nearby marsh to make finely-detailed molds for the cannon and machinery for the new nation. The scenery for this industrial dynamo was and is strikingly beautiful, with the northern gate of the Hudson River's passage through the Appalachians opening just north of the Village, between the steep cliffs of Storm King and Bull Hill.

Cold Spring is tightly bound to the country around it. The water supply comes from reservoirs four miles away in the Highlands, under the jurisdiction of Philipstown. To prosper, Cold Spring businesses depend on customers to come from near and far, arriving by car, train, and boat. Hundreds of people come from outside the Village, many from Dutchess County, for jobs here. Three quarters of the students at Haldane do not live in the Village, but are bused or driven from a wide area, from Philipstown and some from outside Putnam County. The Cold Spring Fire Company Number 1 serves the Village and a wide area outside the Village. The Metro-North station serves a very wide region, with so many commuters driving to the station that it causes parking problems on local streets – while the train gives residents easy access to New York City. The Village, like almost all municipalities, also depends on the town, county, state and federal governments for grants and other assistance for specific purposes.

Cold Springers love this Village and want to keep it the way it is as much as possible. This Comprehensive Plan for the Village of Cold Spring takes into account both the advantages and the limitations of the place. The opportunities before it, the challenges facing the Village today, and the choices available to those living here, all grow from its history as an important foundry town in the 19th century and its tough fight for economic viability in the 20th and 21st.

Our approach to capitalizing on those opportunities and meeting those challenges starts with understanding that Cold Spring is a traditional Hudson Valley community, created at a time when the car did not dictate development decisions. Based on ideas that have come from the people of this community, a consensus has emerged that the Village's planning should build upon its small town atmosphere, characterized by its traditional neighborhood structure and walkability.

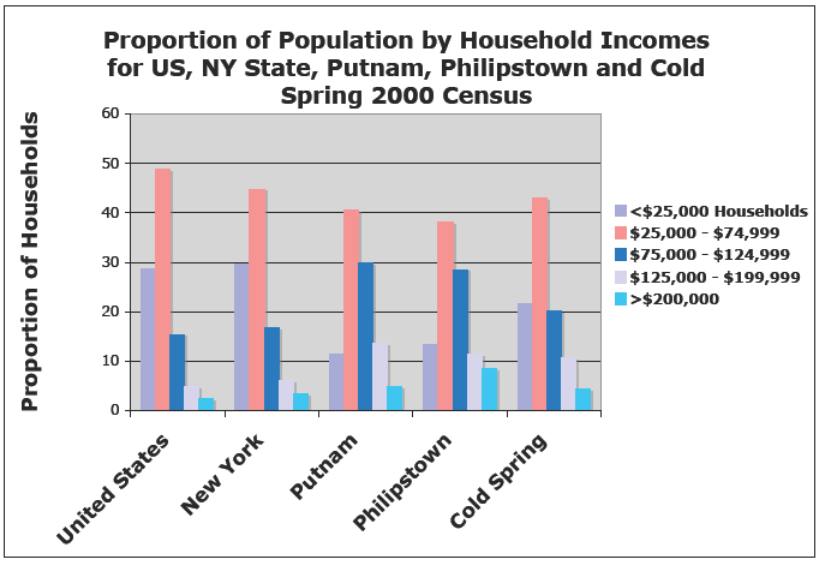
The People

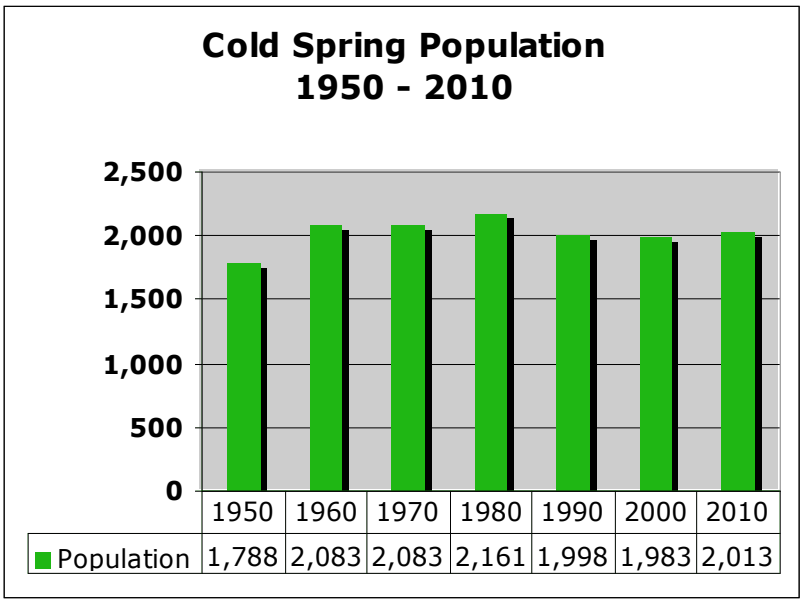
Cold Spring's population of 2,000 has been stable for the past 20 years, after a period of growth following WWII. Based largely on its position 50 miles from New York City, incomes in the Village tend to be higher than those in the rest of New York State, but they are lower than incomes in Philipstown and Putnam County. Census data on the highest level of education attained show that Cold Spring outpaces New York State, but is behind Philipstown, particularly in advanced degrees. While this is a well-educated, older, and middle-class community it is richly diverse in its mix of age and incomes. On average the population is significantly older than Philipstown, Putnam County and New York State – with a lower proportion of the population under 20, and a higher proportion over 60. In the 2000 census, the U.S. and New York State as a whole show almost twice as many households making less than $25,000 than make between $75,000 and $125,000, while both Putnam County and Philipstown show a reverse skew with a far higher proportion earning $75,000 to $125,000 than those making less than $25,000. In Cold Spring, by contrast, the number of those earning under $25,000 (20.1%) is almost equal to those making between $75,000 and $125,000 (21.7%) – and that balance is an important clue to the Village's special character.

With 54% of residences predating 1939, the housing stock tends to be much older than in the rest of New York State, Putnam County, or Philipstown. Several large condominium and town house developments in the 1970s and 1980s added to the available housing: 141 of the 910 units occupied in 2000 were built from 1975 – 1985 (Spring Brook, Chestnut Ridge, Forge Gate). The number of rental properties during this period stayed about the same, but the number of owner-occupied housing units increased from 470 in 1980 to 563 in 2000 (almost 20%), probably the result of condominium conversions. Little housing has been added since the mid-1980s (only 12 units from 1990 to 1999). The 2000 census showed 39% of households had no mortgage, a far higher proportion than in Philipstown (31%) or Putnam County (22%). In addition to the Village having a higher proportion of seniors than most, many families have been here for generations, and have paid off their mortgages long ago. Based on the 2000 census, almost one in three (32%) of all owner-occupied houses in the Village are owned by people 65 or over; in Putnam County as a whole, only 17% are.

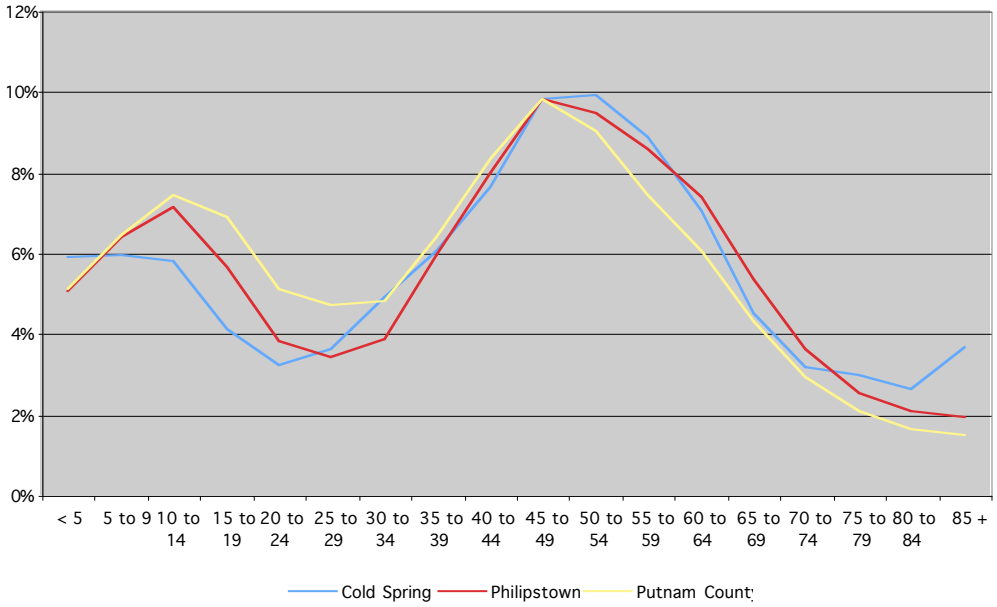
Most residents commute to work, and more and more by train. While in 1990 only 15% of employed people in the Village commuted by rail, by 2000 this had increased to 24%. That growth is part of a persistent multi-decade trend. Metro-North ridership from the Cold Spring station almost tripled from 1978 to 2009 (from 120,000 to 353,000). Commuting is an important part of village life: only about 170, or 18%, of the 952 employed people who live in the Village also work in the Village – a big change from the days 150 years ago when 700 ironworkers walked to the West Point Foundry.

Demographic Profile Charts

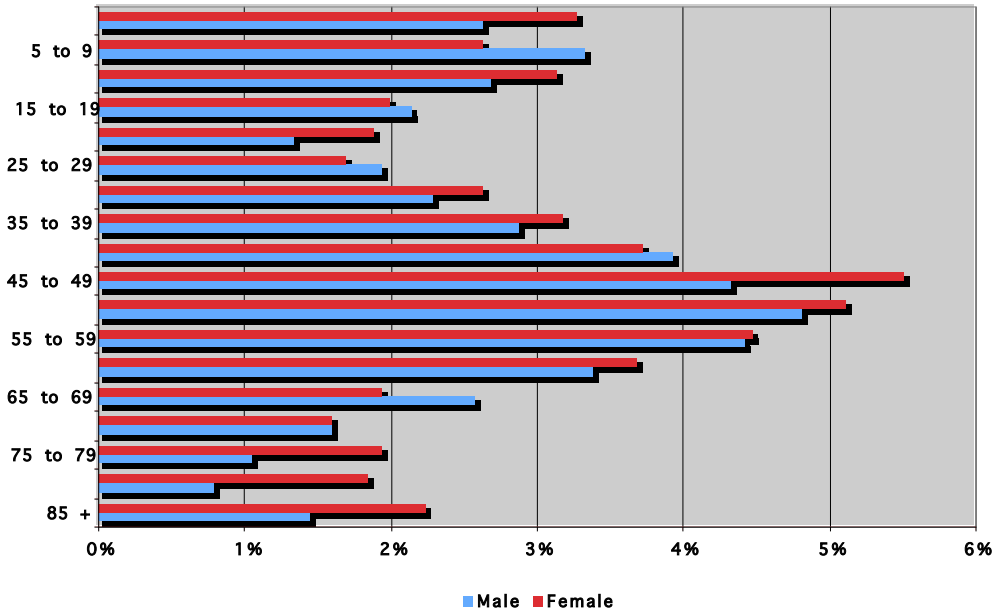


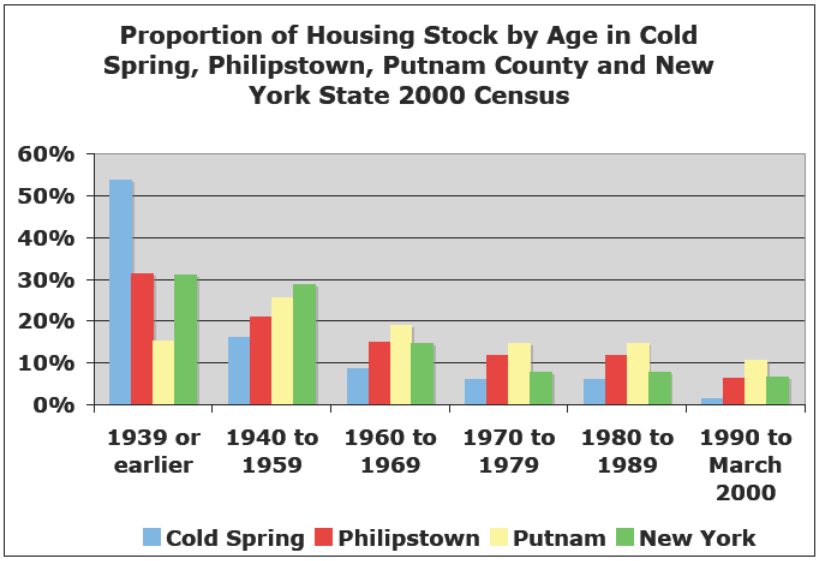


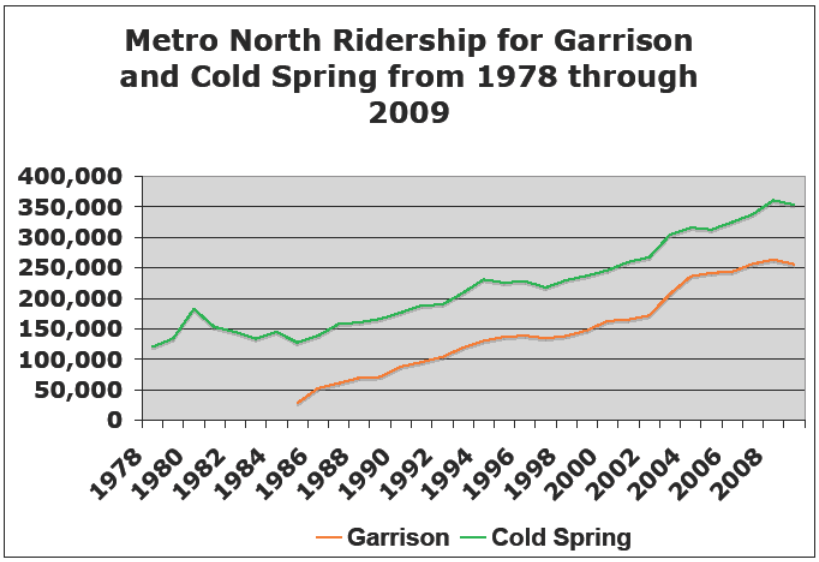
Age Distribution in Cold Spring, Philipstown, and Putnam County, by proportion of whole population, 2010 Census

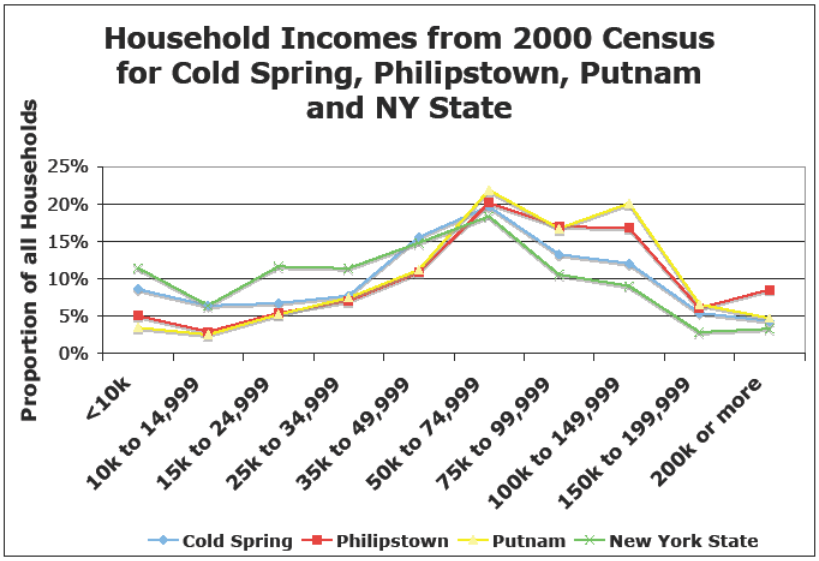


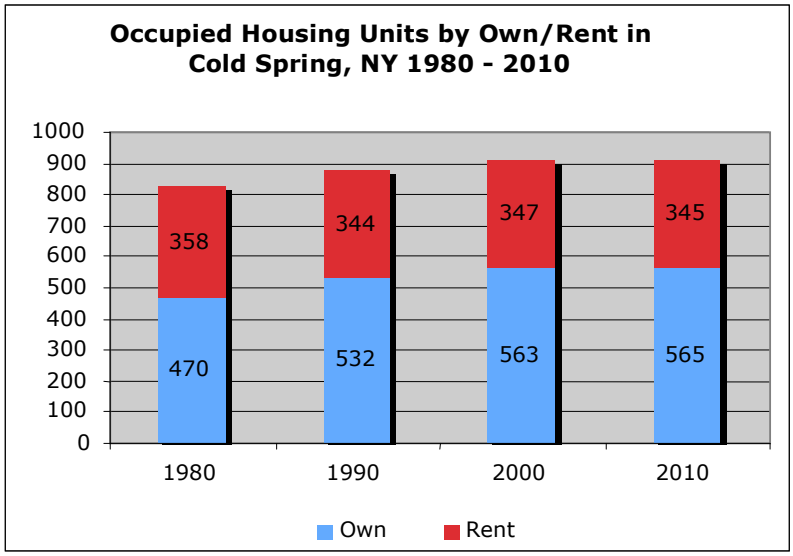
Cold Spring Age/Gender Profile 2010
By proportion of whole population

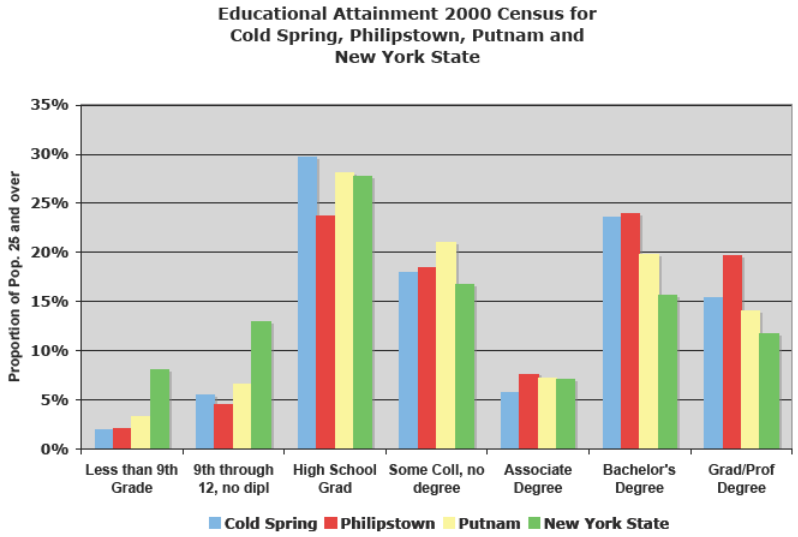


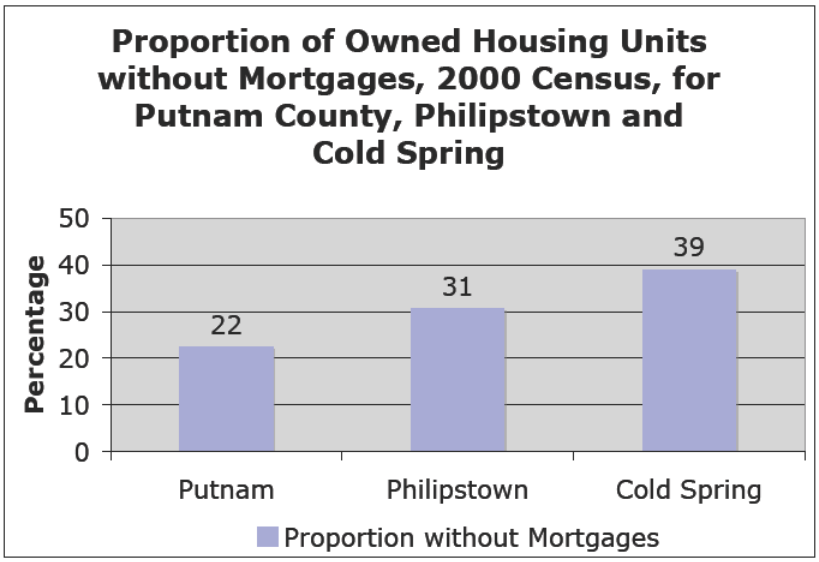

Proportion of Housing Stock by Age in Cold Spring, Philipstown, Putnam County and New York State 2000 Census
60%
50%
40%
30%
20%
10%
0%
1939 or earlier
1940 to 1959
1960 to 1969
1970 to 1979
1980 to 1989
1990 to March 2000
Cold Spring
Philipstown
Putnam
New York


Metro North Ridership for Garrison and Cold Spring from 1978 through 2009
400,000
350,000
300,000
250,000
200,000
150,000
100,000
50,000
0
1978
1980
1982
1984
1986
1988
1990
1992
1994
1996
1998
2000
2002
2004
2006
2008
Garrison
Cold Spring


Household Incomes from 2000 Census for Cold Spring, Philipstown, Putnam and NY State
Proportion of all Households
25%
20%
15%
10%
5%
0%
<10k
10k to 14,999
15k to 24,999
25k to 34,999
35k to 49,999
50k to 74,999
75k to 99,999
100k to 149,999
150k to 199,999
200k or more
Cold Spring
Philipstown
Putnam
New York State


Occupied Housing Units by Own/Rent in Cold Spring, NY 1980 - 2010
1000
900
800
700
600
500
400
300
200
100
0
358
470
344
532
347
563
345
565
1980
1990
2000
2010
Own
Rent


Educational Attainment 2000 Census for Cold Spring, Philipstown, Putnam and New York State
Proportion of Pop. 25 and over
35%
30%
25%
20%
15%
10%
5%
0%
Less than 9th Grade
9th through 12, no dipl
High School Grad
Some Coll, no degree
Associate Degree
Bachelor's Degree
Grad/Prof Degree
Cold Spring
Philipstown
Putnam
New York State


Proportion of Owned Housing Units without Mortgages, 2000 Census, for Putnam County, Philipstown and Cold Spring
Percentage
50
40
30
20
10
0
22
31
39
Putnam
Philipstown
Cold Spring
Proportion without Mortgages

What Is a Comprehensive Plan?*

A Comprehensive Plan seeks to answer the question, "What do we want for our Village?" The Comprehensive Plan is our light on the future: it allows us to see that future as a whole community. This plan thinks ahead 20 years and sets forth actions for the Village Trustees and others to take to meet the goals and objectives that the people of this Village have shared with us over the past four years. The Comprehensive Plan, when adopted by the Village Trustees, will guide all new Village *land use regulations* and even the capital project and funding decisions of other governmental local agencies in the Village. As a practical matter, the Plan will assist the Village in borrowing at reasonable rates for needed capital projects, and it will be helpful for many grant applications. The Plan will also give confidence to homeowners and businesses that the investments they plan in their properties in this Village are sound.

How was the plan made?

