

**VILLAGE OF COLD SPRING
SPECIAL BOARD for a
COMPREHENSIVE PLAN/LOCAL WATERFRONT REVITALIZATION PLAN**

**Minutes
Meeting of Special Board at Cold Spring Village Hall
7:30 pm
March 24, 2010**

Present: Michael Armstrong, Chair; Anne Impellizzeri, Vice Chair; Members: Cathryn Fadde, Michael Reisman, Catharine Square

Also Present: Ted Fink of GreenPlan

Members absent: Karen Doyle , Marshall Mermell, Tom Rolston

The Chair opened the meeting at 7:32 pm.

Remarks of Chair

Armstrong thanked the Special Board members for their hard work over the past couple of weeks, preparing the Goals, Objectives and Actions plan. He noted that the village has included \$11k in the budget for FY 2010/2011, testimony to the Trustees' confidence in the Special Board's efforts.

Airinhos Serradas has recommended that members attend The Town Board Zoning Workshop on Residential Properties at the Haldane Auditorium to be held at 7:30 PM Wednesday April 7. Armstrong also recommended that Special Board members attend the 3/30/2010 meeting on recycling with the Town of Philipstown and possibly the County Health Department in the Village Hall at 7:00 PM .

Minutes

Marie Early moved that the Special Board approve the minutes for the March 11, 2010 meeting of the Special Board, as amended. This was seconded and approved unanimously.

Discussion of Goals/Objectives/Actions Plans

Armstrong issued an updated list of member of the Planning Groups (attached).

Armstrong announced that we would defer discussion of the Riverfront goals, objectives and actions until that planning group had an opportunity to meet, which is expected to happen this coming weekend (March 26 – 27).

As we plan stakeholder meetings, Ted Fink advised that we begin by identifying areas where there seems to be consensus in the community, and then focus on issues where we need stakeholder input, where we would give a sense of where the Special Board is leaning but is

not committed. Those issues could be put on a flip chart instead of distributing our draft, which might seem too definitive.

Cathryn Fadde reviewed the changes suggested for the Main Street Plan. Important updates include:

- 1) the addition of the Residents of Main Street to the list of stakeholders
- 2) the clarification that the recommendation is to add metered parking on Main Street from the railroad to 9D, not the 9D corridor.
- 3) Cathryn expanded on the idea of shared parking behind buildings, focusing attention on the lots along Rock Street.
- 4) Ted Fink committed to provide information on the possible creation of a community-owned department store on Main Street.

Michael Reisman discussed the Foundry/Marathon/Campbell area plans. Important discussion points and additions to the report include:

- 1) Michael suggested that any meeting on Marathon be held at the VFW Hall on Kemble; he will check on availability in April.
- 2) Ted Fink agreed to prepare summary statistics on the pros and cons of commercial and residential uses of a property like Marathon. He noted that different types of commercial vary in their impact (an example is that some generate high traffic, while others do not), as do different types of residential.
- 3) Added a reference to use of the "haul road" as proposed by Scenic Hudson for weekend one-way access to a proposed parking area to serve the West Point Foundry Preserve.

Anne Impellizzeri summarized the goals, objectives and action items for Village Character, largely Historic, and Gateways (noting a correction in the title from "Historic Character").

- 1) In response to the planning group's question, Ted Fink suggested the board consider recommending protection of specific neighborhoods in a way that is less onerous than historic district designation by using "Special Sensitivity Overlays"..
- 2) Anne clarified that the reference to lawn and garden at the South gateway to the village on 9D refers to the Butterfield Hospital grounds.

Mike Armstrong outlined traffic issues. Additions and changes included --

- 1) Based on the items in the list, group agreed to add hiking clubs, Haldane, the owner of the Drug World shops, and the Postal Service (via a visit to the Post Office on Benedict) to the stakeholders
- 2) The group added an action item: "install a multi-meter at the municipal lot on Fair Street."
- 3) Armstrong noted that he would add an objective to make deliveries by large trucks safer and less disruptive, with specific actions supporting that.

Cathryn Fadde reviewed economic development. Additions and changes included --

- 1) Main Street residents added to the list of stakeholders
- 2) Marie Early commented that the reference to accessory apartments in item a) ii) needs to be clarified, since not all accessory apartments may be desirable.
- 3) Substitute "home based businesses" for work-live units in a) iii).
- 4) Ted Fink will provide procedures for identifying unmet socio-economic needs in community.
- 5) Ted Fink will provide Armstrong guidance and links for demographic analysis.
- 6) Fadde will follow up with Marshall Mermell on determining what the optimal number of room accommodations is the village should seek,
- 7) Fadde will determine the occupancy rate of current accommodations in village.
- 8) The number of rooms in B & Bs needs will be checked by Ted Fink and may need to be changed to 1 – 5, to be consistent with state building code definitions. The number of rooms in inns may also need to be changed to 6 to 20; Ted Fink will check.
- 9) Item (e) under support local businesses, delete "local". Change to serve both residents and tourists.

Michael Reisman summarized changes in the Natural and Built Environment/Quality of Life section.

- 1) He noted that an added objective "Promote neighborly values and the spirit of volunteerism in the village" had been omitted from the draft, and should be added back.
- 2) Ted Fink said he would help us flesh out the "smart growth" idea.

Marie Early summarized the Community Facilities and Services section. Important changes include:

- 1) Adding to the list of stakeholders: Town of Philipstown, Putnam County, New York State, Butterfield and Desmond-Fish Libraries, the Boat Club, the Recreation Department (Town) and Committee (Village)
- 2) Ted Fink suggested that the Planning Board should designate the schools as interested parties in SEQR reviews of any development proposal.

Review of Scheduled Meetings

Armstrong noted that the Facilities and Services group has scheduled a meeting with the Fire Company for April 10. Planning Group leaders need to begin scheduling key meetings now, as we prepare for the May 22, 2010 community meeting.

Public Comments

Village Trustee Lynn Miller, Liaison to the Special Board:

- 1) Announced that County Executive Bob Bondi will hold a Town meeting at the

village hall on April 21 to discuss the idea of consolidation, and urged Special Board members to attend;

2) Urged us to be in touch with the vendors of the Farmers' Market as well as its Board, to get the best understanding; no vendors sit on the board, but many of them have good ideas

3) Asked that the Special Board consider community co-ops to establish community focused businesses, such as a department store on Main Street. Good examples can be found in Madison, WI and Montpelier, VT. These can be business incubators in the community.

Adjournment

Marie Early moved to adjourn the meeting. This was seconded and approved unanimously. The meeting adjourned at 9:45 PM.



(Signed) Michael Armstrong, Chair

Planning Groups

3/24/10

Group Name	Lead	Members		Report
Riverfront	Impellizzeri	Early	Rolston	Square
Main Street	Fadde	Armstrong	Mermell	Square
Foundry/Marathon	Reisman	Doyle	Impellizzeri	
Historic Character/Gateway	Impellizzeri	Early	Fadde	
Traffic	Armstrong	Early		
Economic Development	Fadde	Armstrong	Mermell	
Environment/Quality of Life	Reisman	Doyle	Impellizzeri	
Community Facilities	Early	Armstrong	Reisman	

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