

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

**Minutes
Meeting of April 22, 2010
At Cold Spring Village Hall**

Present: Michael Armstrong, Chair; Anne Impellizzeri, Vice Chair; Members: Karen Doyle, Marie Early, Cathryn Fadde, Marshall Mermell, Michael Reisman, Catharine Square

Also present: Village Trustee Bruce Campbell and Village Trustee Airinhos Serradas, liaisons from the village board to the Special Board, and, starting at 9:30 pm, Vinny Tamagna, Chairman of the Putnam County Legislature.

The Chair called the meeting to order at 7:30 pm.

Remarks of Chair

Armstrong expressed appreciation to Mary Saari for printing, stamping and mailing 800 postcard announcements of our upcoming forums, and to Trustee Charles Hustis for delivering some flyers to household not on the water bill list. Armstrong said he would look into the possibility of a saturation mailing using drop ship (shipping a box of mail pieces to a larger mailing facility for re-mailing) – which, if it works, would give the village a way of communicating with the community very cost-effectively.

Armstrong said that because of the inadvertent use of an April 30 deadline for applications that appeared on the village website, the agenda would be changed to eliminate the Executive Session at the end of the meeting. Discussion of candidates will be deferred to the May 13 meeting. Armstrong noted that the timing of Putnam County Legislative Chair Vinny Tamagna's visit at tonight's meeting was uncertain and might require some adjustment to the sequence of topics on the agenda.

Armstrong said that the Special Board has a very tight budget and reminded the board to go through him or Anne Impellizzeri on any contacts with our consultants.

Minutes for April 8, 2010

The Minutes for the April 8, 2010 meeting were approved with amendments. Marie Early made a motion to approve; Anne Impellizzeri seconded; Karen Doyle, Marie Early, Cathryn Fadde, Marshall Mermell, Michael Reisman all voted to approve; Catharine Square voted no, because, she said, the name of the person who seconded the motion had not been named. Marie Early noted that in the case of the minutes the person who seconded the motion had, in fact, been named. Armstrong said that the practice he was following in preparing the minutes was not naming the seconds where the motion was adopted unanimously, and all unanimously passed motions do not name seconds.

Treasurer's Report

Cathryn Fadde gave the Treasurer's report. As of today, and counting the recent invoice from GreenPlan for \$5,747.50 (which has not yet been passed to Ellen for payment), the balance was \$1,763, leaving a cash balance of \$4,431 after reimbursement of some items anticipated from the state.

Armstrong asked for the status of the application for reimbursement from the state of the \$2,668 paid to GreenPlan for work done in December 2010 under the 2006 LWRP agreement. Fadde said she did not know if Ellen had done the application for reimbursement and said she would follow up. Anne Impellizzeri said she would like to be included in the preparation of the application for the refund, since she had been involved in the contract with the DEC. Armstrong noted that the application had high priority because it was likely that the reimbursement from the state would be delayed. Although the reimbursement could be accrued to be charged to the current fiscal year, we did not want that item to delay closing of the books this summer.

Cathryn said that the Special Board volunteer hours reported to date for the Special Board amounted to 5,515.73. She noted, however, that she was missing reports from some members.

Armstrong reiterated that the Special Board needed to watch expenses closely as we come to the end of the fiscal year May 31, 2010.

Swearing in

Village Clerk Mary Saari swore in all Special Board members for new one-year terms.

Review of Plans for Scheduled Meetings

The group discussed promotion plans for upcoming meetings:

- Armstrong said that all flyers had to be approved by him or Anne, but they could vary based on the topic.
- All flyers should include the following: let people know refreshments will be served, list special Board members, and put a name and contact information on the flyer.
- Mermell suggested that the headlines on the flyers would be most effective as questions, and to convert, for example, Michael Reisman's "Change is Coming" on the drafted Marathon/Foundry/Campbell area flyer to "Is Change Coming?"
- Marshall also urged the board to be sure Special Board forums were in the Coming Events listings in the newspaper.
- The Board agreed to run ads in the PCNR on May 3 and May 10 for the May 22 forum, and that a second mailing be done, if within the budget, as soon as possible.

- The board agreed to distribute flyers the week of May 17.
- Marshall said he could create a Facebook page, subject to approval of chair.
- Armstrong said he would send copy for ads to Marshall for preparing layout.

Armstrong summarized the general plan for all the forums: He will open with general comments. This will be followed by three or four breakouts for 30 minutes, then re-grouping with another set of breakouts for another 30 minutes and a wrap up by each facilitator.