This Comprehensive Plan is the product of thousands of hours of volunteer work over four years, starting in mid-2006. The focus from the very beginning has been overwhelmingly to reach out to the community and learn what the people living here want for its future. This included a survey sent to every household in 2007, to which about 20% of the residents over 18 responded, often at length on issues of personal interest (see Appendix). All comments were meticulously transcribed and reviewed, and posted on the Village website (www.coldspringny.gov). A Special Board of eleven appointed volunteers was established and funded by the Village Trustees in late 2006 and has met twice a month in public sessions since then (the membership was reduced to 9 in July 2009). Working groups organized in June 2007 prepared inventories of the current state of Village character, infrastructure, businesses, the riverfront, community facilities and more, and held public meetings to discuss work in progress and reports completed. Volunteers also took on the hard work of identifying problems and finding solutions. A public forum held in June 2009 took resident comments to frame a statement of vision and goals for the Village. The Village Board held two single-topic forums in September 2009 to discuss reports on the site of the old Marathon Battery plant and Dockside. A series of six intensive outreach meetings in the spring of 2010 culminated in a community planning event that generated much excitement. Major reports and meeting minutes, available to the public throughout the process, were posted on the Village's website almost from its launching. This has truly been a work of many hands.

This plan is an update of a plan completed and approved by the Cold Spring Planning Board in 1987. That effort was initiated by residents in the mid-1980s and funded by the State of New York as part of a Local Waterfront Revitalization Plan (LWRP). The draft LWRP was never approved by the State. The plan before you is quite different, but draws heavily and respectfully on that earlier work.

The particular emphasis in the 1987 plan was on the environment, in line with the requirements of the LWRP. We have retained and brought up to date the needs for caring for the environment, but have devoted more of this plan to infrastructure needs, economic vitality, property taxes, potential development, and maintaining Village character. Following the advice of

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the State in commenting on the LWRP in 1990, we have placed more emphasis on establishing overall goals and objectives for the Village, and less on descriptive detail of existing conditions.

We have organized the Plan to be as user friendly as possible. The vision statement sets the overall policy direction for the Comprehensive Plan. The vision statement is divided into goals toward which Village programs and activities should be directed. These goals have been translated into objectives that achieve one or more of the goals. Objectives progress the Village towards a goal and provide a means of measuring success in meeting goals and realizing the vision. Recommended actions have been developed for each of the objectives and involve adoption of specific strategies and policies such as *zoning laws* regulations and capital projects that are needed to guide the Village towards fulfillment of its vision.

GREENPLAN, Inc. has been our partner in the project since December 2009, providing invaluable advice at each stage.

We owe great gratitude to all the others who have served on the Special Board for the Comprehensive Plan/LWRP, some for many months, others for a shorter time: Liz Schevtchuk Armstrong, Joseph Barbaro, Carol Casparian, Karen Dunn, Kathleen Foley, Donald MacDonald, Marshall Mermell, Lynn Miller, Lillian Moser, Stacey Matson-Zuvic, Thomas Rolston, Z.I. Sanchez, Catharine Square, Ransom Taggart, and Jan Thacher.

We also have many people and organizations both in the Village and in the broader community to thank. Countless Village residents and business people provided essential ideas in meetings, conversations, emails and survey responses. The Cold Spring Fire Company allowed us to use the firehouse for most of our meetings, and accommodated the occasional changes in schedule with good humor. Two administrations of Mayor and Village Trustees have supported our efforts: they provided the use of the Village Hall, support and guidance and, when needed, money to see the project through. Mary Saari, Village Clerk, patiently searched for documents, maps and data, posted notices and reports on the Village web site, explained procedures and gave essential background on a thousand topics. She is the model of the honorable, intelligent and very helpful public servant, and it is this Village's great good fortune to have her.

THANK YOU ALL!

Village Character

1. Goal: Preserve and enhance the small town, historic, neighborly, diverse and safe character of Village life.*

Background

Cold Spring has a strong sense of place and a distinct character. It has an impressive history, an extraordinary natural setting between mountains and river, a small-town "feel," with 19th century architecture, and very special people who are unusually caring and neighborly. This comes out in surveys, in conversations with shopkeepers and officials, and in just watching the residents jaywalk across Main Street on a busy afternoon. It comes out in listening to the old timers talk on the long bench by the firehouse – a firehouse built, they will remind you, with their own hands.

Cold Spring sheltered a big part of Washington's army during the Revolutionary War, was one of just four sites in the new nation chosen for foundries to build the country's defenses after the war of 1812, was beloved of the Hudson River School of painters, was the site of the first military-industrial complex in the immense mill, the West Point Foundry, that supplied the North with thousands of Parrott guns in the Civil War, and, in the 20th Century, the site of the birth of the environmental movement with the fight to block a power plant on Storm King. The Village was also the site of a massive Superfund cleanup on and around the site of the Marathon Battery plant that made Nike missile batteries in the 1950s and poured cadmium into Foundry Cove.

The Village contains several distinct neighborhoods, developed at different times. From its early days as a foundry town, the Village had a commercial strip along Main Street crowded with shops, apartment buildings, and, around the corner, housing for the workers. The mill owners built even more worker housing along Parrott and Parsonage Streets. Close by were the big estates of the wealthy – the Foundry owners, iron mongers, and the elite of New York. In time, developers bought these estates and built neighborhoods with houses that look alike – not clones, exactly, but from the same family. The historic neighborhoods (more than 50 years old) of Mountain Avenue, Undercliff Park and Constitution Drive were followed in the mid-70s by the townhouse developments of Spring Brook, Chestnut Ridge (senior housing), and Forge Gate. More recently the Village has seen some infill in Northern Gate, Grove Court (filling a small estate once owned by the Foundry's doctor) and Marion Avenue. The uniqueness of its neighborhoods is what gives the Village much of its character.

The Village adopted a *Zoning Law* in 1967 that generally followed suburban models that, for the most part, ignored the existing pattern of development in the Village. The housing is overall a grand mixture of large and small, new and old, apartments, townhouses, ranch homes and second empires, reflecting the Village's rich history of wealthy, poor and middle class living in close proximity. Some blocks present a row of historic buildings broken by newer construction, marking the site of a long-ago fire, an old tale of challenge and recovery.

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Villagers attach high importance to the small-town and historic character of Cold Spring, as seen in responses to the survey and repeatedly in public discussions. In the survey, 42% (the most of any category) cited the "small town atmosphere" as what they "liked best" about the Village. Add architecture and history and it goes to 47%. The second-ranked category was the natural environment, 28%, and third was "the people," at 16%. The Local Historic District was established in 1976 as "an expression of civic pride in the architectural, historic, and scenic qualities of the Village". Main Street and other key areas were placed on National Register as a Historic District in 1982. The Village adopted design standards in 1999 to guide changes to structures within these districts. In 2010, the West Point Foundry Archeological Site was placed on the National Register including the 87-acre Foundry, the original foundry school (now the Putnam County Historical Society and Foundry School Museum), the 1833 Chapel of Our Lady Restoration built as a place of worship for foundry workers, the home of foundry partner William Kemble, and Foundry Dock Park, the site of the wharf where the foundry received raw materials and shipped manufactured goods.

In working on this Comprehensive Plan, the Working Group on Village Character and a number of other residents strongly recommended extending the Local Historic District to additional neighborhoods. However, there has been little public support for doing so at this time, and much concern has been expressed about the Historic District Review Board process.

At just over 400 acres, the Village is the right size for walking. Although many people in the community enjoy walking, most of the newer neighborhoods lack sidewalks. Many hikers come from the train station and through the Village to reach the trails to Breakneck and Bull Hill. They stroll along unprotected, hazardous road shoulders to get to their destinations. Enhancing the walkability of the Village was a big concern in the community survey of 2007, and it is addressed in many ways in this Plan. Indeed, walkability is a hallmark of successful places, increasing safety and convenience for residents and visitors alike.

What perhaps binds families in the community together more than anything else is Haldane, a K-12 school with about 900 students, located in the Village. While only about one in four Haldane students actually lives in Cold Spring, the long-term friendships made there, and the networks developed, shape the politics of the community almost as much as family ties.

Finally, Cold Spring's small size and compact neighborhoods support a degree of volunteerism that is unusual in the country today. Resident volunteers organize church fund raisers, serve on non-profit boards and committees, coach Little League teams, support special programs for Haldane, volunteer for the Fire Company, and serve on Village boards, including the board that has drafted this report. The people living in this community care about it, and care enough to devote their time to making it a great place to live.

1.1 **Objective:** Assure that zoning and *land use regulations* support the character of Cold Spring as set forth in this Plan and are internally consistent.

1.1.1 **Recommendation:** Review and revise current zoning and land use regulations to recognize existing building forms and streetscapes and to make the regulations internally consistent, in keeping with the community's vision and goals included in this plan.

1.1.2 **Recommendation:** Consider including *form-based* standards for new construction and reconstruction, and move away from strict separation of uses, to focus instead on providing for streetscapes, siting and scale of buildings, parking locations and off-street parking requirements.

1.1.3 **Recommendation:** Reaffirm and update *performance standards* including environmental performance standards that address negative impacts (such as noise, odors and noxious fumes, traffic, parking problems).

1.1.4 **Recommendation:** Ensure the Zoning Board of Appeals and the Planning Board have the proper training to carry out any new land use requirements and are properly equipped to regulate the adverse impacts of new development and redevelopment under the State Environmental Quality Review Act (SEQRA).

1.1.5 **Recommendation:** Adopt minimum and maximum standards for setbacks and lot width that support narrow lots, thereby continuing the small town character for new development and that reflect more closely the existing village setbacks and lot widths including the prevailing setback of existing buildings.

1.1.6 **Recommendation:** In new development, permit cul-de-sacs only when connecting streets is physically impossible due to the presence of wetlands, water bodies, or steep slopes.

1.1.7 **Recommendation:** Where possible, consider matching historic materials or their appearance for sidewalks and curbs while enhancing safety and security.

1.1.8 **Recommendation:** Consider enacting regulations to prohibit outright teardowns of existing structures by instituting a demolition delay requirement to provide time to examine alternatives for a threatened structure.

1.1.9 **Recommendation:** While emphasizing the historic Village character, avoid rigidity in regulations and encourage innovation especially with regard to alternative materials within the traditional context.

1.1.10 **Recommendation:** Assure that enforcement of land use regulations is effective, efficient and equitable, utilizing database resources from the County, Town and Village.

1.1.11 **Recommendation:** Consider making Zoning districts follow property boundary lines whenever possible, unless unique site conditions or circumstances dictate otherwise.

1.2 **Objective:** Maintain historic neighborhood characteristics outside the Historic Districts by treating these areas separately from the Historic Districts and with their own standards separate from the Historic District Design Standards and review process.

1.2.1 **Recommendation:** Recognize the unique characteristics of the Village's historic neighborhoods by adopting standards to protect and reinforce their character in such areas as shared relationships of structures to streets, sidewalks, building height and mass, porches, roof character, window styles, lot and street width.

1.2.2 **Recommendation:** As a basis for maintaining the neighborhood characteristics present outside the Historic Districts and which residents value, and as a aid in developing standards, develop a map and written descriptions of the Village that generally depicts areas of shared common characteristics, streetscape and structure, albeit with some variations.

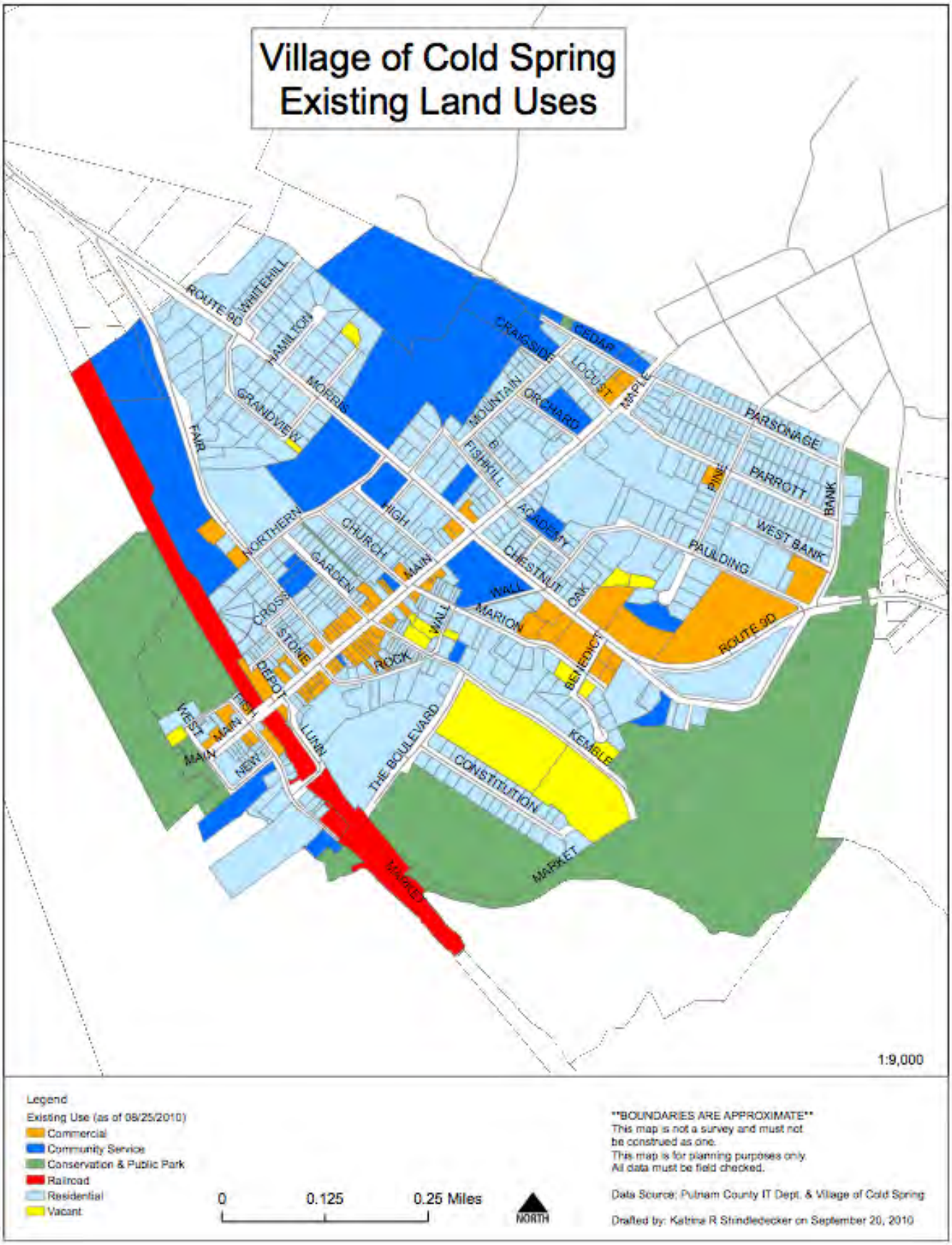
1.3 **Objective:** In order to respect Cold Spring's small-town character and architectural heritage, modify the *zoning laws* where appropriate to be consistent with the objectives of this Comprehensive Plan.

1.3.1 **Recommendation:** Ensure that all subdivision, special use permit and/or site plan regulations relating to landscaping, lighting, signage and other site features conform with the *Zoning Law* as recommended in this Comprehensive Plan, to the greatest extent practicable.

1.3.2 **Recommendation:** Establish one or more Comprehensive Plan Work Group(s) (CPWG) to work at the direction of the Village Board, to assist with the implementation of the Comprehensive Plan.

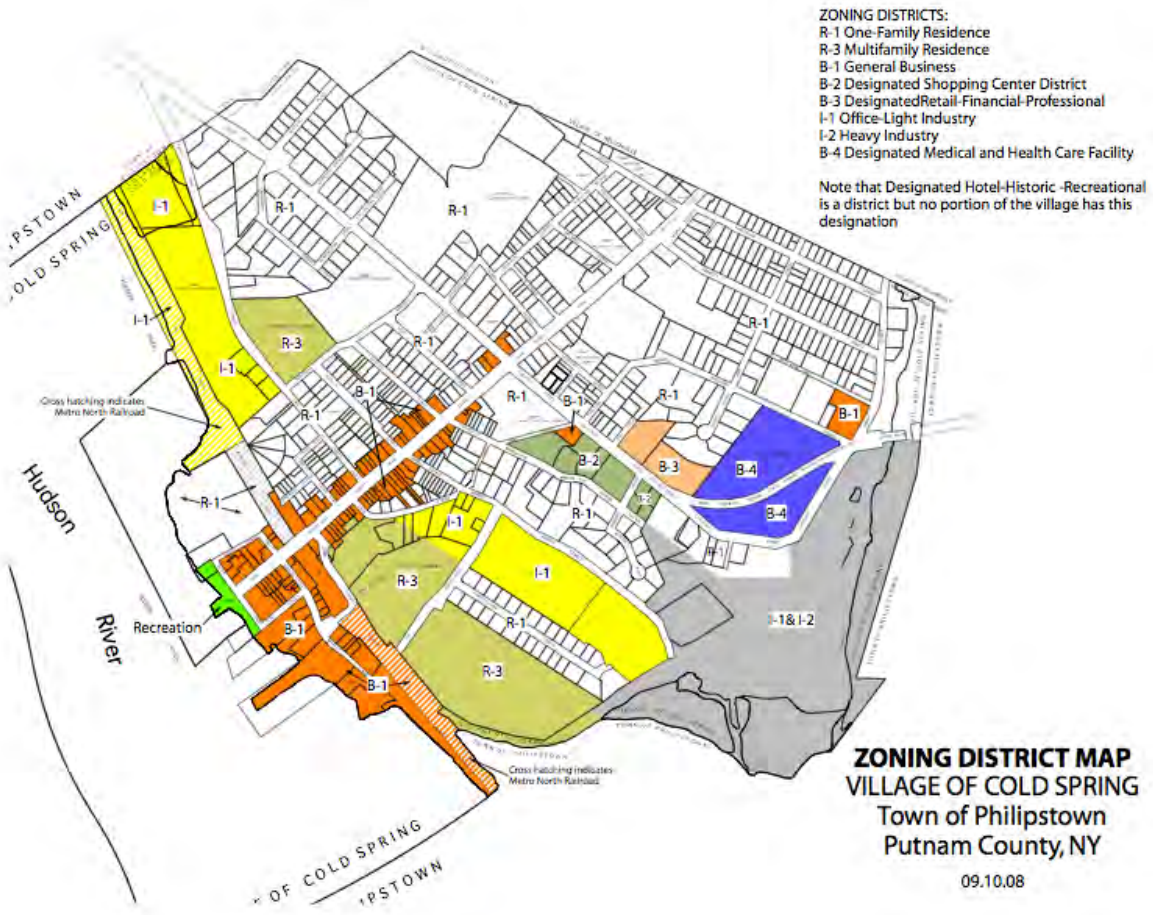
1.3.3 **Recommendation:** Charge the Comprehensive Plan Work Group(s) in consultation with the Planning Board and the Zoning Board of Appeals with the task of identifying uses in the Village *Zoning Law* to be removed, district by district, because they are no longer consistent with the Comprehensive Plan recommendations and identify new uses to be added, district by district.

1.3.4 **Recommendation:** Update the zoning map so that it implements the recommendations of the Comprehensive Plan.



Dated: December 7, 2011 Adopted January 10, 2012

Cold Spring Zoning District Map



1.4 **Objective:** Provide a variety of housing types and sizes to maintain the Village's existing population diversity.

1.4.1 **Recommendation:** Amend the *Zoning Law* to require a variety of housing types and sizes in new major projects, consistent with traditional Village neighborhoods, to accommodate a variety of age and income groups and residential preferences. Allow single family, two-family, multi-family, cottage dwellings, live-work and *work-live units*, among others, all with *performance standards* to control impacts.

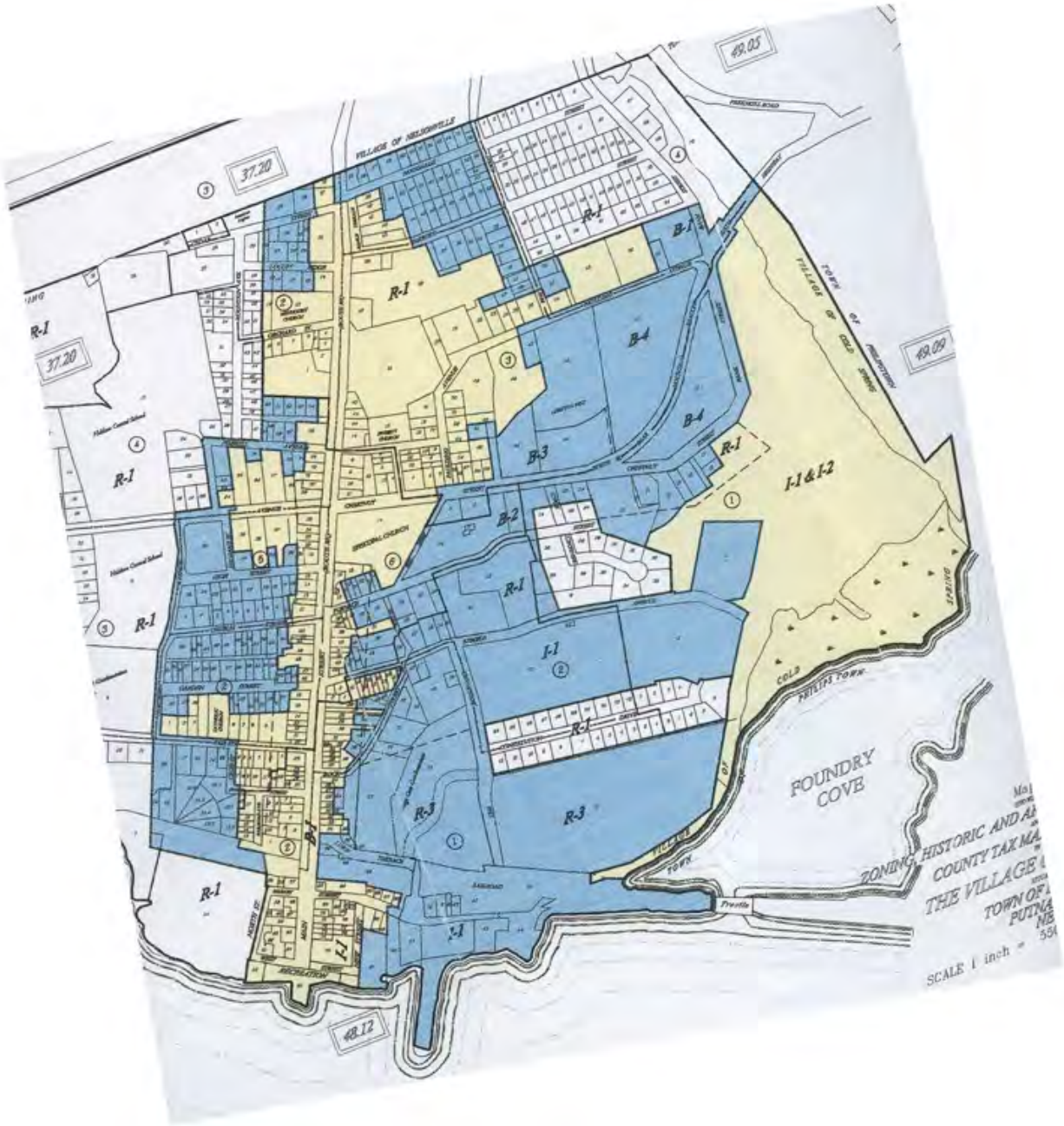
1.4.2 **Recommendation:** Consider changing the term "livable" in reference to "floor area" in the *Zoning Law* to be consistent with the New York State *Building Code*.

1.5 **Objective:** Encourage preservation and adaptive re-use of historic structures.

1.5.1 **Recommendation:** As part of special use permit requirements, amend the *Zoning Law* to allow for adaptive reuse of historic structures in the Historic District and those designated by the State or National Register, with a range of possible uses such as multi-family housing, B & Bs, business and professional offices, artisan shops, galleries, and antique shops, subject to *performance standards* (including parking and protection of the character of the historic structure).

1.5.2 **Recommendation:** Consider allowing the Village or an IRS-qualified land protection organization to be a recipient of *conservation easements* and building *façade easements*, which are voluntary agreements that can preserve land from development and may enable property owners who donate easements to receive tax deductions. Ensure that adequate resources exist to allow monitoring and enforcement of any such easements.

1.5.3 **Recommendation:** Consider amending the Village land use law, including the Historic District Review Board regulations, to ensure that existing architectural elements with historic value such as stone walls and other cultural features are incorporated into any proposed site development plan as assets to be preserved.



Cold Spring Historic Districts Map

Blue areas are Local Historic District Only
Yellow areas are both National Register Historic District and Local Historic District

1.6 **Objective:** Improve the Historic District Review Board process by increasing public understanding and making the process more user-friendly.

1.6.1 **Recommendation:** Provide information for residents and for realtors to share with newcomers and prospects about the character of the Historic Districts and how they are sustained.

1.6.2 **Recommendation:** Assure completion and publication of the current survey and updating of existing conditions information to assist the Historic District Review Board.

1.6.3 **Recommendation:** Review and update, if necessary, the Historic District Design Standards.

1.6.4 **Recommendation:** Consider use of additional illustrations and graphics in the Historic District Design Standards.

1.6.5 **Recommendation:** Provide training and education opportunities for the Historic District Review Board to enhance their understanding of the guidelines and how to carry them out and work with property owners.

1.6.6 **Recommendation:** Analyze the approval process to streamline it.

1.7 **Objective:** Improve walkability in the Village.

1.7.1 **Recommendation:** Complete a map of missing and substandard sidewalks so that a system of continuously linked walkways can be created throughout the Village.

1.7.2 **Recommendation:** Install wheelchair ramps at all intersections and install wheelchair "curb cut" ramps at all corners along Main Street, Chestnut Street, Morris Avenue and Fair Street.

1.7.3 **Recommendation:** Consider installing textured high-visibility crosswalks at intersections of Main and side streets.

1.7.4 **Recommendation:** Consider installing textured crosswalks on Route 9D as recommended in Putnam County Main Street Partnership Planning study, (see Bibliography) and ensure that in-street pedestrian crossing cones or "penguins" are present at crosswalks for safety.

1.7.5 **Recommendation:** Install three crosswalks across Route 9D between the Main Street/Route 301 intersection and Benedict Road. Install a crosswalk across Main Street/Route 301 at Fishkill Avenue/Academy Street.

1.7.6 **Recommendation:** Install landscaped *traffic calming* devices such as *bump-outs* to improve pedestrian safety at intersections with high pedestrian traffic, in particular at the intersection of Route 9D and Haldane Street, and Route 9D and Northern Avenue.

1.7.7 **Recommendation:** Work with the DOT to prohibit right turn on red in all directions at the intersection of Route 301 and Route 9D.

1.7.8 **Recommendation:** Investigate installing stairway lifts in the pedestrian railroad underpass.

1.7.9 **Recommendation:** Investigate re-designing the area in front of the small mall from Drug World to the Deli on Chestnut Street to improve safety, and to provide for a sidewalk, truck access, and parking.

1.7.10 **Recommendation:** Establish guidelines for landscaping along streets, for utility strips between street and sidewalk and for traffic calming *bump-outs* for both appearance and safety.

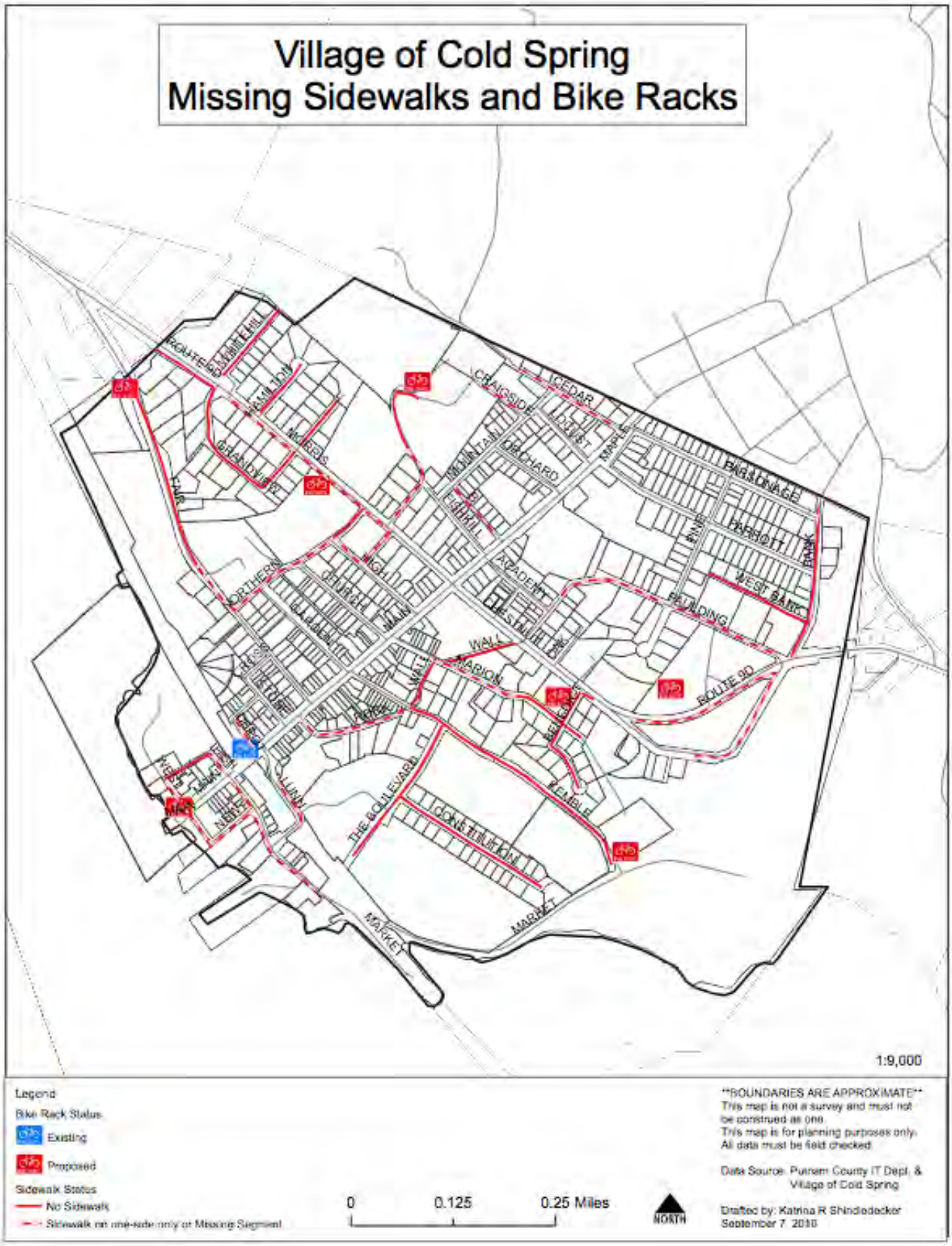
1.7.11 **Recommendation:** Install appropriately designed signs, kiosks or maps showing how sidewalks link to trails, such as Bull Hill, Breakneck Ridge, and the proposed Greenway.

1.7.12 **Recommendation:** Work with Metro-North to install a wheelchair ramp on the north end of the southbound (western) station platform, to facilitate access to the river by wheelchair bound visitors arriving by train.

1.7.13 **Recommendation:** Continue efforts to reduce traffic within neighborhoods during special events.

1.7.14 **Recommendation:** Work with the DOT to install a sidewalk and establish one way access and egress for diagonal parking in current parking area east of the ballfield on the west side of Route 9D from Northern Avenue to the crosswalk across Route 9D.

1.7.15 **Recommendation:** Work with the NYS Department of Transportation to install a curb along the entire length of the service station located on Morris Avenue at Main Street, with a curb cut on Morris Avenue to allow vehicular entrance and exit of no more than the minimum width needed for two cars.


Village of Cold Spring
Missing Sidewalks and Bike Racks
1:9,000
Legend
Bike Rack Status
Existing
Proposed
Sidewalk Status
No Sidewalk
Sidewalk on one-side only or Missing Segment
0
0.125
0.25 Miles
NORTH
BOUNDARIES ARE APPROXIMATE
This map is not a survey and must not be construed as one.
This map is for planning purposes only.
All data must be field checked.
Data Source: Putnam County IT Dept. & Village of Cold Spring
Drafted by: Katrina R Shindledecker
September 7, 2010

1.8 **Objective:** Make signage in the Village effective and reflective of Cold Spring's 19th century character.

1.8.1 **Recommendation:** Make all signage regulations consistent with each other and appropriate to the Village; consider prohibiting back-lit signs. Amend Village Code, if needed.

1.8.2 **Recommendation:** Improve signage, perhaps adopting a unified theme such as emphasizing the historic character of the Village, by:

- Identifying locations for way-finding signage that directs visitors from Village gateways to Main Street and points of interest;
- Reviewing and updating Historic District Review Board guidelines for non-public signs;
- Considering guidelines that all public information signs have a consistent color scheme, sizing, format, typeface, and signage materials. These signs should reinforce to the viewer that the Village is a unique place.

1.9 **Objective:** Enhance Village gateways.

1.9.1 **Recommendation:** Use brief, simple wording for main gateway signs at the north and south entrances on 9D, the eastern entrance on Route 301, for boats arriving at the Main Dock, and at Metro-North.

1.9.2 **Recommendation:** Permit and encourage other informal, non-standardized signage such as currently exists and re-enforces Village character, e.g. Lady Blue Devils, service organizations, churches, and the Fire Company.

1.9.3 **Recommendation:** Work with volunteers, possibly the Garden Club, to improve and maintain simple landscaping of the gateways.

1.9.4 **Recommendation:** Work with Metro-North to provide coordinated signs on platforms including directions to Main Street and the River.

1.9.5 **Recommendation:** Explore the feasibility of Cold Spring signage at Routes 301 and 9, 84 and 9, and 84 and 9D.

1.9.6 **Recommendation:** Conduct a design contest to re-decorate the 1929 railroad underpass to make it more appealing to residents and visitors.

1.10 **Objective:** Improve other aspects of the appearance, safety and security of the Village while maintaining its informal friendly character.

1.10.1 **Recommendation:** Amend the *Village Code* to strengthen outdoor lighting standards and make them consistent to assure safety and security, to minimize light pollution and excessive brightness (especially on the riverfront), control lighting on signs throughout the Village, and preserve the Village's nighttime character.

1.10.2 **Recommendation:** Amend the Site Plan requirements for commercial development to include locations for parking lots (e.g., requiring them to be located to the rear or side of buildings to minimize their visual effect or suitably screened if they are located to the side of buildings), and to require landscaping within and around parking lots.

1.10.3 **Recommendation:** Develop landscape guidelines that encourage use of native species and native hybrids, support safety of *bump-outs* and intersection sightlines, and require unpaved and permeable landscaped utility strips, where feasible, between sidewalk and street in all new streets and when existing sidewalks are repaired.

1.10.4 **Recommendation:** Address concerns about noisy motorcycle traffic by reviewing noise standards, adopting any changes required, and implementing effective enforcement.

1.10.5 **Recommendation:** Consider conducting a *qualitative traffic analysis* in the Village to identify ways of improving safety and convenience for pedestrians and vehicles alike.

1.10.6 **Recommendation:** Consider incorporating verification of Occupational Safety and Health Administration (OSHA) and workplace safety regulations on an annual basis as a condition of special use permit approval**.**

1.11 **Objective:** Support volunteerism in the Village.

1.11.1 **Recommendation:** Establish a volunteer clearinghouse for residents to register to be considered to assist with projects, listing their skills or other resources they could offer.

1.12 **Objective:** Increase citizen engagement with local government.

1.12.1 **Recommendation:** Establish and publish procedural guidelines of all Village boards, commissions and committees to make public meetings more effective.

1.12.2 **Recommendation:** Encourage residents to provide email addresses for alerts and Village information (such as notice of meeting times, election hours).

1.13 **Objective:** Make the Village safer and more accessible to bicyclists.

1.13.1 **Recommendation:** Install "Shared Road" signs on Fair, Main, and Chestnut Streets and Morris Avenue.

1.13.2 **Recommendation:** Consider installing bicycle racks at Village-owned or managed parks and encouraging installation of bike racks at the Haldane ballpark lot, Foodtown, Lahey Pavilion, and other public parking areas.

1.13.3 **Recommendation:** Support the creation of a map of recommended bike routes and of bike racks in the Village and town.

1.14 **Objective**: Preserve the authentic "living" character of Main Street.

1.14.1 **Recommendation:** Assess the implications of moving such functions as the Village Hall, Fire Company and the Police Department away from Main Street.

1.14.2 **Recommendation:** Investigate previous experience in Cold Spring as functions such as the Post Office and supermarket were moved to other locations.

1.14.3 **Recommendation:** Investigate the experience of other communities as such functions that draw residents to Main Street have been moved to other locations.

Riverfront

2. Goal: Take full advantage of our location on the Hudson River.*

Background

Cold Spring is a river town. Historically, the riverfront was bustling with brickyards, foundries, a lumberyard, warehouses, shipping and passenger boats. This was not a beautiful part of town. A Manufactured Gas Plant (MGP) operated for decades late in the 19th century, leaving tons of toxic coal tar waste buried next to and under New Street. The Beekman blast furnace dumped slag as fill to make what is now Dockside. When it came through in 1849, the railroad cut off the shore from most of the Village, making vehicular access to and from the river awkward ever since. Today, within Village limits, a single bridge crosses the tracks.

The riverfront is fast becoming a dynamic and central focus of the Village. The Main Dock has been upgraded together with Waterfront Park on either side of the Bandstand. The Cold Spring Boat Club, developed on Village property by its member volunteers over half a century, has become a recreational resource for its members and contributes to an active riverfront that is an asset to the Village. Many visitors arrive by boat, bringing business to the Village without worsening the parking problem. The former lumberyard is now a series of eleven townhouse units carefully designed to be consistent with its nineteenth century neighborhood. Dockside has been acquired by the state and negotiations are underway for the Village to manage the site. The New York State Department of Environmental Conservation (DEC) has proposed a plan to clean up the coal tar on the Boat Club site (see Environment and Energy section). The foundry dock area has been cleaned up, landscaped and turned into Foundry Dock Park by Scenic Hudson with benches, a portable restroom, and a launch ramp for kayaks and other non-motorized boats (and small motorized craft by permit). Riverfront events are now an expected part of community life.

2.1 Objective: Improve boat access to the Village at the Main Dock.

2.1.1 **Recommendation:** Assure that the Main Dock has the improvements necessary to make it accessible for temporary docking of ferries, passenger boats, water taxis, historic and other special boats.

2.1.2 **Recommendation:** Establish a system of permits for such boats with revenue to the Village.

2.1.3 **Recommendation:** Install sign saying "Cold Spring" on the river side of the railing.

2.1.4 **Recommendation:** Investigate the possibility of a floating dock at Dockside as an alternative for temporary docking of ferries, passenger boats, water taxis, historic and other special boats.

2.1.5 **Recommendation:** Assure that the opportunity for crabbing and fishing is maintained.

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*Words or phrases in the body of the text in italics indicate that the definition is found in the Glossary.

2.2 Objective: Work with the Boat Club toward three inter-connected objectives for this Village-owned property:

- Protect and enhance the benefit of the Boat Club for its members;
- Increase the benefit of this riverfront site for Village residents including by encouraging membership and continuing community functions; and
- Explore methods of revenue generation while maintaining access to visiting boaters.

2.2.1 **Recommendation:** Work together to develop a plan for the long-term use of the site.

2.2.2 **Recommendation:** Recommendation that the Village Board work with the DEC to remediate the Manufactured Gas Plant (MGP) contamination.

2.2.3 **Recommendation:** In the event that the DEC and the Village agree to remove contamination below the building and it is torn down, re-think the uses of the entire property from the river to Market Street, while ensuring that a reconstructed Boat Club facility is a part of the resulting plan.

2.2.4 **Recommendation:** If the structure remains in place, after coal tar remediation, consider improving or redesigning and rebuild the structure, including restrooms for the Boat Club and public restrooms accessible directly from the street.

2.2.5 **Recommendation:** If the Boat Club building is rebuilt, consider making the structure available for both the Boat Club members and Village residents with opportunities for private use and use by outside organizations on a fee basis.

2.2.6 **Recommendation:** Share the cost of improvements to the facility and docks when both the Village residents and the Boat Club benefit.

2.2.7 **Recommendation:** Investigate ways to generate revenue for the Village from the Boat Club site.

2.2.8 **Recommendation:** Work together with the Boat Club to make the entrance signage more welcoming to residents.

2.2. 9 **Recommendation:** Require the Boat Club to pay, or continue to pay, for water/sewer and for supplemental trash collection, if any, as specified in the lease.

Village of Cold Spring
Proposed RiverWalk Loop
WHITEHILL
HAMILTON
MORRIS
GRANDVIEW
FAIR
DRIVEWAY
CRAIGSIDE
CEDAR
LOCUST
MOUNTAIN
ORCHARD
PARSONAGE
PARROTT
PINE
BANK
WEST BANK
FISHKILL
ACADEMY
CHESTNUT
OAK
BUILDING
NORTHERN
HIGH
CHURCH
MAIN
GARDEN
WALL
MARION
KEMPLE WALL
ROCK
CROSS
STONE
DEPOT
BENEDICT
ROUTE 9D
WEST
MAIN
FISH
NEW
LUNN
THE BOULEVARD
CONSTITUTION
MARKET
MARKET
BOUNDARIES ARE APPROXIMATE
This map is not a survey and must not be construed as one.
This map is for planning purposes only.
All data must be field checked.
Data Source: Putnam County IT Dept. & Village of Cold Spring
Legend
Village Cold Spring Boundary
River Walk Loop
0
0.125
0.25 Miles
NORTH
Drafted by: Katrina R Shindledecker
August 25, 2010
1:10,000

2.3 **Objective:** Develop a RiverWalk to improve access to the river for pedestrians and bicyclists.

2.3.1 **Recommendation:** Support the development of signage and a map for multiple paths through the Village from the West Point Foundry Preserve (WPFP) to Mayor's Park and the proposed Greenway Trail at the north end of the Village.

2.3.2 **Recommendation:** Consider designing and constructing segments of the proposed RiverWalk that are missing or incomplete with the help of a landscape/engineering firm or West Point Cadets in phases as funds are available.

2.3.3 **Recommendation:** Conduct a feasibility study to create a segment of the RiverWalk Loop from Dockside with a causeway just west of and parallel to the railroad tracks to cross the tracks at Little Stony Point, or crossing at an alternate location, such as the Wood Dock area and connecting with other paths, contingent on funding from grants or other non-Village sources:

- Going south, returning to Main Street in the Village;
- Going north, connecting with the proposed Greenway Trail and leading to Breakneck trailheads.

2.4 **Objective:** Develop and implement a plan for Dockside Park.

2.4.1 **Recommendation:** In preparing a site and use plan for Dockside Park consider including a path along the river, benches, restrooms, a trail up Dockside hill with a lookout, a small pavilion shelter, picnic tables and a small parking area and keeping the area "natural" to the fullest extent possible.

2.4.2 **Recommendation:** Explore feasibility of acquiring or otherwise protecting the interests of the Village to have continuous open space on the two private lots on the west side of the entrance.

2.4.3 **Recommendation:** Consider working with an organization such as the Hudson Highlands Land Trust to develop and implement education and interpretation, both environmental and historic, for the site, including the cove at the north end, in order to increase appreciation for the natural setting and the need for shoreline preservation as well as the historic significance of the site.

2.4.4 **Recommendation:** Permit a group or groups such as Building Bridges Building Boats (BBBB) to build a structure on site for program needs, perhaps 900 square feet, long enough for two 26-foot Whitehall rigs, with a floating dock and moorings, all subject to approval by the Village, with BBBB responsible for insurance and for obtaining all necessary permits for the dock and moorings.

2.4.5 **Recommendation:** Provide or otherwise facilitate a seasonal food and beverage (soft drinks, beer, wine) concession, offered first to local businesses, if local offer first is permitted by the State.

2.4.6 **Recommendation:** Provide a gravel launch ramp to the river for non-motorized car-top boats, with permits to launch providing revenue to offset costs.

2.4.7 **Recommendation:** Seek funding for protection of the eroding shoreline.

2.4.8 **Recommendation:** Establish a system of permits for the use of lawn space for private events with room for a possible tent, with revenue to the Village to offset costs.

2.4.9 **Recommendation:** Assess the feasibility of moorings for sail and powerboat access to bring people to the Village without cars, with limitations on types of boats to control noise, with a small dock at Dockside to come ashore, and with revenue to the Village to offset costs.

2.4.10 **Recommendation:** Consider all of the above issues regarding Dockside in finalizing the agreement with the state regarding Village management of Dockside.

2.5 **Objective:** Encourage community events at the Riverfront.

2.5.1 **Recommendation:** Work with the Chamber of Commerce and other community organizations to schedule and coordinate concerts and other events both large and small at various riverfront locations from Mayor's Park to Dockside, the Bandstand and Waterfront Park, the Chapel Restoration, and Foundry Dock Park.