Discussion of specific upcoming forums followed:

Riverfront: Anne summarized plans for the upcoming meeting on the Riverfront planned for April 26 at the VFW on Kemble.

- Breakout groups will be Riverwalk, Boating, Dockside. These are areas where we need “additional input and refinement from the community.”
- Anne said that she, Judith Rose and Armstrong would act as facilitators. Marie and Catharine (?) volunteered to be note takers. One more note taker will be needed.
- Armstrong presented an idea for presenting simple, visual topics like Walking, Parking, Boating and so forth called “information panels.” Anne noted that the group may already have enough to do.
- Anne – flip charts may be something the note takers might want to consider using

The Two Main Streets: Armstrong presented a draft plan for the Two Main Streets forums, which the group discussed.

- The board agreed informally to have breakouts on Hurdles to Thriving and Uses of the two Main Streets, and worked on how to frame the facilitated breakouts to be most successful.
- Board discussed framing the difference between the two Main Streets as “Doing v buying.” (Cathryn Fadde’s phrase.)
- Marshall said he would excerpt summaries from the survey, which can prompt ideas for questions for the breakouts.
- Group discussed including the topic How do we make Cold Spring a destination? for one of the breakouts.
- Anne suggested we ask Why does Main Street matter? She reminded the group that Main Street affects property values because it gives the village its charm. Should the new Main Street be made to look like the old Main Street?

Discussion of County Plans for Butterfield Hospital Property

(Legislative County Chair Vinny Tamagna arrived 9:30 pm.)

Legislative County Chair Vinny Tamagna summarized the history of the Butterfield Hospital site, including recent efforts to develop it or acquire it for the County. He declared that it was his goal "...to secure the property." He said he was working closely with County Executive Bob Bondi on the project, in behalf of Putnam County.

Tamagna said he saw the 44,500 square ft. property as offering a good opportunity to think about consolidation – of having one court instead of three – one town hall instead of three. He also suggested additional uses, such as taking 10,000 square feet for a nutrition center, another area as space to have a lecture for 300 people.

None of what we now have is ADA compliant, and that would change with this project, he noted.

Tamagna said he would like to include the Loretto Rest property in the project. He said that the County is much better suited to take on Loretto Rest than the village, and it should not be separated from the Butterfield property. In addition the county might provide a garage on the site for the trolley and sheriff's boats, and perhaps invite businesses to use a part of the property.

Tamagna summarized the financial argument for the renovation of the old Butterfield hospital building as follows: He is exploring the feasibility of tax free bonding for the project; The Lahey Pavillion now yields about \$90,000/year in revenue; the antenna on Butterfield Hospital yields another \$1,200 [per month?]. He would look into adding the Post Office, which takes about 2,200 square feet, to boost revenues, and possibly the Farmers' Market.

Tamagna described the overall changes at Butterfield as linking the upper and lower village, with a walk linking the upper village to Foodtown.

He said that "we need to work this through a process, a Citizen's Advisory Board, to make recommendations..."

Anne asked if it would be appropriate to raise the issue of "What if we used the Butterfield facility for municipal and other uses?" and seek public comment, at coming Special Board forums.

Tamagna answered, "Absolutely, you can never start that dialogue too early."

He said his hope was to create a micro economy of 50 or 60 people that would "feed" business to Main Street on weekdays and support the tax base.

To a question from Michael Reisman, Tamagna said that there was nothing wrong with the Butterfield building structurally, and that it would cost about \$400,000 to abate the asbestos and lead issues. He noted that the County was spending about \$7 million for each of three

10,000 square foot senior citizen facilities. He said that if he could buy the Butterfield Hospital site and renovate it and abate the asbestos and lead for close to \$7 million he would have a “home run” – 44,500 square feet at just one quarter the cost” [per square foot]. That would amount to \$18/square foot instead of \$78 or \$80/square foot. That would be a “bargain” for the taxpayers, because “someday we’ll have to build a senior citizens facility here.” Tamagna said, ”We need to figure out where the senior citizen’s facility goes and then we need to build it.”

He said that the time line for the project was to have an agreement with the landowner by May, to begin moving it through the legislature in June, by August have a vote, and a closing this year.

Adjournment

Marshall Mermell made a motion to adjourn. This was seconded and unanimously approved. Meeting adjourned at 10:07 pm.

* We have been unable to confirm as of the posting of these minutes whether the rate listed is monthly or some other period.