Natural Environment and Energy

3. Goal: Protect the natural environment and conserve energy.*

Background

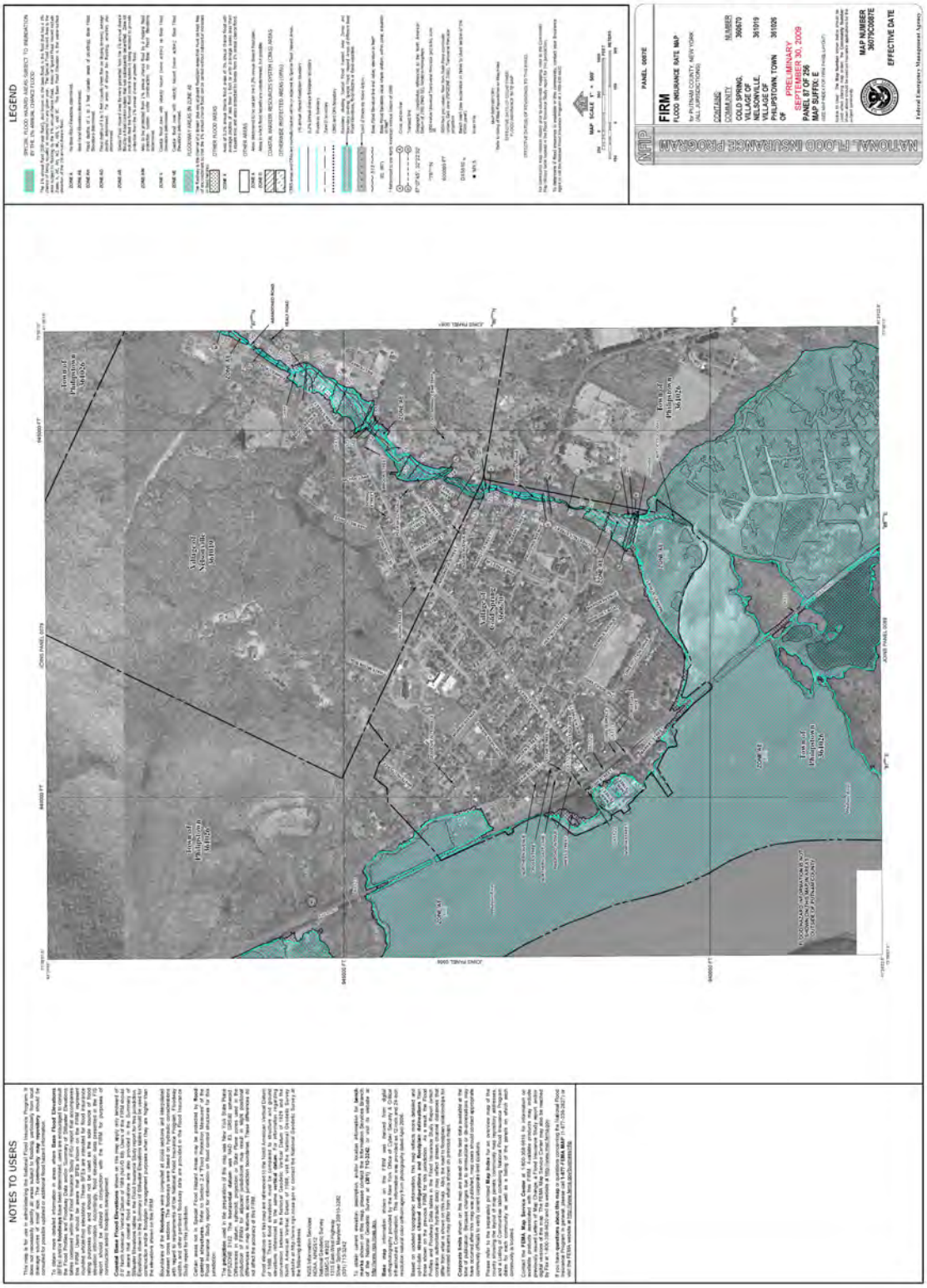
Throughout the Comprehensive Plan process, the residents of Cold Spring have expressed their overwhelming desire to preserve the natural environment. For example, in the Special Board's 2007 survey, when residents were asked which things they would like preserved for future generations, the top priority was the natural environment, including the waterfront, views and open space. Not only is the integrity of the environment vitally important to residents' quality of life, the environment and open space are an important source of tourism, and therefore, economic activity.

The Village of Cold Spring holds a prominent place on the Hudson River, surrounded by a natural landscape. As the river winds past Cold Spring, through the Hudson Highlands, it is at its deepest and most turbulent. It narrows and bends sharply, increasing to depths of over 150 feet. The river is subject to periodic flooding. The shoreline is either railroad bed, rock bluff, or man-made fill. The large forested, mountainous areas of the Hudson Highlands State Park and Fahnestock State Park create a majestic landscape to the north and east of Cold Spring.

The Village includes a preserve owned by Scenic Hudson to its southeast, is adjacent to Hudson Highlands State Park and is in close proximity to areas of high biological and scenic value. The Village has rich shoreline resources, including submerged aquatic vegetation (SAV) beds. While these beds promote water quality and provide a habitat for a rich diversity of fish and invertebrates, they are also vulnerable to boating and other shoreline activities. The Foundry Cove and nearby Constitution Marsh wetlands offer excellent habitat for fish and birds, reptiles and amphibians. Foundry Brook runs along Cold Spring's eastern boundary, through much of the 86-acre WPFP, and is currently forested for much of its corridor. Such cover maintains the quality of the water as it enters the marshes and Hudson River. The Village also features a small brook – Back Brook (sometimes known as Margaret's Brook) – that runs underground for portions of its route through the Village, surfacing several times before emptying into the cove north of Mayor's Park. The New York State Department of Environmental Conservation (DEC) does not accept responsibility for Back Brook, so addressing flooding, landscaping, and other issues is up to the Village.

* Words or phrases in the body of the text in italics indicate that the definition is found in the Glossary.

Village of Cold Spring
Surface Water
ROUTE 9D
WHITEHILL
HAMILTON
MORRIS
GRANDVIEW
FAIR
CRAGSIDE
CEDAR
LOCUST
MAPLE
MOUNTAIN
ORCHARD
FISHKILL
PARSONAGE
PINE
PARROTT
BANK
WEST BANK
PAULDING
ALDAM
HIGH
ACADEMY
CHURCH
LAIN
NORTHERN
GARDEN
CHESTNUT
OAK
WALL
MARION
ROUTE 9D
CROSS
STONE
DEPO
ROCK
BENEDICT
WEST
MAIN
NEW
LUNN
THE BOULEVARD
KEMBLE
CONSTITUTION
MARKET
Legend
Village of Cold Spring
Wetland
Open Water
Hydric Soil
Streams
Back Brook (Margaret's Brook)
Aboveground
Underground
NORTH
0
0.125
0.25 Miles
BOUNDARIES ARE APPROXIMATE
This map is not a survey and must not be construed as one.
This map is for planning purposes only.
All data must be field checked.
Data Source: Putnam County IT Dept., Village of Cold Spring
National Wetlands Inventory, and NYS DEC
Drafted by: Katrina R Shindledecker
september 20, 2010
1:9,000



Note: this Flood Plain map has not been formally approved by Federal Emergency Management Agency (FEMA), and is provided for general purposes only.

In addition to its natural qualities, Cold Spring, like most river towns, has some industrial contamination. From the early 1950s through the 1970s, a battery manufacturing plant at the Marathon site on Kemble Avenue discharged toxic chemicals - most notably cadmium - into Foundry Cove and contaminated other areas as well. In 1995, the United States Environmental Protection Agency (EPA) concluded a Superfund remediation of the entire area, and continues to test soils and monitor the site to track contamination levels. The Marathon Battery Superfund site (which included parts of Foundry Cove and the Cold Spring pier) was removed from the National Priority list. Institutional controls currently enforced by the EPA at the site prohibit excavation deeper than 15 feet in the 'pedestal area', construction of groundwater wells, and interference with monitoring wells. Scenic Hudson has an agreement with the EPA to preserve the natural, scenic, historic and potential recreational assets of the West Point Foundry property. Currently, areas of Foundry Cove marsh are being planted with native wetland vegetation to further restore the area to a healthy tidal freshwater marsh habitat, in a cooperative effort by the Constitution Marsh Audubon Center & Sanctuary, the National Oceanic and Atmospheric Administration, the NY State Department of Environmental Conservation (DEC), Scenic Hudson and the EPA. Additionally, a plume of toxins located in the groundwater under the former battery factory site has been resistant to mitigation and may pose vapor intrusion issues for neighboring homes. The EPA has directed the former property owner to formulate a new remediation plan for that area.

In the mid-to-late 1800's, at a site now owned by the Village and partially occupied by the Cold Spring Boat Club, an MGP produced gas used for lighting for the community, generating coal tar as its principal waste. The Village is now working with the DEC to develop and implement a remediation plan for the remaining coal tar at the site. DEC's February 2010 Record of Decision (ROD) stated that coal tar constitutes "a significant threat" to human health through "potential exposure to soil and groundwater" and imperils the environment through "impacts of contaminant to soil and groundwater and potential for impacts to the sediment and surface water of the adjacent Hudson River."

In the 19th century, firewood, coal, coal gas, and water-power at the Foundry provided energy to the Village. Today, residents and businesses get their electricity from Central Hudson (in 2000, 9% of households used electricity to heat their homes) and heating oil from a number of local providers (88% of Cold Spring households used fuel oil in 2000, according to the US Census), and propane gas; there is no natural gas service in the Village. In recent years, there has been a surge of interest and action regarding "green" building and energy. New York State law provides authority to local governments to adopt energy conservation standards of their own and to impose other green development requirements regarding the sustainability of sites, water efficiency, renewable energy, and indoor environmental quality.

3.1 **Objective**: Establish and implement a 20-year plan to protect and enhance the natural environment in the Village.

3.1.1 **Recommendation:** Identify natural and cultural resources worthy of *Critical Environmental Area* (CEA) designation under SEQRA and prepare appropriate CEA documents for such designations.

3.1.2 **Recommendation:** Identify and map steep slope areas and consider steep slope protection measures such as studying the Town of Ossining's Steep Slopes Protection Law as a model.

3.1.3 **Recommendation:** Work with appropriate agencies (e.g., the N.Y. Department of Environmental Conservation, the N.Y. Office of Parks, Recreation and Historic Preservation, and the Army Corps of Engineers) to research and identify methods of protecting shorelines from erosion.

3.1.4 **Recommendation:** Establish and implement a shoreline protection plan that includes protection of both habitat and vegetation.

3.1.5 **Recommendation:** Allow the Village to accept *conservation easements*.

3.1.6 **Recommendation:** Consider enactment of a new "Land Conservation" District in the Zoning Law for lands that could be subject to *conservation easements* and other similar designations.

3.1.7 **Recommendation:** Consider establishing and implementing local wetlands protection measures.

3.1.8 **Recommendation:** Build on the open space inventory conducted for this Plan and consider measures to preserve open space, such as *conservation easements* and incentive zoning.

3.1.9 **Recommendation:** Work with state and federal governments to ensure thorough remediation of contaminants at the Marathon and Boat Club sites.

3.1.10 **Recommendation:** Work with the New York State Department of Health and the Town of Philipstown to ensure the integrity of the Village water supply. See also 5.6.2.

3.1.11 **Recommendation:** Ensure that the sewage treatment plant operates in an environmentally sound manner. Also, see Section 5.5.

3.2 **Objective:** Ensure that areas of scenic significance are protected and that new development avoids or minimizes impacts on natural resources to the maximum extent.

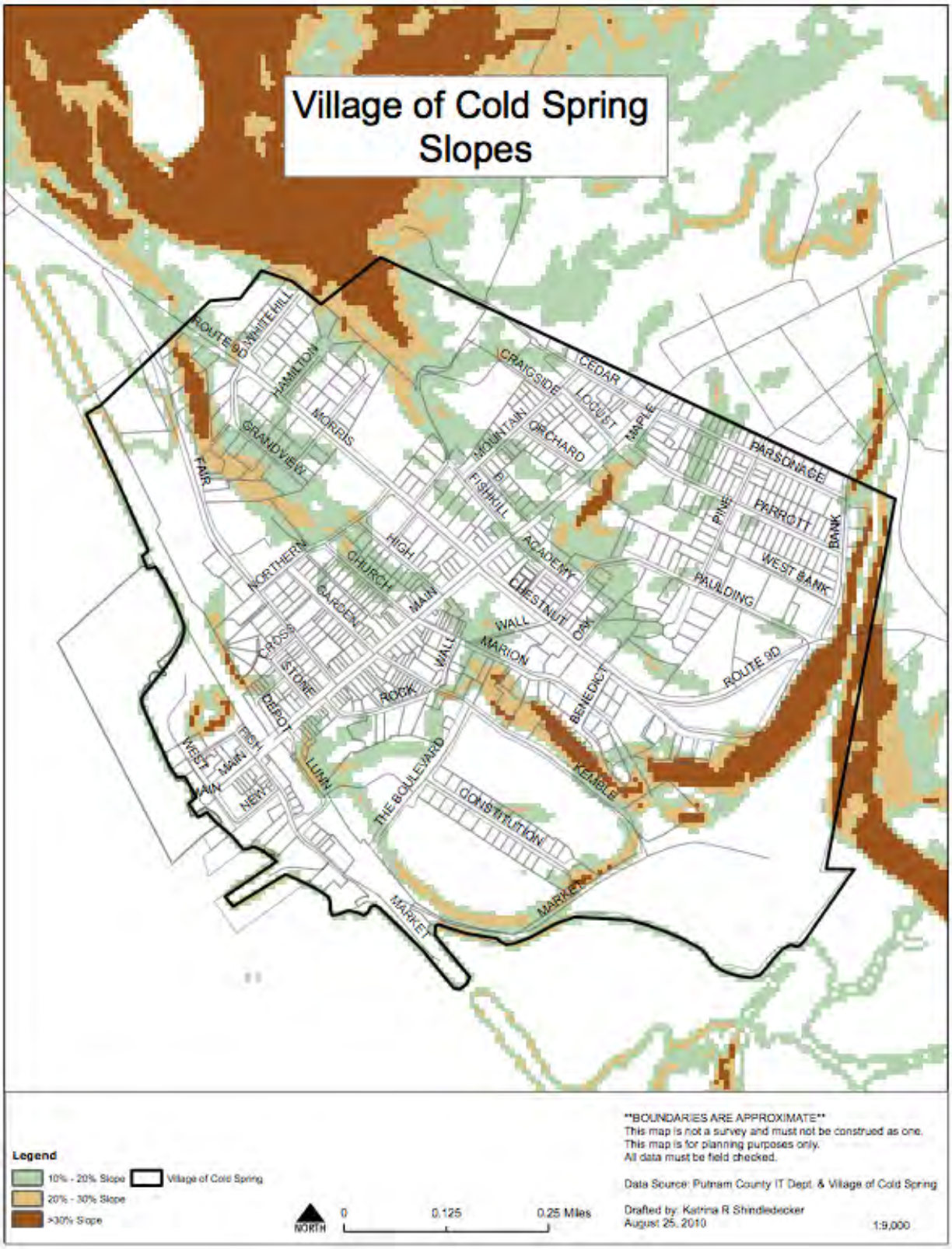
3.2.1 **Recommendation:** Review the 1987 map of scenic views, ensure that it is complete and consistent with NYS Scenic Areas of Statewide Significance (SASS) regulations, and identify specific measures that can be adopted to preserve such scenic views.

3.2.2 **Recommendation:** Amend the Village *Zoning Law* to implement New York State Coastal Management Program policies (Scenic Areas of Statewide Significance (SASS) regulation, 19 NYCRR Part 602, Policy 24). Integrate the state guidelines into the Planning Board's review of subdivisions and site plans which would require determination of whether a proposed development could affect scenic resources. Consider adoption of CEA designation for scenic resources as well.

3.2.3 **Recommendation:** Consider enacting tools to mitigate impacts on views such as clustering or orienting structures to retain views, save open space and provide visual organization to a development.

3.2.4 **Recommendation:** Amend Village *Zoning Law* and Subdivision regulations to require submission of a resource analysis map for the site and surrounding area prior to the sketch plan phase to assist applicants and the Planning Board to design a subdivision or site plan around a site's natural features.

3.2.5 **Recommendation:** Consider the creation of scenic *overlay districts* with their own special requirements.


Village of Cold Spring
Slopes
ROUTE 9D
WHITE HILL
HAMILTON
MORRIS
GRANDVIEW
FAIR
CRAIGSIDE
CEDAR
LOCUST
MAPLE
MOUNTAIN
ORCHARD
PARSONAGE
FISHKILL
PINE
PARROTT
BANK
WEST BANK
ACADEMY
HIGH
NORTHERN
CHURCH
MAIN
PAULDING
GARDEN
CHESTNUT
OAK
WALL
MARION
CROSS
STONE
ROCK
ROUTE 9D
BENEDICT
DEPOT
FISH
WEST
MAIN
NEW
LUNN
THE BOULEVARD
KEMBLE
CONSTITUTION
MARKET
Legend
10% - 20% Slope
20% - 30% Slope
>30% Slope
Village of Cold Spring
NORTH
0
0.125
0.25 Miles
BOUNDARIES ARE APPROXIMATE
This map is not a survey and must not be construed as one.
This map is for planning purposes only.
All data must be field checked.
Data Source: Putnam County IT Dept. & Village of Cold Spring
Drafted by: Katrina R Shindledecker
August 25, 2010
1:9,000

3.3 **Objective:** Upgrade Storm Water Management in the Village.

3.3.1 **Recommendation:** Map the existing storm water management system using GIS, including all surface water, culverts, dry wells, retention ponds, storm water pipes and culverts, gravel beds and any other features important to storm water management.

3.3.2 **Recommendation:** Engage a consulting engineer to prepare a plan for storm water management in the Village.

3.3.3 **Recommendation:** Develop and implement a local storm water law with particular emphasis on the use of *Low Impact Development* (LID) techniques, such as those recommended by the *DEC* and *EPA*.

3.3.4 **Recommendation:** Encourage pervious surfaces for all new commercial, multiple-automobile parking areas and explore converting impervious parking areas to surfaces that are pervious.

3.3.5 **Recommendation:** Complete and implement plans for correcting drainage problems where such problems exist, including on lower Main Street, Mayor's Park, Benedict Avenue, Marion Avenue, Wall Street, Mountain Avenue, and Craigside Drive/Northern Avenue.

3.3.6 **Recommendation:** Address flooding and erosion issues of Back Brook especially in the Garden/Church Street and Spring Brook areas, and enhance landscaping of its banks.

3.3.7 **Recommendation:** Consider floodplain protection measures, and ensure that residents are informed of any changes in the Federal Emergency Management Agency (FEMA) insurance floodplain map that may affect their properties.

3.3.8 **Recommendation:** Clarify ownership and Village access of lands adjacent to Back Brook and Foundry Brook for reasons of flooding and maintaining adequate storm water flow.

3.3.9 **Recommendation:** Consider enactment of established methods for maintaining Back Brook's and Foundry Brook's forested *riparian corridor*. Consider establishing buffer zones and using DEC's *Trees for Tribs program*.

3.3.10 **Recommendation:** Encourage use of rain barrels (covered for safety and health reasons), planting of street trees and rain gardens, and a reduction of impervious surfaces throughout the Village to reduce storm water runoff and sewer inflow and infiltration.

3.3.11 **Recommendation:** Explore ways to prevent pollutants from entering Foundry Cove via the Chestnut Street/Benedict Avenue/Marion Avenue storm water collection system storm water discharge pipe at the Foundry site.

3.4 **Objective:** Protect and enhance trees in the Village.

3.4.1 **Recommendation:** Map and inventory significant and "at-risk" trees in the Village.

3.4.2 **Recommendation:** Create a tree planting plan for the Village making use of non-invasive, low-allergenic, urban-tolerant species, both for places with no trees currently and to replace damaged and "at risk" trees.

3.4.3 **Recommendation:** Identify places where tree roots are heaving sidewalks and route walks away from trunk, where feasible. Investigate alternatives to tree removal or root trimming.

3.4.4 **Recommendation:** Use the New York State *Trees for Tribs Program* to obtain trees and bushes for the banks of surface water, including Back Brook.

3.4.5 **Recommendation:** Consider developing a tree nursery and make trees and bushes available to Village residents.

3.4.6 **Recommendation:** Consider establishing the Village as a designated "*Tree City USA*."

3.4.7 **Recommendation:** Consider amending the *Village Code* to include a tree protection ordinance that includes, with other provisions, appropriate tree maintenance procedures that promote safety.

3.5 **Objective:** Improve energy efficiency and economy in the Village.

3.5.1 **Recommendation:** Encourage and provide guidelines for "green" design and construction.

3.5.2 **Recommendation:** Require that new development meets *ENERGY STAR* standards and encourage the use of *LEED* (Leadership in Energy and Environmental Design) or other similar standards.

3.5.3 **Recommendation:** Study introduction of piped natural gas to the Village while taking into account the potential environmental and health impacts of natural gas drilling.

3.5.4 **Recommendation:** Conduct an energy audit and review options for alternative sources of energy for Village infrastructure not less than every five years, beginning in 2011.

3.5.5 **Recommendation:** Explore use of low-wattage street lighting to improve energy conservation, visibility and public safety and explore potential for technical assistance and/or funding from the N.Y. S. Energy Research and Development Authority (NYSERDA).

3.5.6 **Recommendation:** Identify ways to encourage use of alternative or renewable energy technologies by residents, businesses and the Village, such as wind power, micro hydro electric, solar and tidal turbine power.

3.5.7 **Recommendation:** Take the 10% challenge like the Town of Red Hook in Dutchess County recently did and encourage businesses and residents to reduce energy use by 10% in one year.

3.5.8 **Recommendation:** Encourage residents and businesses to conduct energy audits to promote energy efficiency.

3.5.9 **Recommendation:** Explore renewable/low global warming heating technologies such as biodiesel. Encourage suppliers of home heating oil to provide them.

3.5.10 **Recommendation:** Encourage development of businesses that design, construct or supply green technologies.

3.5.11 **Recommendation:** Encourage property owners to apply green technologies and conserve energy.

3.5.12 **Recommendation:** Encourage residents and property owners to participate in caring for the environment.

3.5.13 **Recommendation:** Promote energy-efficient design, technologies and materials in any new development in the MCWPF area.

Economic Vitality

4. **Goal:** Enhance the economic vitality of the Village.*

Background

Local governments play an increasingly critical role in establishing an environment for private sector economic development and long term economic vitality, by fostering private sector economic development. Economic strength is critical to the vitality of a community. Economic development efforts not only create jobs and income for residents, they also generate additional tax base to pay for local services and help preserve the character of the Village. To be beneficial, additional tax revenue needs to exceed the cost of additional services required for any development. Property owners also see economic vitality as essential to maintaining the value of their property.

Economic development is the process by which a community organizes and then allocates resources to creating the type of business climate that will foster the retention and, where appropriate, the expansion of existing businesses; attract new businesses; and develop new business ventures that fit with the needs of residents and maintain the Village character.

Economic conditions and business practices, housing and land use needs, transportation conditions and environmental standards are in a constant state of change. So Village plans need to be re-evaluated in order to provide for current needs and either increase the per capita income of residents or provide for a desired standard of living. The key to an economic development strategy that meets the residents' needs is having an approach that addresses the unique competitive challenges facing small communities such as ours as we work to retain and attract businesses that integrate into our distinctive Village character. We need to promote future development in a manner that results in a high quality community that is attractive to our residents and to our existing and new businesses.

In the 19th century Cold Spring was a company town. The West Point Foundry owners were enlightened employers with the practical need to attract and keep well-trained workers. They built housing, provided churches and schools and funded civic projects. At its peak during the Civil War, the foundry may have employed 700 workers. Then, unable to compete with new technologies of steelmaking, the mill was bankrupt by 1911. The fortunes of the Village fell from the last quarter of the 19th century until after the mid 20th. A succession of industries came in—a button factory, a silk dying plant, a battery manufacturer—but none were blessed with long term success, and none employed nearly as many workers as the foundry.

Longtime residents recall the day when Main Street businesses served their everyday needs—groceries, dry goods, a bank, drugstores and the Post Office. Together with Village services like the Village Hall and the Fire Company, such businesses made Main Street a "real" functioning center, and Main Street made Cold Spring an "authentic" traditional Village. In the 1950s through the 1980s, many of those businesses either closed or moved to Chestnut Street where there was better access for automobiles. In many cases, the vacated stores became antique

* Words or phrases in the body of the text in italics indicate that the definition is found in the Glossary.

shops, and they brought a revival to Main Street, bringing visitors, especially on weekends. Now, as many sales move to eBay and the Internet, businesses along Main have again begun to change.

Today, Main Street - from 9D to the river - has an estimated 110,000 square feet (sf) of commercial space - 40,000 sf of retail space (of which 45% is antique shops, and most of the rest boutiques and galleries), 20,000 sf for restaurants and cafes, 17,000 sf for lodging and a similar area for professional offices, 8,800 sf of municipal facilities (the firehouse and Village Hall), and a little under 5,000 sf of vacant space. [Businesses on Main Street Data Spreadsheet (Draft), updated August 2010]. While restaurants, cafes, take-out places, and a hardware store on Main Street continue to provide residents some conveniences, residents shop to meet their daily needs primarily on Chestnut Street or at the big box stores further away along the Route 9 corridor. To be successful, Main Street retail businesses must provide relatively high margins and make good use of the attraction of the Village to visitors and to non-resident employees.

In many ways employment in the Village is a large scale, but unequal, daily exercise in switching places. The approximately 770 residents who leave for work outside the Village each day are replaced by a smaller, but still significant number of non-resident employees, about 480, coming to jobs in the Village (2000 Census Data and employment data from Stakeholders Meeting Economic Development Working Group, November 13, 2008). The kinds of services—like food establishments—that serve residents tend to be those that are also supported by locally employed non-residents.

A primary influence on Cold Spring is its proximity to New York City. The Village lies within the New York City commuter-shed, being located on the New York MTA and AMTRAK rail lines. Additionally, the Village is part and parcel of a north-south economic corridor from Peekskill to the south to Fishkill and Poughkeepsie to the north. At the same time, Putnam County, because of its location, ranks as one of the fastest growing counties in the State. Cold Spring's Village character, spectacular setting, and proximity to well-known, popular hiking trails mark it as a visitor destination.

While the Village has become an important destination for tourists, especially on weekends, there are only 24 rooms for overnight visitors, so very few are able to stay longer and spend more locally. Groups of motorcyclists, bicyclists, boaters and bus tours stop in the Village and leave within a few hours. Antique festivals, music in restaurants and concerts, re-enactments, and many other activities draw thousands of visitors.

Parking on Main Street, an area that developed in the era before the automobile, has been an enduring and unresolved concern for business owners, residents and visitors for decades. The 2007 resident survey showed widespread dissatisfaction with the availability of parking, especially on weekends. A careful study of parking in September 2008, completed by one of the Comprehensive Plan Working Groups, confirmed that weekend shortages were real, but also noted that overall parking in the Village was far more abundant than anyone seemed to expect, with about 2,500 on- and off-street, non-driveway spaces in the Village.

There is, in short, a problem as to how well resident interests are aligned with the interests of enterprises that benefit from visitor traffic. A common complaint in the Village is that Main Street doesn't matter to residents, that residents do not benefit when the businesses do well, since Putnam County is one of very few in the State that do not share sales tax revenue with their

villages. And yet, it is said, residents must put up with the weekend crowds, crowds that prevent them from enjoying their own community. While the point can be debated, since the county provides some support and residents use many of the same restaurants as visitors, the sense of disconnect persists.

The Village has little land available for new development, a fact that has limited construction in the 1990s and 2000s. From being an industrial powerhouse in the 19th century, the Village has little manufacturing of any kind today, though several areas are zoned for industrial use, a legacy of the days when the West Point Foundry dominated our economy. Construction since the 1970s has tended to be of residential townhouse projects, many of which are tax-favored and assessed as condominiums.

All of these forces together, coupled with the state of the wider economy, influence the economic vitality of our Village.

4.1 **Objective:** Encourage businesses in the Village that provide local jobs, convenient services to residents, sustain property values, or provide more tax revenue than the cost of services for them, at a scale that respects the Village's small town character and the primary needs of residents year-round.

4.1.1 **Recommendation:** Encourage commercial uses and *"clean" light industries*, in appropriate areas, with constraints on their potential negative impacts.

4.1.2 **Recommendation:** Streamline the permitting process and procedures for business uses that are to be encouraged.

4.1.3 **Recommendation:** Support the establishment of a "Buy Local" campaign through working with local retailers and business organizations.

4.1.4 **Recommendation:** Reduce the amount of required off-street parking (consistent with recommendations of the American Planning Association and the National Parking Association).

4.1.5 **Recommendation:** Incorporate a *shared parking factor* for different hours and different uses and recognize that customers in a cluster of stores park once and walk, visiting more than one store. This can reduce the number of parking spaces required and can enable business to meet parking requirements.

4.1.6 **Recommendation:** Within the Village set size limits to prohibit "big box" stores and limit stores from large chains. Ensure franchise/formula businesses are compatible with the character of the Village.

4.1.7 **Recommendation:** Consider encouraging the establishment of businesses that satisfy residents' needs such as a laundromat within the Village.

4.2 **Objective**: Make the Village a destination for visitors to shop, dine, be entertained, enjoy nature and cultural events, and stay overnight, so that visitors provide overall benefit to the community in local jobs, business opportunities, convenient services, controlled property taxes and sustained property values, at a scale that respects the Village's small town character and the primary needs of residents year-round.

4.2.1 **Recommendation:** Seek to maintain and enhance year-round opportunities for sustainable tourism based on the area's natural resources, historical heritage and cultural amenities, without diminishing the quality of life for residents.

4.2.2 **Recommendation:** Encourage the use of Village sites for weddings and private events where and when appropriate.

4.2.3 **Recommendation:** Support the establishment of a marketing plan for the Village of Cold Spring through working with business organizations and investigate collaborating with Philipstown, Nelsonville, Peekskill, Beacon, Newburgh, Highland Falls, and West Point on joint marketing efforts.

4.2.4 **Recommendation:** Encourage an increase in the number of overnight accommodations by:

- Permitting B & Bs throughout the Village as long as they adhere to *performance standards* for signage, lighting, noise and parking;
- Encouraging adaptive re-use of historic structures for B & Bs and inns;
- Amending the *Zoning Law* to permit small inns in appropriate locations;
- Amending the off-street parking requirements to reduce the number of spaces required for small inns and B & Bs, recognizing many visitors arrive by train;
- Considering ways of encouraging coordinated management and marketing of B & Bs, such as through a B & B association or a lodging association.

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4.2.5 **Recommendation:** To ensure the health and continuity of storefront businesses in the Main Street and Chestnut Street Business Districts (B1 and B2), prohibit new residential uses for ground floor storefronts, and, over time, encourage conversion of first floor residential units to retail or service uses for units that previously had been commercial businesses with storefronts.

4.3 **Objective**: Increase the number of residents who work in the Village and thereby increase the weekday population and the general activity level, potential volunteers for emergency services and customers for local businesses.

4.3.1 **Recommendation:** Amend the home occupation regulations to regulate impacts rather than uses, to retain or strengthen environmental and other *performance standards*.

4.3.2 **Recommendation:** Facilitate changes of use from residential to office space as long as appearance and impact are controlled.

4.3.3 **Recommendation:** Investigate ways of supporting "business incubators" or "business accelerators" in the Village to lower the costs of start-ups organized by residents and others. By promoting local businesses these incubator and accelerator programs can mentor and facilitate jobs and business opportunities for local residents.

4.3.4 **Recommendation:** Investigate ways of improving telecommunications in the Village, to facilitate access to voice and data communication networks, to make it easier and less costly for residents to telecommute from home.

4.4 **Objective:** Make Main Street accessible, attractive and well maintained.

4.4.1 **Recommendation:** Improve access to parking by:

- Allowing private parking lot owners to make some spaces available to the public, perhaps overnight or during limited times for a fee;
- Encouraging property owner cooperation in the consolidation of spaces behind Main Street;
- Assessing the feasibility of a parking facility adjacent to and east of the railroad station, within easy walking distance of Main Street;
- Assessing the feasibility of expanding Village-owned parking east of the Boat Club to Market Street.
- Strengthening parking enforcement, including the booting of scofflaws;
- Consider erasing lines between spaces to increase capacity;
- Consider metering spaces along Main Street with a rate set to encourage turnover (1 in 7 vacancy);
- Encouraging merchants and employees to park away from the Main Street area;
- Considering expansion of metered parking to side streets off Main Street, subject to the strict condition that the Village first obtain a waiver from the state prohibition on exempting residents from parking meter charges.
- Consider the use of parking permits in places where on-street parking demand is high and residents cannot park near their homes, or where homes lack any off-street parking spaces.

4.4.2 **Recommendation:** Consider development of new facilities on Main Street to serve residents such as a community center, meeting facilities, or a movie theater, subject to a review of parking and traffic impacts. These could be public, private or public-private partnerships. Potential sites could be those vacated if any facilities move elsewhere or those that otherwise become available.

4.4.3 **Recommendation:** Consider retention of existing "real" or "civic" services on Main Street, such as the Village Hall or, if it is prudent to move the Village Hall to Butterfield for fiscal and shared services reasons, to turn the Village Hall into a theater, museum, or other public use, or a private use that would generate tax revenue.

4.4.4 **Recommendation:** Encourage business categories such as health/beauty/fitness services, art galleries, and specialty shops.

4.4.5 **Recommendation:** Modify the regulations to permit 3-story buildings on Main Street from Route 9D west to the railroad tracks as long as: they fit the streetscape; adequate additional parking is provided; the new or modified building does not block windows or doors on adjacent buildings unless permission is obtained from the owner of the adjacent buildings; and the blocked doors or windows do not create a threat to the safety of occupants of the adjoining buildings in emergency situations. Such changes in the regulations give building owners an incentive to maintain and improve their property.

4.4.6 **Recommendation:** Bury power lines on Main Street, if feasible.

4.4.7 **Recommendation:** Establish and implement a plan to plant more trees along Main Street especially if the power lines are buried. If the lines cannot be buried, make sure such plantings do not interfere with power lines.

4.4.8 **Recommendation:** Consider the Main Street approach as advocated by the *Main Street Program, National Trust for Historic Preservation.*

4.5 **Objective**: Make the Chestnut Street area safer and more attractive.

4.5.1 **Recommendation:** Develop a plan to improve traffic flow for all vehicles in the Chestnut Street commercial area, defined as the area enclosed by Wall Street, Marion Avenue, Chestnut Street and the south end of the shopping plaza on the south side of Benedict Road, with the plan to include a truck route and delivery analysis and recommendations to improve truck access to all stores and facilities in the Chestnut Street commercial area, and to improve visibility and pedestrian safety. Work with local businesses to identify truck routes that would result in the fewest conflicts with traffic in the Village.

4.5.2 **Recommendation:** Evaluate the existing traffic light and upgrade with modern technologically advanced systems as necessary to accommodate vision and mobility impaired, to meet the needs of the community in this area.

4.5.3 **Recommendation:** Improve the streetscape and landscaping in the Marion Avenue area on the west side of the Chestnut Street commercial area, to better screen deliveries from residences and to improve walkability.

4.5.4 **Recommendation:** Define a pedestrian route from Grove Court through shopping to Marion Avenue, Furnace Street and Main Street.

4.5.5 **Recommendation:** Whenever changes are made, encourage integration of the design with the traditional Village.

4.5.6 **Recommendation:** Consider diagonal parking in some areas.

4.5.7 **Recommendation:** Improve pedestrian safety with traffic calming devices (such as *bump outs*) at pedestrian crossings.

4.5.8 **Recommendation:** Install benches and consider other amenities such as street trees.

4.5.9 **Recommendation:** Consider the eventual development of the Butterfield site and assure a good entrance from the Chestnut Street/Route 9D area for both pedestrian and vehicular access and facilitate the connection between the Foodtown area and the Butterfield site.

4.5.10 **Recommendation:** Consider the Main Street approach as advocated by the *Main Street Program, National Trust for Historic Preservation.*

Community Facilities and Services

5. **Goal:** Ensure that community facilities and services meet the Village's needs and are efficient and affordable.*

Background

The Village of Cold Spring government provides its residents essential services such as water, sewer, storm water management, solid waste management, policing, and parks, and sells some of those services to adjacent municipalities and individuals. Much of the infrastructure is old and in need of repair: most of the water distribution system was installed in the mid-1890s and the sewer system in the first decade of the 19th century; the wastewater treatment facility was completed in 1972. The Village is working on resolving problems with inflow and infiltration in its sewer lines, which in heavy rains can cause discharges into the Hudson River from the sewage treatment plant.

The Village is fortunate to have a good, local fresh water supply. Village water is supplied by gravity from reservoirs about four miles from the Village. The water is held by two dams built in the 19th century, currently the subject of an engineering review for safety. A filtration plant was completed in 1996, with about 540,000 gallons of storage capacity. The Village distributes about 300,000 gallons of water per day, some of which is lost in leaks. The Village can tap the Catskill Aqueduct, which runs nearby, in emergencies (which it did most recently in August, 2010). Two fires in the past decade have shown that the system does not meet *Needed Fire Flow (NFF)* requirements in some areas. A June 2010 engineering study has proposed solutions, such as lining sections of the supply lines along Main Street.

The Village Highway Department collects residents' garbage and recycling, with the exception of Chestnut Ridge and Forge Gate. Two recent innovations by the Highway Department have reduced costs: single-stream recycling collection and direct delivery to the recycled materials sorting facility in Newburgh. One of two garbage trucks is about 17 years old.

The Village Hall on Main Street houses administrative offices, meeting rooms, a courtroom, and, on the second floor, a small police station that is not ADA-compliant. Other spaces in the Village that are made available for meetings and public events include the firehouse and the VFW Hall. The Village Garage site on Fair Street was acquired in the mid-1990s for municipal buildings to store salt, street maintenance equipment, garbage trucks and Village vehicles.

In 2008, the Village launched its website, hosted by Virtual Town Hall. The site enables the Village to send email blasts to a list of people who subscribe. The Water and Sewer Department, Police, and Courts each have their own independent systems, none of which is networked together, except to share printers at the offices on Main Street. Water/Sewer billing is done from the Village administrative offices, as are financial reporting and other functions. The Village recently

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introduced videotaping of Village Board meetings, with meetings to be run on the local cable public service channel.

The Village relies on the Cold Spring Fire Company Number 1, a volunteer force, to provide fire protection services. While the Village supports the company's station on Main Street, the service is largely funded through donations. A volunteer ambulance company, the Philipstown Volunteer Ambulance Corps is funded by the Town of Philipstown indirectly by property taxes. For policing, the Village employs a force of 14 officers, each of whom serves part time, as well as one part time parking enforcement officer.

5.1 **Objective**: Provide adequate, efficient, and safe facilities for the Cold Spring Fire Company now and with room for expansion over the next 20 years.

5.1.1 **Recommendation:** Fund construction of a new firehouse with sufficient space to house the existing equipment plus a ladder truck, cleaning facilities, a second office, and adequate parking, either at the current location or the Butterfield Hospital site or Cedar Street in the location of the Philipstown Volunteer Ambulance Corps and the American Legion, subject to resolution of traffic issues. Consider forming a fire district that includes the area currently serviced by the Cold Spring Fire Company and would spread the cost to all taxpayers served.

5.1.2 **Recommendation:** Consider sharing of fire company facilities with police, ambulance corps, and other services to economize, if the firehouse is moved.

5.2 **Objective**: Provide the most cost-effective fire protection possible.

5.2.1 **Recommendation:** Evaluate options for a town-wide consolidated fire protection district and assess whether it would result in a tax increase for Villagers; if the action would result in increased taxes for Villagers, no further action should be taken.

5.2.2 **Recommendation:** Investigate ways of boosting volunteer participation in the fire company.

5.2.3 **Recommendation:** Seek a way to ensure emergency secondary access to the area west of the railroad tracks.

5.3 **Objective:** Provide facilities for a community center serving residents of all ages, including veterans.

5.3.1 **Recommendation:** Assess existing facilities and determine the feasibility of funding new facilities for a community center (for residents of all ages), and government administrative offices at the Butterfield Hospital site (or other locations) through a sale of existing properties, grants, or other means.

5.3.2 **Recommendation:** Support the development of a facility for seniors that accommodates the preparation of meals on site and is adequately sized to allow social activities.

5.3.3 **Recommendation:** Assess the feasibility and desirability of locating a community center on the site of the current Village Garage on Fair Street.

5.4 **Objective:** The Village should continue to provide exceptional police services that protect citizens, deter crime and enforce laws and regulations through its own officers and partnerships with the Sheriff's Department, community and surrounding jurisdictions.

5.4.1 **Recommendation:** Provide the department with facilities that are American With Disabilities Act [ADA] compliant, adequate space for evidence and records storage, offices, public restrooms and changing facilities, garaging vehicles, meetings, and interviewing.

5.4.2 **Recommendation:** Promote and support community-based crime prevention programs as an important augmentation to the professional police and fire protection service**.**

5.4.3 **Recommendation:** The Police Department Officer-in-Charge should, from time to time, attend the Village Board monthly meeting to answer questions from the public and report annually to the community on underlying causes of calls for service and traffic issues.

5.4.4 **Recommendation:** The Police Department should have a tracking system for data collection and reporting of calls and work to increase efficiency and effectiveness.

5.5 **Objective:** Improve the efficiency of the sewer system.

5.5.1 **Recommendation:** Engage with Nelsonville representatives in discussions on the possible extension of the Cold Spring sewer system to Nelsonville, to spread the costs over a larger number of users and enhance public health and well-being.

5.5.2 **Recommendation:** Address inflow and infiltration problems in sewer lines and take steps to fully comply with New York State standards, giving priority to areas of greatest leakage.

5.5.3 **Recommendation:** Boost energy efficiency of aeration pumps and other components of the processing facility, where cost-effective, using a suitable payback period.

5.5.4 **Recommendation:** Encourage low-volume toilets and other low-volume plumbing fixtures.

5.6 **Objective:** Ensure a safe, reliable and sufficient supply of water to the community, cost-effectively, fully compliant with federal, state and county guidelines.

5.6.1 **Recommendation:** Plan for and fund any required dam repairs, following the recommendations of engineers.

5.6.2 **Recommendation:** Work with the Town to ensure the establishment of the Philipstown Aquifer District and work to protect the watershed.

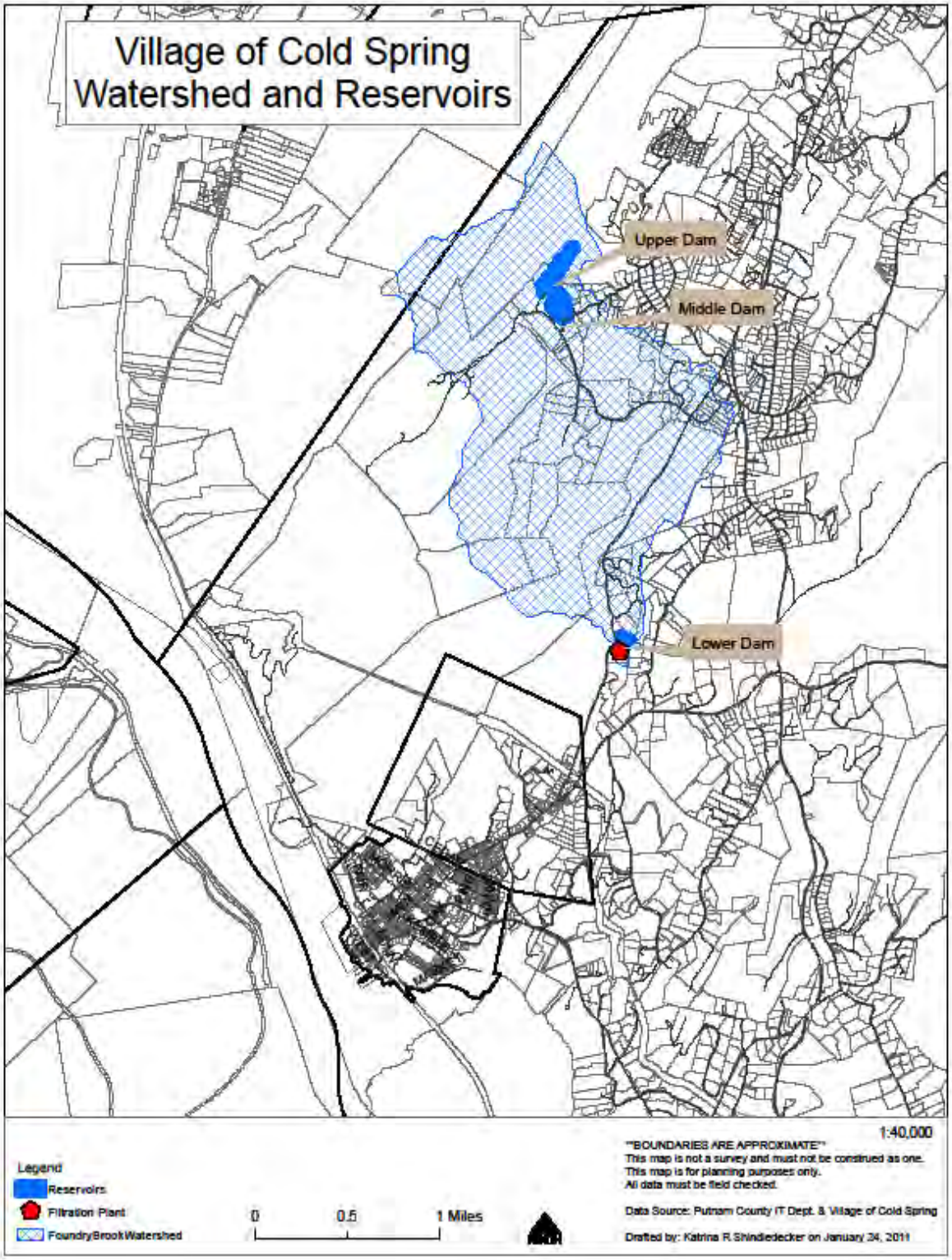
5.6.3 **Recommendation:** Improve the water delivery system to meet a minimum standard of 75% of the *Needed Fire Flow* (NFF), in accordance with some of the recommendations of the June 2010 Water Distribution System Study, using the most cost-effective means.

5.6.4 **Recommendation:** Consider mandating installation of sprinkler systems in any new construction in areas of the Village with less than 100% *NFF*.

5.6.5 **Recommendation:** Establish a 10-year plan of maintenance and improvements to the water filtration and delivery system.

5.6.6 **Recommendation:** Ensure continued access to the Catskill Aqueduct water.

5.6.7 **Recommendation:** Investigate the feasibility of using Catskill Aqueduct Water as the primary water supply for the Village, if the ongoing cost of using that water supply is more cost effective than repairing and maintaining the current primary water supply system.


Village of Cold Spring
Watershed and Reservoirs
Upper Dam
Middle Dam
Lower Dam
1:40,000
"BOUNDARIES ARE APPROXIMATE"
This map is not a survey and must not be construed as one.
This map is for planning purposes only.
All data must be field checked.
Data Source: Putnam County IT Dept. & Village of Cold Spring
Drafted by: Katrina R.Shindledecker on January 24, 2011
Legend
Reservoirs
Filtration Plant
FoundryBrookWatershed
0
0.5
1 Miles

5.7 **Objective:** Protect the Cold Spring watershed and the safety of its water supply.

5.7.1 **Recommendation:** Commission a professional evaluation of the Cold Spring water supply, including its watershed. This should include:

- A review of the Cold Spring Watershed *Overlay District* as designated in the Philipstown Comprehensive Plan for completeness and adequacy.
- Preparation of a new, revised map of the Watershed Overlay District delineating all watercourses, wetlands and water bodies within an appropriately sized overlay district.

5.7.2 **Recommendation:** Develop, establish and implement a comprehensive watershed protection plan in collaboration with the Village of Nelsonville, the Town of Philipstown, the State of New York, and local homeowners.

5.7.3 **Recommendation:** Work with the New York State Department of Health and the Town of Philipstown to update the Cold Spring Watershed Rules and Regulations (New York Compilation of Codes, Rules and Regulations, Title 10, Section 137.2).

5.7.4 **Recommendation:** Enter into an inter-municipal agreement with the Town of Philipstown providing for the Town to notify the Village Board and Building Department of any building permits or other proposed construction inside or within one-half mile of the Cold Spring watershed overlay.

5.8 **Objective**: Make garbage collection and recycling in the Village more efficient while providing incentives to recycle and minimizing the use of the Village Garage site.

5.8.1 **Recommendation:** Consider charging for garbage collection with user-fees in the way water and sewer are now paid for. [See also Recommendation 6.2.1, Property taxes]

5.8.2 **Recommendation:** Complete implementation of the new system for recycling, including single-stream collection and direct delivery of recycled material to the sorting facility. Prepare to make delivery to the new single-stream facility in Beacon when it is opened.

5.8.3 **Recommendation:** Consider a system to provide an incentive to recycle.

5.8.4 **Recommendation:** Prohibit the establishment of a hazardous-waste materials ("hazmat") disposal site inside the Village.

5.8.5 **Recommendation:** Consider establishing dog-waste composting units in appropriate locations in areas where dogs are exercised.

5.8.6 **Recommendation:** Continue to budget for extra garbage collection on busy weekends and investigate the use of solar compacting garbage cans.

5.8.7 **Recommendation:** Consider making all leaf, Christmas tree and lawn waste mulch available to the proposed community garden/or residents.

5.8.8 **Recommendation:** Consider community compost collection, processing, and distribution.

5.9 **Objective**: Retain the location of the Cold Spring Post Office within a commercial area in the Village.

5.9.1 **Recommendation:** Work with business owners, Village officials, postal service management and our 19th District congressional representative to ensure the Post Office remains in a commercial area in the Village.

5.10 **Objective**: Make truck deliveries to businesses and stores in the Village safer and less disruptive.

5.10.1 **Recommendation:** Arrange for a traffic study to plan truck delivery routes through the Village, and implement this by changing signage and notifying delivery companies of appropriate routes through the Village. (This may also require working with GPS companies to change their routing.)

5.10.2 **Recommendation:** Consider a prohibition on blocking sidewalks when making deliveries.

5.11 **Objective:** Improve maintenance of Village facilities.

5.11.1 **Recommendation:** Install changing tables in both restrooms at the Visitor's Center.

5.11.2 **Recommendation:** Install signage at the Bandstand (No dogs, No skateboarding, No campfires, No camping)

5.12 **Objective:** Maintain responsive Ambulance Services.

5.12.1 **Recommendation:** Work with the Town of Philipstown to maintain responsive ambulance services.

5.13 **Objective**: Improve Village zoning /*land use regulation* enforcement and the regulatory approval process.

5.13.1 **Recommendation:** Establish clear procedures, duties, responsibilities and record-keeping functions for officials involved with zoning administration and code enforcement.

5.13.2 **Recommendation:** Review land use regulations set forth in the *Village Code* and modify as necessary to ensure clarity and internal consistency.

5.14 **Objective**: Establish a community garden.

5.14.1 **Recommendation:** Identify an area in the Village that could be set aside for resident use as a garden, possibly at the Sewage Treatment plant. Ideally, it would be located near the Community Composting area, if one is established.

5.14.2 **Recommendation:** Establish guidelines for use of the community garden.

5.14.3 **Recommendation:** Appoint resident volunteers to oversee operations of the community garden.

5.15 **Objective:** Improve the Village government's information technology services.

5.15.1 **Recommendation:** Document the current Information Technology services used by the Village government and departments.

5.15.2 **Recommendation:** Consider tasking a Comprehensive Plan Work Group to evaluate the current Information Technology needs of the Village government and departments and make recommendations.

5.16 **Objective**: Improve the technology and communications facilities infrastructure in the Village.

5.16.1 **Recommendation:** Consider encouraging introduction of a fiber optic network, such as FIOS in the Village.

5.17 **Objective**: Investigate ways of saving money through shared intergovernmental services and consolidation.

5.17.1 **Recommendation:** Investigate ways of improving purchasing procedures and reducing costs through cooperative purchasing with the State, the County, the Town, and other municipalities.

5.17.2 **Recommendation:** Investigate the advantages and disadvantages of consolidation of assessment services throughout Putnam County.

5.17.3 **Recommendation:** Work with other municipalities to identify situations where shared or consolidated services could reduce costs and apply for Shared Municipal Services Grants when appropriate.

5.17.4 **Recommendation:** Investigate co-locating and/or consolidating Justice Courts of Nelsonville, Cold Spring and Philipstown.

5.17.5 **Recommendation:** Consider co-locating the Village and Town Highway Departments.

5.17.6 **Recommendation:** Consider cooperative agreements to address administration functions such as code enforcement, permitting and database management.

Property Taxes

6. **Goal:** Control the growth in property taxes.*

Background

The Village of Cold Spring faces exceptional challenges for financing public services. The Village is small, with just 2,000 residents, with moderate income, and yet provides a complete infrastructure – water, sewer, street maintenance, snow removal, police and so on – and serves many seasonal visitors as well. Much of the infrastructure is old and in need of repair or replacement. A 2009 NY State Comptroller's Audit noted that 39% of Village water went unbilled (at least two major leaks were subsequently found and repaired). The Village does not receive any sales tax revenue from Putnam County, although most Villages of comparable size in New York do (only 6 of the 94 municipalities with populations between 1,500 and 2,500 in 2008 did not receive sales tax from their counties).

Property taxes tend to be inequitable due to infrequent property tax revaluations and because, pursuant to state law, condominium owners (roughly 15% of Village homeowners) pay about half as much in property taxes as do owners of single-family homes. Further, since property taxes track property values, not incomes, they hit homeowners on fixed incomes hard, including many of the seniors in Cold Spring's population. Almost four of every ten Village homeowner's in the 2000 census had paid off their mortgage, almost twice the rate as Putnam County, making their property tax bill a highly visible part of home ownership expense. While controlling property taxes is, therefore, an especially high priority for this Village, realistically, the ability of Village government to control the overall property tax bill is limited because it is such a small portion of the overall bill.

To fund services, the Village currently raises about $1.4 million from property taxes, $1 million from water and sewer charges, $336k from state and federal grants-in-aid, and $340k from miscellaneous other sources. Although fiscal management has improved, in the past the Village has had significant budget shortfalls (2005 – 2008). A September 2009 New York State Comptroller's Office audit was critical of Cold Spring's reporting and financial management practices. At the same time, the Village's "to-do" list of infrastructure projects and equipment replacement is growing. With estimated projected potential capital projects amounting to as much as $5 - $10 million or more over the anticipated 20-year span of this plan, finding and managing the financial resources to fulfill the Comprehensive Plan recommendations pose challenges.

The total taxable assessed value of the Village is $141 million. Increasing that value without adding to Village costs would benefit each and every taxpayer, since the tax rate would apply to a larger pot and a lower percent would yield the same number of dollars. The problem is that some types of new development create more demand for public services, adding to property tax bills (especially the school tax). The kind of development turns out to be crucially important. Planners use what is called a "hierarchy of land values" to evaluate the fiscal impact of different types of land uses. Generally, residential development creates a negative fiscal impact because families typically send children to public schools, and school costs can exceed property tax revenues generated by a

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development. Conversely, commercial development and open space create positive fiscal impacts. Changes of use can also boost property values. These could include adding an accessory apartment, turning vacant retail space into a restaurant paying higher rents, or an apartment into a higher revenue overnight accommodation. Increased property values should generate increased tax revenues, but that depends too, on properties being properly and promptly reassessed to reflect that value.

6.1 **Objective:** Seek additional sources of revenue for the Village to offset property taxes.

6.1.1 **Recommendation:** Investigate installation of parking meters as a significant revenue source, starting with Main Street, with an effort to minimize negative impacts on residents and businesses.

6.1.2 **Recommendation:** Work to obtain the Village's fair share of the sales tax revenue from the County. Continue the dialogue with Putnam County.

6.1.3 **Recommendation:** Consider establishing a Grants Advisory Group to research and seek grant opportunities for Village projects.

6.1.4 **Recommendation:** Consider the Village sharing in mooring fees.

6.1.5 **Recommendation:** Consider seeking additional P*ayments in Lieu of Taxes* (*PILOTs*).

6.1.6 **Recommendation:** Consider working to change or seek an exemption to state law to allow the Village to add a tax on room occupancy (at hotels, inns, B & B's, etc.) as an additional source of revenue.

6.1.7 **Recommendation:** Investigate the potential of revenue-sharing or leasing of a potential new parking facility east of Metro-North Station (also see 4.4.1).

6.1.8 **Recommendation:** Support the creation of a Cold Spring Village community organization dedicated to supporting Village events using the talents and resources of the private citizens and non-government funding.

6.2 **Objective:** Where appropriate, charge user fees for municipal services rather than paying for them with tax revenue.

6.2.1 **Recommendation:** Investigate funding garbage collection through user charges:

- To facilitate incentives to recycle, reducing garbage collection costs;
- To facilitate revenue development through service extensions;
- To reduce reliance on property taxes;

6.2.2 **Recommendation:** Investigate the adequacy and appropriateness of user fees charged by the Village or which could be charged by the Village.

6.2.3 **Recommendation:** Review procedures and guidelines setting sewer and water unit charges for commercial establishments and accessory apartments, and ensure they are enforced.

6.3 **Objective:** Strengthen financial management to control costs.

6.3.1 **Recommendation:** Set a capital budgeting program, which includes:

- Identifying and prioritizing capital projects, major equipment acquisitions;
- Setting a calendar and funding plan;
- Tracking progress on capital projects.

6.3.2 **Recommendation:** Establish or maintain fiscal management guidelines, including:

- Setting an appropriate planning time horizon;
- Setting standards for municipal borrowing;
- Setting Water, Sewer and General Fund balance targets;
- Identifying and reporting risks in budgets and plans.

6.3.3 **Recommendation:** Review and report on all personnel costs annually, including contracts and pension obligations.

6.3.4 **Recommendation:** Consider establishing a Financial Advisory/Audit Committee to assist the Village Board.

6.4 **Objective:** Maximize tax contribution of properties in the Village, including new developments.

6.4.1 **Recommendation:** Consider encouraging commercial, *"clean" light industries* and *mixed-use development*, which generally generate more in tax revenues than they require in services.

6.5 **Objective:** Control costs for government services.

6.5.1 **Recommendation:** Review all employee benefits and pension costs.

6.5.2 **Recommendation:** Bring unaccounted-for water (e.g., resulting from leaking pipes) to less than a 10% difference between water processed and water metered.

6.6 **Objective:** Make the best use of borrowing to cover capital projects.

6.6.1 **Recommendation:** Evaluate bond funding options available to the Village.

Areas with Potential

7. **Goal:** Apply the vision, goals and objectives in this Plan to all new development within the Village.*

Background

The Village's 407 acres are largely developed, with only a few open spaces. Although this section focuses on several specific areas, it is the intention of the Special Board that, in general, as areas in the Village become available for development (or redevelopment), the principles articulated in this section, which are consistent with *Smart Growth* guidelines, be applied. In particular, the community has expressed support for two principles: (1) development should be "tax positive," in other words, property tax revenues from new development/redevelopment should be greater than the total cost of services required by those properties, including the school costs; and (2) development/redevelopment should also not unduly disrupt existing neighborhoods or the character of the Village.

The following areas in the Village seem to have significant potential for development or redevelopment:

- **Foundry/Marathon/Campbell Area:** This area consists of three components, each owned by private parties: (1) The 86-acre West Point Foundry site which was recently recognized as a site of national significance on the National Register of Historic Places. It is currently zoned as Office/Light Industry and Heavy Industry, but is now owned by Scenic Hudson and plans to protect it largely as open space are now before the Village; (2) The nearly 12-acre Marathon site, which is currently zoned as Office/Light Industry and, though now vacant, was the location of the home of foundry founder Gouverneur Kemble, of which there are archeological remains. It was also the site of a battery manufacturing plant that for several decades discharged toxic chemicals – most notably cadmium – into Foundry Cove and contaminated other areas of the site. A Superfund cleanup of Foundry Cove and the Marathon site was concluded in 1995, and the EPA continues to test soils and monitor to track contamination levels. A groundwater plume of volatile organic compounds (which are probable carcinogens, according to the EPA) currently exists under the Marathon site, and the EPA has tasked the former owner of the site with devising a new remediation plan. (3) The 13-acre Campbell area, which is currently zoned as Multifamily Residence and consists mostly of open space, but contains the 19th-Century home of William Kemble, brother of Gouverneur Kemble and a co-founder of the West Point Foundry.

  It is important that the Village plan for these areas together. Local residents have expressed serious concerns about contamination and about the potential impact of increased use of these areas, in particular in regards to traffic, especially from development and increased tourism.

- **Village Garage:** The 2-acre Village Garage site offers stunning view of the Hudson River. It is currently used for Village Highway Department and Police Department vehicles and

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equipment, as well as storing salt for the county. The 1987 Comprehensive Plan noted that the area around today's Village Garage had "an incompatible mix of uses", a problem that continues today. It is currently zoned Office-Light Industrial.

- **Butterfield Hospital Site:** Butterfield Hospital, built in 1925 with funds bequeathed by Julia Butterfield, wife of General Daniel Butterfield, closed in 1993. Today the privately owned, 6.1-acre site is zoned as a Designated Medical and Health Care Facility. The site includes the 44,000-square foot former hospital building, which is used occasionally for training exercises for emergency personnel, and the Lahey Pavilion, which contains medical offices. In total, the building generates approximately $110,000 in rent/leases per year yielding significant tax revenue. The southern lawn adjacent to the old hospital building is a gateway to the community, has been the scene of many Village festivals and currently serves as a setting for the weekly Cold Spring Farmers' Market. The Putnam County government is negotiating with the owner of the site to purchase the entire site, with the intention of using the former hospital building for municipal services, including a senior citizen facility, nutrition program, youth center, Office of the Aging, as well as the Cold Spring, Nelsonville, and Philipstown Justice Courts, Village and Town offices, the Cold Spring Police Department and a Putnam County Sheriff's branch, the Cold Spring Fire Company, and the Post Office.

- **The Grove:** Formerly known as Loretto Rest, this historic building was the home of Dr. Frederick Lente, surgeon for the West Point Foundry in the 19th century. It is zoned Designated Retail-Financial-Professional and is owned by the Village. The Grove is on the National Register of Historic Places.

- **Village Hall:** Located midway between the railroad and Route 9D on Main Street, the Village Hall (3,800 sq ft) hosts Village government offices, a courtroom that is also used for Village Board meetings and, on the second floor, the Cold Spring Police Department. To the rear is the historic tower that housed the bell once used to summon firefighters in an emergency. The building is part of the General Business District and the National Register Historic District and is owned by the Village.

- **Cold Spring Fire House:** The Main Street firehouse (5,200 sq ft), made by adapting an older building in 1972, is owned by the Village and is part of the General Business District and the National Register Historic District, and is the home of the Cold Spring Fire Company. The current structure is inadequate to meet the needs of the Fire Company and the Village.

- **Philipstown Town Hall:** This 1867 two-story historic structure is zoned one-family residential and is part of the National Register Historic District. The Town government may vacate this building if they move their offices to the Butterfield Hospital site, now under consideration for purchase by the County. A house to the north of the site, intended for possible expansion, may also be involved in any future use of the property, as well as the adjacent American Legion Hall and Philipstown Volunteer Ambulance Corps.

- **Mayor's Park:** This approximately 4-acre park consists of 2 ballfields, a basketball court, and a picnic area with restrooms, grills and a covered pavilion. It is zoned Office – Light Industry.

- **St. Mary's Lawn:** This area, part of the St. Mary's Church grounds, consists of a sweeping lawn that is used annually for the Cold Spring Harvest Festival. It is zoned One-Family Residential.

7.1 **Objective:** Ensure that proposed plans for any property that, because of its size, location, or historic significance is of special importance to the Village, are in compliance with this Comprehensive Plan and are open to public review.

7.1.1 **Recommendation:** Ensure that Village *Zoning Law* provides for public review of proposed plans affecting all significant properties.

7.1.2 **Recommendation:** Mandate that any new development or proposed subdivision of a property be evaluated by the Planning Board in light of the goals, objectives and recommendations of this Comprehensive Plan.

7.1.3 **Recommendation:** Explore the use of *form-based* zoning for new development and redevelopment, using the illustrated *SmartCode's* standards as a basis for the zoning changes.

7.1.4 **Recommendation:** Explore ways to encourage improvements in appearance of properties.

7.1.5 **Recommendation:** Make any large scale development approval be contingent upon completion of an independent, *qualitative traffic study* (in addition to the more common *quantitative traffic study*) and, if appropriate, an independent traffic engineering assessment.

7.1.6 **Recommendation:** When such property is being developed:

- Engage in dialog with the property owners to keep development on a scale in terms of streetscape and mix of structure size that is consistent with the character of a community, in part by limiting the number and size of residential units.
- Explore the possibility of a conservation development where a minimum amount of protected open space is mandated by the subdivision review process.
- Consider amending the Subdivision Regulations and *Zoning Law* to permit conservation subdivision, with the 4-step design process that identifies unbuildable lands, and special features of the site around which development is designed.
- Prohibit gated communities, cul de sacs, dead ends and private roads, except in the case of private roads where public access is not impeded or denied, and where water and sewer are provided in compliance with Village standards.

7.2 **Objective:** Ensure that development of the properties in the Marathon/Campbell/West Point Foundry Preserve (MCWPF) area results in improvements that:

- Are well integrated in the fabric of the community;
- Protect the natural environment and the health of residents;
- Promote the economic health of the Village through positive tax impact and economic activity

7.2.1 **Recommendation:** Ensure that the existing infrastructure (water, sewer) is adequate, or that covering the cost of any new infrastructure necessitated by new development or redevelopment is paid for by the developer.

7.2.2 **Recommendation:** Make appropriate access to and from the MCWPF area a prerequisite for any development there, ensuring that development does not create traffic problems that will unreasonably adversely affect current residents.

7.2.3 **Recommendation:** Reaffirm and update *performance standards* to minimize traffic and noise disturbance, noxious fumes, and other nuisances.

7.2.4 **Recommendation:** Limit truck access by route, size and time.

7.2.5 **Recommendation:** Require that any new development along Kemble Avenue include plans for pedestrian and bicycle access to the Foundry site that are in keeping with Village character and meet the approval of the Planning Board, and that implementation of such plans be made a condition of approval of any development.

7.2.6 **Recommendation:** Amend the *Zoning* Code (and if required the Historic District regulations) to require appropriate scale, setbacks, streetscape and design features consistent with Village character.

7.2.7 **Recommendation:** Protect views of the ridge from the Foundry trail and Foundry Cove through *conservation easements*, local enforcement of SASS guidelines, and/or creation of a ridgeline protection *overlay district*.

7.2.8 **Recommendation:** Work towards protection of the archeological remains in the MSWPF area and ensure public access to them.

7.2.9 **Recommendation:** Consider rezoning the former Marathon site as mixed uses (such district to include residential, recreational, open space, *work-live*, small retail business and office uses) and require special use permits for any development on the Marathon site.

7.2.10 **Recommendation:** Ensure the environmental integrity and safety of the former Marathon site by making certain that a thorough study and remediation of contaminants at the site are performed before development begins.

7.2.11 **Recommendation:** For commercial development on the Marathon site, encourage businesses that would be tax positive and have low impact on the community in terms of traffic, noise, etc. Investigate the possibility of attracting scalable technology, research, design, communications, "clean" light industrial or "green" companies that could employ Village residents, and serve as anchor tenants, *work-live* space or space for artists and craftsmen, and year-round or seasonal restaurants or retail.

7.2.12 **Recommendation:** Evaluate rezoning the Foundry and Campbell areas to Recreation Public Park or other designation that is publicly accessible and primarily open.

7.2.13 **Recommendation:** Encourage uses of the Campbell property that provide for public access and result in possible revenue to the Village, while minimizing the impact on residents of adjacent areas.

7.2.14 **Recommendation:** Work with Metro-North to develop a long-term strategy for commuter parking in conjunction with the Marathon site and nearby site development.

7.2.15 **Recommendation:** Explore ways to encourage visitors to the Foundry and potentially Campbell area to spend more money at Village businesses.

7.3 **Objective:** Make the best possible use of the Village Garage site's scenic location overlooking the Hudson River and its proximity to Main Street businesses.

7.3.1 **Recommendation:** Evaluate the feasibility of alternate uses of the Village Garage site, including the assessment of possible contamination.

7.3.2 **Recommendation:** Consider working with local business organizations to identify and to promote to potential investors alternative uses for the site, possibly in conjunction with other nearby properties, to generate revenue for the Village, consistent with the Comprehensive Plan, such as a small inn or meeting facility, with some of the property set aside as public open space, including a path and overlook with views of the river.

7.3.3 **Recommendation:** Consider the potential need to expand the sewage plant into the current Village garage site if Nelsonville and other parts of Philipstown connect to the Village sewerage system.

7.4 **Objective:** Make the best possible use of the Butterfield Hospital site's location in the Chestnut Street/Route 9D business district, including any potential for savings in providing government services and generating additional tax revenue, while preserving the lawn for the Village gateway.

7.4.1 **Recommendation:** Consider consolidating Village functions for police, administration, and Village courts in the Butterfield Hospital location, subject to an assessment of the impact of moving some or all of such functions from Main Street.

7.4.2 **Recommendation:** Consider allowing use of part of the Butterfield building for private offices, research or other revenue-generating uses.

7.4.3 **Recommendation:** Consider relocating the Cold Spring Fire House to the site, with preferred access to Paulding Avenue, not directly onto Route 9D.

7.4.4 **Recommendation:** Work with the landowner to promote preservation of the Butterfield lawn as a "Village Green".

7.4.5 **Recommendation:** Assess the feasibility of having more than one entrance to the site to mitigate traffic impacts and give consideration to a smooth connection with the Chestnut Street/Route 9D commercial area.

7.5 **Objective:** Make the best possible use of the Grove property.

7.5.1 **Recommendation:** Consider the various options for use of The Grove property assuring that The Grove's status on the National Register of Historic Places is maintained. Consider:

- Planning for The Grove in conjunction with the Butterfield site.
- A public/private joint venture with a for-profit company or non-profit organization to use the property;
- Working with local business organizations to identify and to promote to potential investors alternative uses for the site, to generate revenue for the Village.
- Any potential for generating revenue from a sale or lease for use as a private home, B&B or other compatible use.

7.6 **Objective:** In the event that municipal functions are relocated, make the best possible use of the Village Hall building on Main Street, including any potential for generating revenue from a sale or lease of all or part for use commercially.

7.6.1 **Recommendation:** Consider the feasibility of a public/private joint venture with a for-profit company or non-profit organization to use all or part of the property.

7.6.2 **Recommendation:** Consider working with local business organizations to identify and to promote to potential investors alternate uses for all or part of the site, to generate revenue for the Village.

7.7 **Objective:** If the Fire House is moved, make the best possible use of the Cold Spring Fire House site, including the possible sale or lease of all or part of the property.

7.7.1 **Recommendation:** Consider the feasibility of a public/private joint venture with a for-profit or non-profit organization to use the property.

7.7.2 **Recommendation:** Consider working with local business organizations to identify and promote to potential investors alternative uses for the site, to generate revenue for the Village.

7.8 **Objective:** Ensure appropriate use of the current Town Hall building.

7.8.1 **Recommendation:** If Town functions move from the current Town Hall, encourage adaptive reuse of the historic Town Hall.

7.9 Objective: Preserve Mayor's Park.

7.9.1 **Recommendation:** Rezone Mayor's Park to Recreation.

7.9.2 **Recommendation:** Develop ways to increase revenue generated from user fees, to continue maintenance of the park.

7.10 Objective: Preserve St. Mary's Lawn

7.10.1 **Recommendation:** Work with St. Mary's Church to maintain the lawn as open space, possibly through *conservation easements* or through re-zoning.

Implementation

8.0 Objective: Implement the Comprehensive Plan

During the preparation of this plan it was stated many times that the 1987 Master Plan (now referred to as a Comprehensive Plan) was good but just never fully implemented. This current Plan is a call to action. If it is adopted and not implemented it will have failed as surely as if it was never adopted at all, and the years this community has devoted to making it will have been wasted.

Implementation of the Cold Spring Comprehensive Plan will require much work by many individuals and Boards, in addition to the Village Board of Trustees. One of the implementation techniques available to the Village Board is the creation and tasking of Comprehensive Board Work Groups (CBWG). These groups will work under the direction of the Board of Trustees on particular projects recommended in the Comprehensive Plan. The Village Board will also:

- Provide a yearly update on the progress of the implementation of the plan, and
- Provide for a thorough review of the Comprehensive Plan at least every three to five years.

Implementing the Plan will be the work not just of many hands, but of many years. Committing to an annual progress report will not just give the community a sense of pride in accomplishment, but help focus attention on what still needs to be done. And, every three to five years the plan should be reviewed in depth, in light of changing technologies, the economy, and shifts in the community's demographics, to keep it relevant to the community and move the Village forward into a dynamic future.

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Working Group and Other Special Board Reports and Spreadsheets

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Stakeholder Meeting Report (Draft), 11/13/2008
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S.W.O.T. Findings, 11/5/2008
Businesses on Main Street Data Spreadsheet (Draft), updated August 2010

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Firehouse Site Review (Draft), 4/14/2008
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Parking Data Spreadsheet (Updated Draft), July 2009
Parking Presentation, Stakeholder Meeting, 10/16/2008,
Report 3/11/2009
Public Transportation, (Updated Draft), 11/28/2010
Streets and Sidewalks (Updated Draft), 11/28/2010
S.W.O.T. Findings (undated)
Water, Sewer, Storm water, (Updated Draft), 4/14/2008

Village Character, History and Historic Preservation (VCHHP)

Stakeholder Meeting & S.W.O.T. (Draft) 2/12/09
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Selected Cold Spring Neighborhoods, Statement of Significance (Draft),
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Waterfront Properties Inventories (Drafts) (36 files) 2007 – 2009
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Waterfront & Open Spaces Report (Draft), August 2009
Stakeholder Meeting Report with S.W.O.T. (Draft), 9/11/08

Report of October 20, 2007 Community Update and Public Forum

Marathon and Dockside Report to Village Board, 9/8/2009

Vision & Goals

Community Workshop on Draft Vision and Goals, 6/18/2009, Report 10/27/09
Draft Vision and Goals, updated 8/14/2009

Community Outreach 2006 - 2010

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Resident Survey, May 2007

Presentation on Working Group topics with call for volunteers, May 2007

Public Forum, VFW Hall, Saturday, October 20, 2007

Resident Survey Report Presentation, Thursday, January 10, 2008

Community Resources Stakeholder Forum, Thursday, September 4, 2008

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Two Main Streets—Business Choices, Public Forum, Monday, May 10, 2010

Village Character Public Forum, Saturday, May 15, 2010

All-Community Planning Forum, Saturday, May 22, 2010

Plus: Twice-monthly meetings of Special Board open to the public, and many meetings with community leaders and organizations throughout the process

Resident Survey

Village of Cold Spring

2007 Resident Survey Results

Public Presentation
January 10, 2008

Prepared by the Survey Group of the Special Board

Comprehensive Plan/Local Waterfront Revitalization Plan

Methodology

In early May 2007, the Village of Cold Spring's Resident Survey was mailed, with two copies sent to every household within the village. Additional copies were made available at the Village Hall and Butterfield Library.

326 valid surveys were returned. This was a 20% response rate, out of the 1595 residents 18 years and older (according to the official U.S. Census for the year 2000).

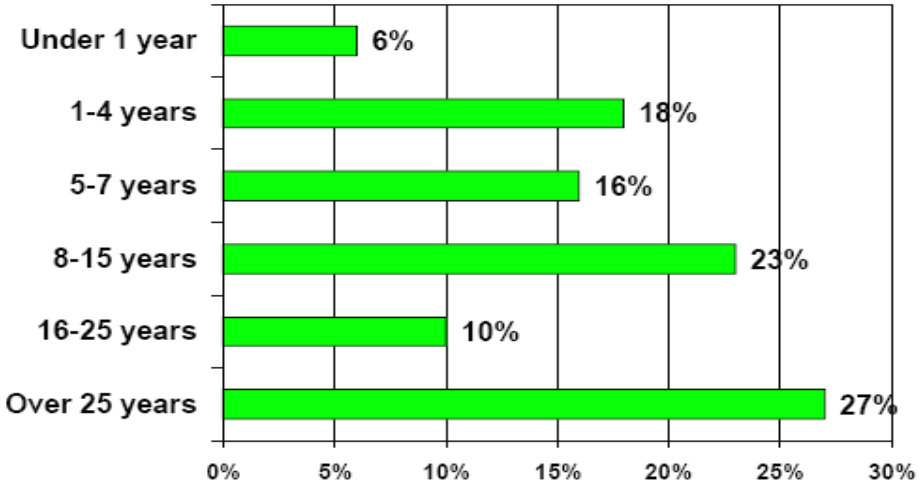
This summary report provides an overview of the information obtained. The complete survey responses, including all written comments, will be made available separately.

Categories of Questions

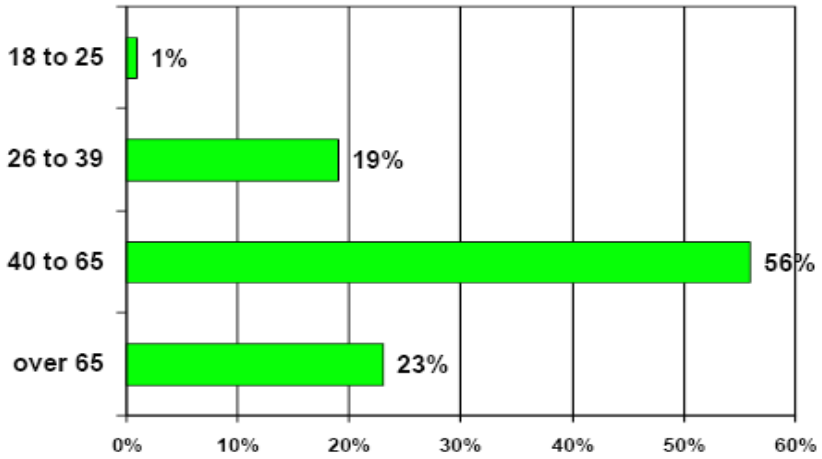
- Who Responded
- Vision for Cold Spring
- Village Character
- Waterfront
- Business/Economic Development
- Government and Public Resources
- Quality of Life/Community Resources
- Housing and Buildings

Who Responded

I have lived in the village of Cold Spring for:



My age is:



My residence:

- Own 266 84%
- Rent 52 16%

My residence also includes a storefront:

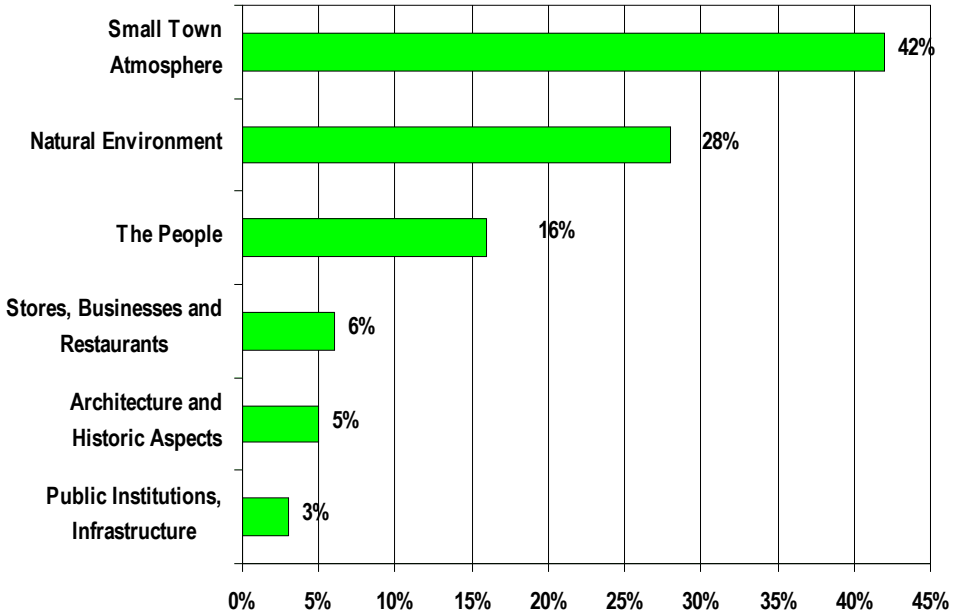
- Yes 18 6%
- No 281 94%

I plan to live in the village for the next 10 years:

- Yes 282 93%
- No 20 7%

Vision for Cold Spring

What are 3 things you like best about living in Cold Spring?



- **"Small town atmosphere"** – Almost half of responses (351) referred in some manner to Cold Spring as a "small town." Comments described the ease of walking to services, the village's safety, its peacefulness, and its easy access to NYC (walking to train).

- **Natural Environment** –Appreciation for the Hudson River and the landscape were cited in 236 responses. Comments described "river" and "waterfront" along with beauty, scenery, parks, nature and views.

- **The People** –137 respondents expressed their liking for the village's people. Comments referred to sense of community, caring, friendliness, and neighbors.

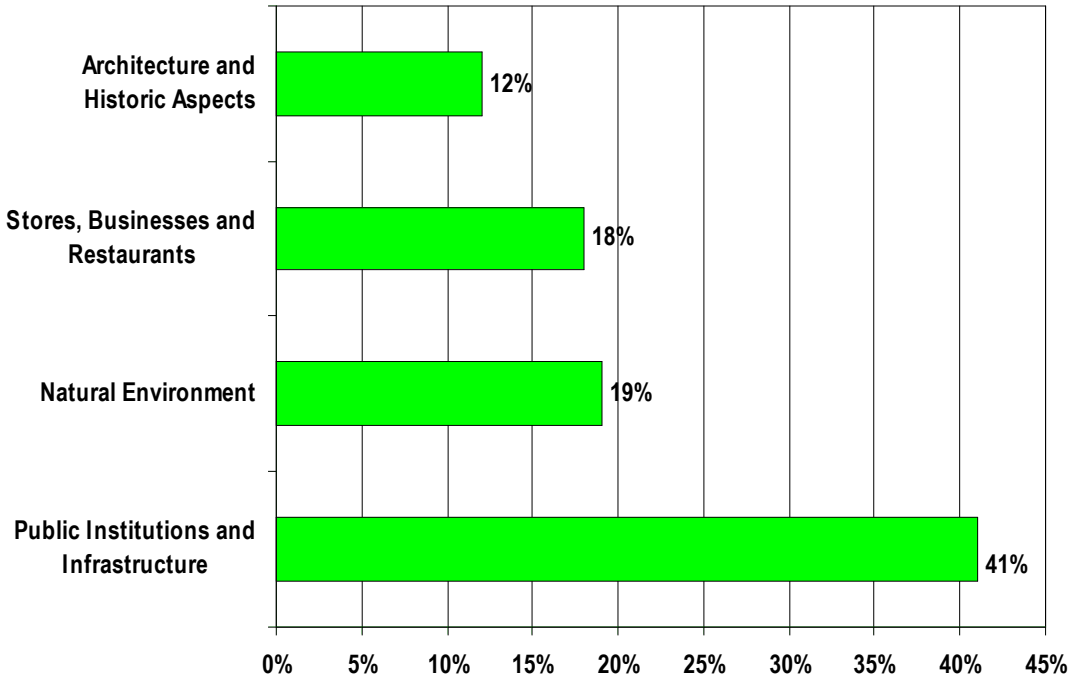
- **Stores, Businesses and Restaurants** –Cold Spring's small local shops, businesses and good restaurants were cited in 52 responses. Comments made included "no chains," "no franchises," the local base, and good food.

- **Architecture and Historic Aspects** –42 comments were made about the historic village, the history, old houses, beautiful architecture.

- **Public Institutions and Infrastructure** –25 comments were made about the library, schools, fire and emergency services.

(Percentages based on 843 Comments.)

What 3 things would you change about Cold Spring?



- **Architecture and Historic Aspects-** 83 Comments addressed concerns about additional growth and housing development, especially houses built out of scale or neighborhood context. Comments also mentioned the historic and architectural review process and the inconsistent enforcement.

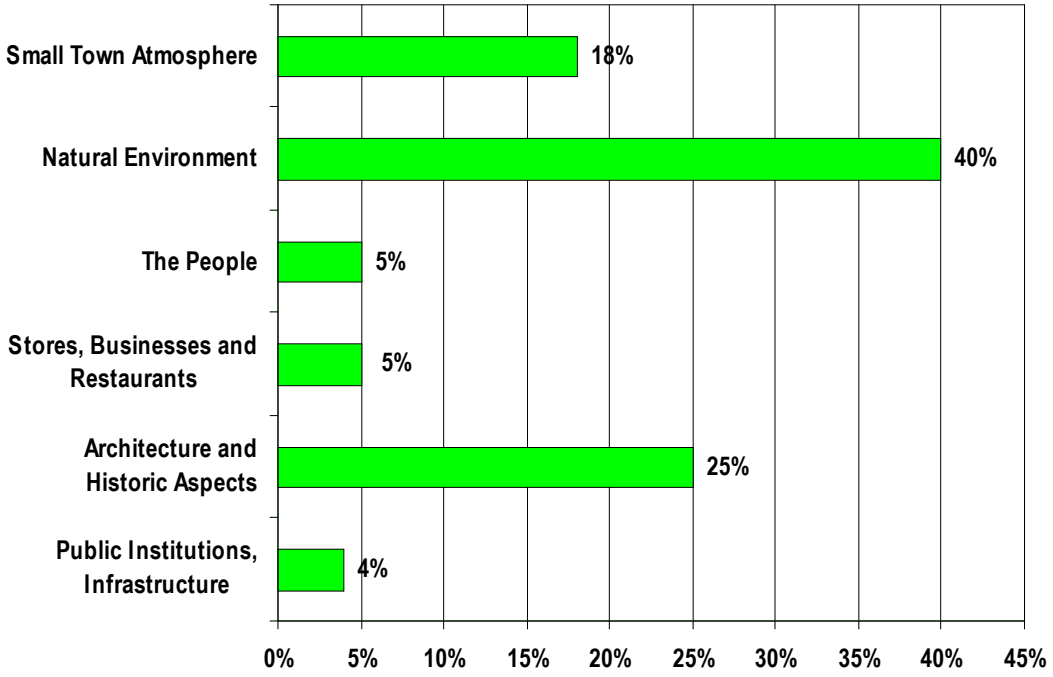
- **Stores, Businesses and Restaurants-** Many responses (126) were about the businesses and shopping options in Cold Spring. Respondents expressed the need for more food options (ranging from gourmet to low cost), retail with extended hours, coffehouses (with music) and products/services more focused on resident needs.

- **Recreation and Natural Environment-** 130 comments involved recreation in nature, including docks at the waterfront, bike paths and a swimming pool.

- **Public Institutions and Infrastructure-** The largest number of responses (282) referred in some manner to Cold Spring's infrastructure and government. Within this category parking issues topped the list, followed closely by comments on leadership, the non-elected boards, law enforcement, sidewalks, schools and taxes.

(Percentages based on 696 Comments. There were 75 other widely varied comments that did not fall into broad categories.)

What 3 things in Cold Spring would you like preserved for future generations?



- **"Small town atmosphere"** - The need to retain the small town feel, character and safety of Cold Spring was cited in 130 comments.

- **Natural Environment -** 292 responses referred to the natural beauty of the area -- the waterfront, the views, the open space. A large number commented on the need to preserve access to the river and to protect the waterfront.

- **The People -** A number of respondents (40) emphasized that they don't want the village to change. They see the need to keep the community spirit and neighborly feeling of Cold Spring. Some commented on traditions such as parades and concerts.

- **Stores, Businesses and Restaurants -** Concerns were expressed (38) about having a prosperous business sector and many referred to the need to have locally run businesses as opposed to chains or franchises.

- **Architecture and Historic Aspects -** 186 comments were made about preserving the architecture, the history, and Main Street, and concerns about overbuilding or changing the character of the Village.

- **Public Institutions and Infrastructure -** 31 comments were made about the library, schools, and other cultural institutions.

- (Percentages based on 735 Comments. There were 18 other comments that did not fall into broad categories.)

Village Character

How important are the following for the future of Cold Spring?

Top 10 - Very Important (VI) and Important (I)

	VI	I	**Total**
Keeping the "small town/village" character	280	38	**318**
Quality of our water supply	267	49	**316**
Maintaining scenic views	247	66	**313**
Preserving the character of Main Street	213	94	**307**
The vitality of local businesses	181	124	**305**
Protecting natural resources, streams and wetlands	231	71	**302**
Protecting historic properties throughout the village	199	101	**300**
Planting and caring for trees along streets	161	137	**298**
Shopping in the village	143	147	**290**
Dining in the village	143	145	**288**

Please rank your top 3 priorities:

Top 10 – Level of Priority

	1st	2nd	3rd	**Total**
Keeping the "small town/village" character	141	37	33	**211**
Quality of our water supply	48	33	11	**92**
Protecting natural resources, streams and wetlands	16	31	29	**76**
Limiting growth in the surrounding area	11	18	29	**58**
Preserving the character of Main Street	5	24	28	**57**
The vitality of local businesses	14	23	20	**57**
Protecting historic properties throughout the village	4	25	14	**43**
Maintaining scenic views	7	17	16	**40**
Maintaining open space in the village	6	21	10	**37**
More parking: Route 9D to the river	10	8	15	**33**

Waterfront

How important are the following at the waterfront?

Top 10 - Very Important (VI) and Important (I)

	VI	I	**Total**
▪ Protecting the flora, fauna and ecosystem	202	76	**278**
▪ Maintaining the shoreline in a natural state	197	74	**271**
▪ Benches for viewing nature	93	161	**254**
▪ A river walk	124	104	**228**
▪ More public events (e.g. fireworks, concerts)	69	141	**210**
▪ Picnicking areas	75	131	**206**
▪ Kayaking, canoeing, and non-motorized boating	96	110	**206**
▪ Acquiring more waterfront property for public uses	112	93	**205**
▪ A small beach	70	94	**164**
▪ More eating places	36	116	**152**
▪ Visitor boat docking	55	97	**152**

Please rank your top 3 priorities:

Top 10 – Level of Priority

	1st	2nd	3rd	**Total**
▪ Protecting the flora, fauna and ecosystem	44	79	52	**175**
▪ Maintaining the shoreline in a natural state	78	51	32	**161**
▪ Acquiring more waterfront property for public uses	39	25	29	**93**
▪ A river walk	25	23	37	**85**
▪ More public events (e.g. fireworks, concerts)	36	18	18	**72**
▪ Benches for viewing nature	6	10	23	**39**
▪ Kayaking, canoeing, and non-motorized boating	7	16	15	**38**
▪ A small beach	6	7	19	**32**
▪ Docking for ferries and other passenger boats	13	9	10	**32**
▪ More eating places	12	11	8	**31**

Business/Economic Development

How important are the following for the future of Cold Spring?

Top 10 - Very Important (VI) and Important (I)

	VI	I	**Total**
▪ Independent, locally-owned businesses	193	125	**318**
▪ Successful Main Street businesses	226	91	**317**
▪ Encouraging visitors to arrive by train	153	128	**281**
▪ Tourism	143	130	**273**
▪ Small, home-based businesses	109	137	**246**
▪ Nationally franchised businesses	177	63	**240**
▪ Encouraging business owners and their employees to park away from Main Street	125	100	**225**
▪ More parking	117	103	**220**
▪ Encouraging visitors to arrive by boat	97	102	**199**
▪ Encouraging non-retail businesses to locate here (e.g. research firms, offices, education institutions.)	71	113	**184**

Please rank your top 3 priorities:

Top 10 – Level of Priority

	1st	2nd	3rd	**Total**
▪ Successful Main Street businesses	132	47	40	**219**
▪ Independent, locally-owned businesses	41	72	27	**140**
▪ More parking	38	29	33	**100**
▪ Tourism	20	38	41	**99**
▪ Encouraging visitors to arrive by train	23	26	37	**86**
▪ Encouraging non-retail businesses to locate here (e.g. research firms, offices, education institutions)	20	12	28	**60**
▪ Small, home-based businesses	9	23	24	**56**
▪ Encouraging business owners and their employees to park away from Main Street	10	22	23	**55**
▪ Encouraging visitors to arrive by boat	1	9	12	**22**
▪ Expanding business areas beyond current site	2	8	12	**22**

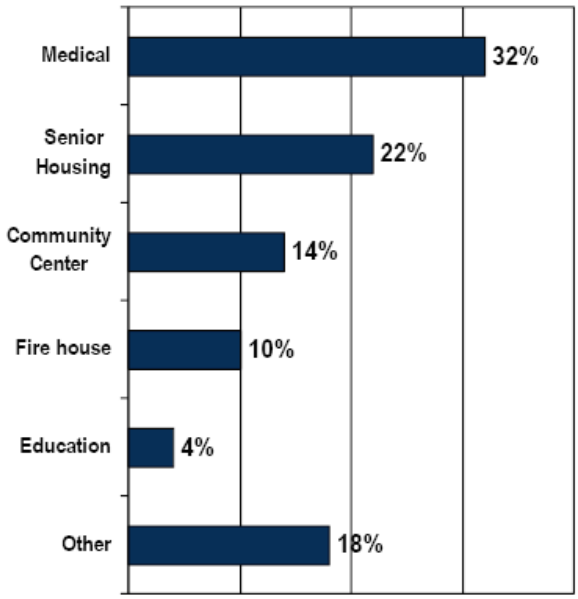
New businesses needed in Cold Spring

Movie theater	127	**39%**
Coffee house	110	**34%**
Laundromat	86	**26%**
Bed & Breakfasts	85	**26%**
Shoe repair shop	81	**25%**
Clothing stores	69	**21%**
Educational institutions	56	**17%**
Inns	43	**13%**
Tavern	43	**13%**
Research labs	40	**12%**
Cold Spring has enough businesses	36	**11%**
Internet cafe	34	**10%**
Conference center	28	**9%**
Shopping center	16	**5%**

Percentages based on 326 surveys. Respondents could select multiple choices.

2 Key Locations

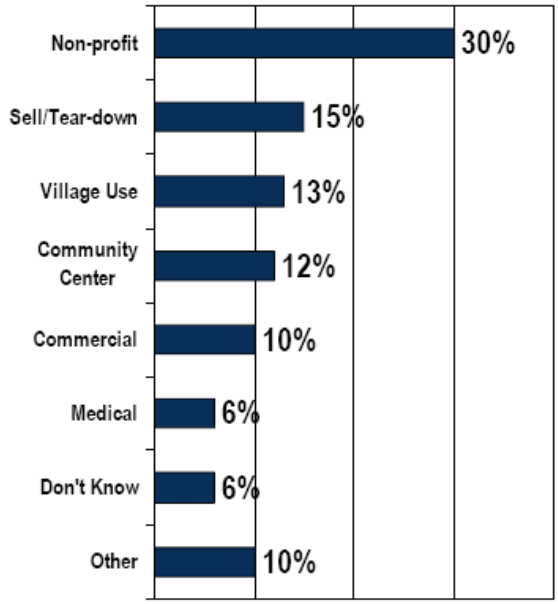
What uses should be considered for Butterfield Hospital building and grounds:



There were 267 responses for this question and only the first use named is shown on this chart. Figures are rounded.

•**Medical** includes urgent care, hospital and doctors' offices.
•**Senior Housing** includes assisted living.
•**Community Center** included uses for whole community, seniors and teens and many responses mentioned pool and gym.
•**Education** included Haldane and SUNY as well as private educational uses.
•**Other** included park, movie theater, upscale housing, offices and other commercial uses such as research labs, business incubator.

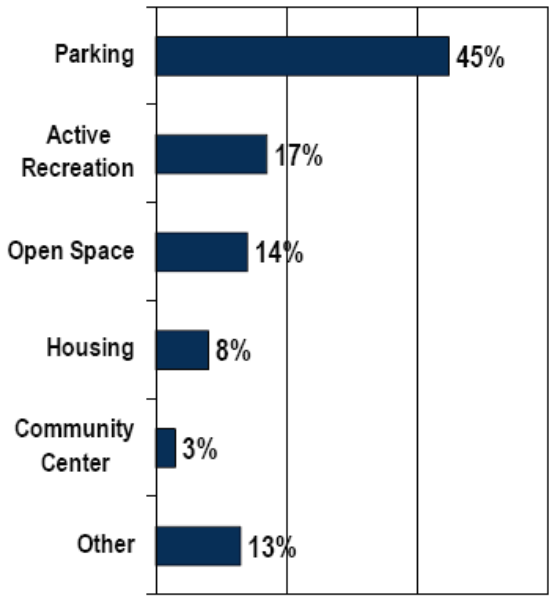
What uses should be considered for Loretto Rest (the Grove) home and property:



There were 213 responses for this question and only the first use named is shown on this chart. Figures are rounded.

- **Non-profit** uses taking advantage of the historical structure included museum, arts center, visitor center.
- **Sell/Tear-down** included suggestions that the Village sell the property to a private owner or raze it.
- **Village Use** included offices and public meeting spaces.
- **Community Center** included uses for whole community, seniors and teens.
- **Commercial** uses included conference facility, B&B, inn or offices.
- **Medical** included doctors' offices, nursing home, assisted living or emergency services.
- **Other** included housing, or educational uses such as Haldane or SUNY.

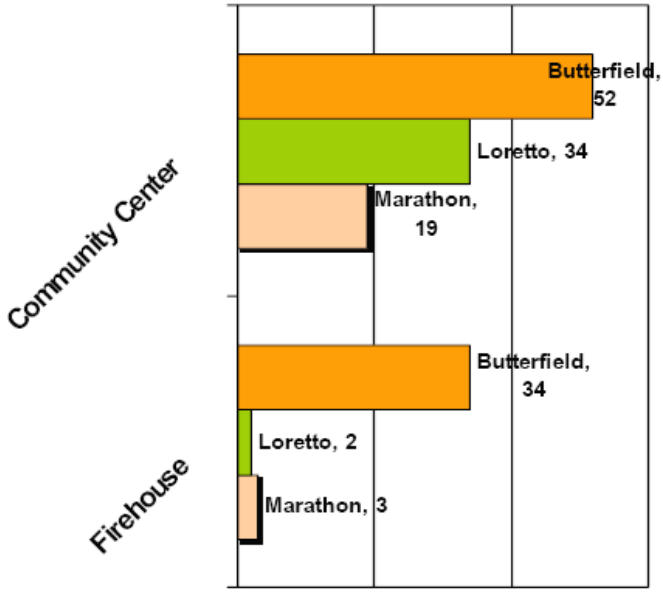
What uses should be considered for Marathon battery field on Kemble Ave:



There were 246 responses for this question and only the first use named is shown on this chart. Figures are rounded.

- **Active recreation** included swimming pool, skate park, skating rink, track, and ball fields.
- **Open Space** included preserving the land as is -- or keeping it for passive uses such as a wildflower meadow or gardens.
- **Community Center** included uses for whole community, seniors and teens and many responses included pool and gym.
- **Other** varied widely, e.g. dog run, conference center, "green" center, shopping.

For these three sites, two community facilities were frequently suggested:



- This slide reflects all mentions of community center and fire house submitted in this section of the survey.

- Community Center facilities included uses for whole community, "teen/youth center" and "senior center." Ideas included a gymnasium and swimming pool.

- Suggestions for the fire house focused largely on the Butterfield site.

Government and Public Resources

How satisfied are you with the effectiveness of the following in Cold Spring? Ranked by Very Satisfied (VS) and Satisfied (S)

	VS	S	Total	%
Fire company	193	97	290	**89%**
Street maintenance, snow clearance	141	146	287	**88%**
Garbage collection and recycling	167	110	277	**85%**
Ambulance services	160	97	257	**79%**
Sewer and water system	115	140	255	**79%**
Butterfield Library	131	120	251	**77%**
Police Department	126	121	247	**76%**
Storm water system	74	141	215	**69%**
Sidewalk maintenance	50	117	167	**52%**

Quality of Life and Community Resources

How important are the following for the future of Cold Spring? Very Important (VI) and Important (I)

	VI	I	**Total**
Controlling the speed of street traffic	146	120	**266**
A senior center	97	131	**228**
Expanding youth recreation	94	130	**224**
Providing better crosswalks for pedestrians	116	99	**215**
A community center	107	104	**211**
A community theater or auditorium	68	105	**173**
An updated modern firehouse	65	86	**151**
Expanding the new trolley service	56	94	**150**
Increasing the number of playgrounds	39	77	**116**
Increasing the number of parks	36	34	**70**
Walking paths in areas without sidewalks	19	21	**40**

Please rank your top 3 priorities:

Level of Priority

	1st	2nd	3rd	**Total**
▪ Controlling the speed of street traffic	55	36	45	**136**
▪ A community center	38	41	28	**107**
▪ Expanding youth recreation	36	35	30	**101**
▪ A senior center	50	24	23	**97**
▪ Walking paths in areas without sidewalks	28	32	27	**87**
▪ A community theater or auditorium	28	27	22	**77**
▪ An updated modern firehouse	23	28	18	**69**
▪ Providing better crosswalks for pedestrians	11	25	26	**62**
▪ Increasing the number of parks	13	11	18	**42**
▪ Expanding the new trolley service	9	14	19	**42**
▪ Increasing the number of playgrounds	7	14	12	**33**

Health Care

▪ We need an urgent care facility	175	**54%**
▪ We need more doctors	88	**27%**
▪ We need more assisted living	79	**24%**
▪ Is adequate in Cold Spring	66	**20%**
▪ We need more dentists	63	**19%**
▪ We need more nursing homes	41	**13%**

Percentages based on 326 surveys. Respondents could select multiple choices.

Housing and Buildings

How important are the following for the future of Cold Spring?

Very Important (VI) and Important (I)

	VI	I	Total
Upkeep of commercial properties	168	134	**302**
Upkeep of residential structures	154	140	**294**
Controlling the overall size of new structures	200	82	**282**
Historic design guidelines in designated areas	162	118	**280**
Limiting the height of buildings	181	90	**271**
Design guidelines for repairs, renovations, and new construction	144	125	**269**
Encouraging environmental (green) standards in construction	163	91	**254**
Encouraging conversion of residences to bed & breakfasts	34	63	**97**
Allowing new structures to be as close to property lines as others nearby	46	44	**90**
Contemporary-style houses/buildings in some neighborhoods	19	35	**54**

Please rank your top 3 priorities:

	1st	2nd	3rd	Total
Controlling the overall size of new structures	42	51	47	**140**
Design guidelines for repairs, renovations, and new construction	63	25	38	**126**
Limiting the height of buildings	30	59	36	**125**
Encouraging environmental (green) standards in construction	50	22	37	**109**
Upkeep of residential structures	44	30	32	**106**
Historic design guidelines in designated areas	30	40	31	**101**
Upkeep of commercial properties	21	46	28	**95**
Allowing new structures to be as close to property lines as others nearby	8	12	13	**33**
Encouraging conversion of residences to bed & breakfasts	4	6	6	**16**
Contemporary-style houses/buildings in some neighborhoods	1	1	7	**9**

How important is having more of the following?

Very Important (VI) and Important (I)

	VI	I	**Total**
▪ Moderately-priced housing	104	111	**215**
▪ Senior citizen housing	93	112	**205**
▪ Mixed use (shop with residence)	59	98	**157**
▪ Studio/one-bedroom apartments	36	110	**146**
▪ Housing for people with disabilities	46	98	**144**
▪ Low-income housing	39	61	**100**
▪ Garage or other accessory apartments	29	55	**84**
▪ Two-family homes	23	54	**77**
▪ Condominiums/townhouses	11	36	**47**
▪ Luxury housing	12	29	**41**
▪ Multi-family buildings (3 or more units)	12	22	**34**

Comprehensive Plan Chronology 2006 - 2010

March 2006	Funding awarded by the Hudson River Valley Greenway Communities Council
December 2006	Establishment of Special Board for Comprehensive Plan/Local Waterfront Revitalization Plan and appointment of 11 members.
January 2007	Funding awarded by the New York State Department of State Division of Coastal Resources (DOS)
May 2007	Formation of five Working Groups: Community Resources; Economic Development; Government, Infrastructure and Public Services; Village Character, History and Historic Preservation; and Waterfront and Open Space
June-July 2007	Training by New York State Department of State (DOS), Department of Environmental Conservation (DEC), Sustainable Hudson Valley, and others
October 2008	Meeting with DOS Liaison and agreement to obtain new Work Plan from DOS
July 2009	Size of Special Board reduced to nine members
August 2009	DOS signs 2006 contract with term of December 2006 to December 2009
	Request for Proposal (RFP) circulated seeking planning consultants
October 2009	Received 22 proposals from consulting firms. Interviewed four.
November 2009	GREENPLAN, Inc. selected as planning consultant
December 2009	Initial meeting with GREENPLAN and new DOS Liaison.
January 2010	Work on LWRP suspended because extension of grant beyond 2009 neither approved nor re-appropriated by DOS.
	Decision to pursue stand-alone Comprehensive Plan with assistance from GREENPLAN, but less extensive and at far lower cost, funded by the Village Board.
Jan.-Sept. 2010	Intensive community outreach (see list), meetings, research, review and drafting of Comprehensive Plan by Special Board.

September 2010	Proposed Plan made available to public. Hearing set for October 14.
October 2010	Public Hearing October 14, concluded October 21.
November 2010	Public Presentation to Planning Board, Zoning Board of Appeals, Village Board, Historic District Review Board and Recreation Commission

Glossary

Area plan: An area plan is an illustrative plan intended to serve as a template for the application of specified design principles in order to achieve a desired form and appearance of development on a specified parcel or group of parcels in an area. Area plans have no regulatory authority unless they are adopted as part of a comprehensive plan or zoning regulation. Area plans generally illustrate street layout, dwelling types, mixed and/or commercial use locations, park areas, and appropriate civic functions.

Building Code: The New York State Uniform Fire Prevention and Building Code.

Bump-Out: A type of traffic calming using roadway narrowing to achieve speed reduction. Narrowing is usually accompanied by plantings, street furniture, or other vertical elements to draw attention to the constriction and visually bound the space. Bump-outs are achieved by use of curb extensions at intersections, that reduce roadway width curb to curb. They are also called neckdowns, nubs, bulbouts, knuckles, or intersection narrowings. If coupled with crosswalks, they are referred to as safe crosses. Bump-outs are the most common type of street narrowing. Their primary purpose is to "pedestrianize" intersections. They do this by shortening crossing distances for pedestrians and drawing attention to pedestrians via raised peninsulas.

"Clean" Light Industry: "Clean" Light Industries: The manufacture of relatively small articles, using small amounts of raw materials, in such a manner that limits any adverse impacts on the community and the environment.

Code: A collection of laws, in this case, the laws and ordinances of the Village of Cold Spring.

Conservation development: A cluster development, as defined in § 7-738 of New York State Village Law, designed using a four-step process that makes livability and natural resource protection a priority. Conservation development rearranges subdivision development on each parcel, as it is being planned, so that most of the buildable land is set aside as permanent open space. Without losing density, the same number of homes or businesses can be built in a less land-consumptive manner than a conventional subdivision.

Conservation easement: An easement, covenant, restriction or other interest in real property, created under and subject to the provisions of Article 49 of the New York State Environmental Conservation Law (ECL), which limits or restricts development, management or use of such real property for the purpose of preserving or maintaining the scenic, open, historic, archaeological, architectural, or natural condition, character, significance or amenities of the property in a manner consistent with the public policy and purposes set forth in Section 49-0301 of the ECL. Conservation easements can be either donated or sold only to a bona fide not-for-profit land trust or to a public agency. Conservation easements include what are also referred to as historic preservation or façade easements, agricultural preservation easements, scenic easements, open-space easements, forever-wild easements, or working-forest easements, provided they are understood to include easements granted for a conservation purpose under Article 49 of the ECL.

Critical Environmental Area: Critical Environmental Areas (CEAs): Areas in the state which have been designated by a local or state agency to recognize a specific geographical area with one or more of the following characteristics: a feature that is a benefit or threat to human health; an exceptional or unique natural setting; exceptional or unique social, historic, archaeological, recreational or educational values; or an inherent ecological, geological or hydrological sensitivity to change that may be adversely affected by any physical disturbance. Local or state agencies may designate a CEA under subdivision 6 NYCRR 617.14(g) of the SEQR regulations. Local agencies may designate specific geographic areas within their boundaries as CEAs. State agencies may also designate specific geographic areas which they own, manage or regulate, as CEAs. CEA designation serves to alert project sponsors to the agency's concern for the resources or dangers contained within the CEA. Once a CEA has been designated, potential impacts on the characteristics of that CEA become relevant areas of concern that warrant specific, articulated consideration in determining the significance of any Type I or Unlisted actions that may affect the CEA [see 617.7(c)(1)(iii) and 617.14 (g)(4)]. Often CEAs are recognized and designated because a locality sees this as an avenue to protect or ensure consideration of the resource in land use decisions. As an example, Dockside would be a CEA candidate

DEC: New York State Department of Environmental Conservation.

ENERGY STAR: ENERGY STAR is a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy helping save money and protect the environment through energy efficient products and practices. Products with the ENERGY STAR, "meet strict energy efficiency guidelines set by the EPA and U.S. Department of Energy." For business, "EPA provides an innovative energy performance rating system" for buildings.

Façade easement: A type of conservation easement used to protect an historic building façade, whereby the owner either donates or sells the right to make alterations to a bona fide not-for-profit land trust or to a public agency.

Form-based codes: A form-based code is a "land use control" that uses physical form rather than separation of uses as its organizing principle. They address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The land use controls in form-based codes are presented in both text and clearly drawn illustrations and other visuals. They are keyed to a regulating plan that designates the appropriate form and scale (and therefore, character) of development, rather than just distinctions in land-use types and control of development intensity through uncoordinated parameters such as setbacks and parking ratios. They are based upon a premise that the impacts of a use are more important than the actual use and, as such, this approach contrasts with conventional zoning's focus on the strict segregation of uses. The oldest parts of the Village were built before zoning and much of the development in those days was based upon pattern books and long term knowledge of the physical forms of old world settlements that were both time honored and worked well for a pedestrian based transportation system. Ultimately, a form-base code is simply one tool in a broad toolbox of planning approaches that are recommended. The quality of development that results in the Village will ultimately depend on the goals and objectives the community establishes and that a code provision implements.

Land use regulations: Also known as land use controls, such regulations include but are not limited to the Village Zoning Law, Historic District Law, Tree Law, Floodplain Law, Signs and Placards Ordinance, and Subdivision Regulations.

LEED (Leadership in Energy and Environmental Design): Developed by the U.S. Green Building Council, LEED is an internationally recognized green building certification system, providing third-party verification that a building or community was designed and built using strategies aimed at improving performance across all the metrics that matter most: energy savings, water efficiency, CO2 emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to the impacts.

Live-Work Unit: a Mixed-Use unit consisting of both commercial and residential functions. The commercial function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that combines the commercial activity or industry.

Low Impact Development: Low impact development (LID) is a comprehensive planning and engineering approach to maintaining and enhancing pre-development hydrology of watersheds. The LID approach is designed to protect both water resources and the environment generally, through site design techniques that replicate pre-existing drainage conditions on a site.

Main Street Program, National Trust for Historic Preservation: The Main Street Program of the National Trust is a preservation-based economic development tool that helps enable communities to revitalize downtown and neighborhood business districts by leveraging local assets from historic, cultural, and architectural resources to local enterprises and community pride. It is a comprehensive strategy that addresses the variety of issues and problems that challenge traditional commercial districts.

Main Street Program, New York State: A program of the New York State Office of Community Renewal. The New York State Main Street program provides financial resources and technical assistance to communities to strengthen the economic vitality of the State's traditional Main Streets and neighborhoods. The program provides grants, from the New York State Housing Trust Fund Corporation (HTFC), to local government, business improvement districts, and other not-for-profit organizations that are committed to revitalizing historic downtowns, mixed-use neighborhood commercial districts, and village centers.

Mixed-Use: Mixed-use generally refers to a building containing both residential and commercial floor space, conceived and designed as a single environment in which both commercial and residential amenities are provided.

NFF - Needed Fire Flow: Needed fire flow is the amount of water, in gallons per minute, that should be available for providing fire protection at selected locations throughout a community. Needed fire flow for individual non-sprinklered buildings is generally calculated based upon construction, size, occupancy, exposure and other factors.

Overlay District: An overlay district is an area or section of the Village illustrated on the Zoning Districts Map, and within which additional requirements are provided to protect identified natural and cultural resources or to provide for incentives for specific types of development that may be encouraged in the Village or to complement those of the underlying land use district to which the "overlay" designation is added. Overlay districts are a way to customize standards for a neighborhood, street, or area.

Payment in Lieu of Taxes (PILOT); An agreement between a government agency and a not-for-profit organization designed to compensate the government for some or all of the tax revenue that it is unable to collect because of the nature of the non-profit ownership or use of a particular parcel of real property.

Performance Standards: Performance standards in the context of the Village Comprehensive Plan and Zoning refers to measurable attributes of use, occupancy and operation for environmental conditions like odor, noise, smoke, and other potential nuisances that may have an impact on neighborhoods.

Qualitative Traffic Analysis:: An analysis of traffic that focuses on context sensitive solutions to integration of vehicular, bicycle and pedestrian traffic, and includes a qualitative assessment that equally addresses safety, mobility, parking, and the preservation of scenic, aesthetic, historic, environmental, and other community values. Context sensitive solutions should involve a collaborative, interdisciplinary approach in which residents are made a part of the design process.

Quantitative Traffic Analysis: An evaluation of vehicular, bicycle and pedestrian traffic at intersections and crossings that involves tracking and assessing the volume of traffic within discrete time periods, often comparing the volumes and intensity of traffic at different times of day or different days of the week with published standards.

Riparian Corridor: That portion of a watershed immediately adjacent to a stream channel.

Scenic overlay district: A type of overlay district designed to protect scenic views to or from the district.

Shared parking factor: A multiplier in common use that is designed to estimate the number of needed parking spaces, by accounting for spaces that are shared and available to more than one land use or owner, including both commercial and residential uses.

SmartCode: A model regulatory document that can be adopted by local jurisdictions to enable the legal use of traditional planning techniques. The SmartCode codifies many traditional planning techniques such as mixing uses, utilizing interconnected street networks, and designing compact, walkable, and environmentally-sustainable communities. The SmartCode must be legally customized for each local jurisdiction that wants to implement the SmartCode as a zoning option. The SmartCode is a viable alternative to the strict Euclidean structure of Cold Spring's conventional Zoning Law and, if adopted, would allow the Village to legally utilize traditional neighborhood planning techniques.

Smart growth: The concept of smart growth was originally conceived in the early 1970's as a way to promote compact development in areas that already had existing infrastructure. It generally refers to a land use control system that is intended and designed to achieve a variety of objectives, such as encouraging mixed uses, preserving open space and environmentally sensitive areas, providing a choice of housing types and transportation modes, and making the development review process more predictable. Smart growth provides more transportation options and allows for more compact, mixed-use development. As such, smart growth has public health implications because it encourages walking, bicycling, and human interaction, with the potential to support more active, socially engaged lifestyles that result in better physical and mental health.

Stewardship Fund: A stewardship fund is typically established when a conservation easement is donated to or purchased by a land trust. The fund is used for all aspects of managing a conservation easement after its acquisition: monitoring, landowner relations, recordkeeping, processing amendments and landowner notices and requests for approval, managing stewardship funds, and enforcement and defense.

TIF, Tax Increment Financing: A method to use future gains in taxes to finance current improvements (which theoretically will create the conditions for those future gains). When a development or public project is carried out, there is often an increase in the value of surrounding real estate, and perhaps new investment (new or rehabilitated buildings, for example). This increased site value and investment sometimes generates increased tax revenues. The increased tax revenues are the "tax increment." Tax Increment Financing dedicates tax increments within a certain defined district to finance debt issued to pay for the project.

Traffic calming: Traffic calming has many names around the world including traffic mitigation, neighborhood traffic management, and traffic abatement. The Institute of Transportation Engineers (ITE), the recognized authority for traffic engineering in the United States, defines traffic calming as *"The combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users."* A major purpose of traffic calming is to reduce the speed and volume of traffic to acceptable levels to increase traffic safety and active street life. Traffic calming consists of a variety of engineering tools including roundabouts or intersection islands, speed controls like curb extensions (bump-outs), speed radar, street narrowings, speed humps or speed tables, textured pavements, raised crosswalks, and numerous other proven traffic engineering measures.

Tree City USA: The Tree City USA program is sponsored by the Arbor Day Foundation in cooperation with the US Department of Agriculture's Forest Service and the National Association of State Foresters. The program provides direction, technical assistance, public attention, and national recognition for urban and community forestry programs in thousands of towns and cities around the nation.

Trees for Tribs Program: This is an initiative of the State's Hudson River Estuary Program. The Program offers free native trees and shrubs for qualifying projects, and the Estuary Program's Riparian Buffer Coordinator can assist with plant selection, designing a planting plan, site preparation, project installation, and other technical information to improve the odds of success for the project. The Estuary Program's Riparian Buffer Coordinator will also pre-dig all planting holes when needed.

Village Code: See the definition for Code.

Work-Live Unit: A Mixed-Use unit consisting of a commercial and residential function. It typically has a substantial commercial component that may accommodate employees and walk-in trade. The unit is intended to function predominantly as work space with incidental residential accommodations that meet basic habitability requirements.

Zoning Law: A part of the Village Code that divides the community into land use districts and establishes building restrictions limiting the height, lot coverage and other dimensions of structures that are permitted to be built within each district. There are two parts to the Zoning Law including the Zoning text (which may also include graphics to illustrate concepts) and a Zoning map. By referring to the Zoning map, it is possible to identify the use district within which any parcel of land is located and, by referring to the Zoning text, to discover the uses that are permitted within that district and the dimensional restrictions that apply to building on that land.

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