

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

**Minutes  
Meeting of August 19, 2010  
At Cold Spring Village Hall**

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

The Chair called the meeting to order at 7:35 pm.

**Remarks of Chair**

Mike Armstrong stated that the public hearing date has been changed to October 14 to meet the legal requirement for the amount of time that the Comprehensive Plan must be available to the public.

**Minutes from meeting on August 12**

Catharine Square noted that the minutes did not explain the acronym EPF (Environmental Protection Fund). Anne Impellizzeri made a motion that the minutes be accepted with this explanation. The motion was seconded by Cathryn Fadde and approved unanimously.

**Schedule Review and Sections Discussions**

Armstrong reviewed the schedule for discussion and review of each section. Armstrong and Impellizzeri will update each section with the latest Coordinating Group (CG) input and produce an updated draft by August 21. Square will provide an updated format recommendation. The plan for release of the Comprehensive Plan (CP) will include placement of hardcopies at the Village Office, the Butterfield Library, and softcopy on the Village website on September 29. At the Special Board meeting on August 26, there will be a discussion of the community notification plan (flyers, mailers, marketing, press releases, etc.) for the events leading up to and including the public hearing on October 14.

**Update and Discussion of Maps and Charts for Comp Plan**

Armstrong distributed a list of potential maps by section; there was discussion on the need for some of the maps and the correct section for some maps. Armstrong and Impellizzeri noted that the Hudson Highland Land Trust (HHLT) can produce the maps. There are monies in the budget for maps; GreenPlan is identified as the source for the maps. HHLT can produce the maps more quickly; there is also the potential for lower costs and/or additional maps at the budgeted cost.

## **Discussion of Comp Plan Addenda**

The following materials were identified for inclusion in the addenda: a list of all public outreach activities; a chronology of Special Board activities; selected Working Group reports; the Survey. It was agreed that a decision on the inclusion of those materials would be made based on their reference within the Comprehensive Plan; it was noted that these materials could be made available – if not already there – on the Village website.

## **Controversial Issues Discussion: Form-based codes, Performance-based or Impact codes, Parking, Boat Club**

Impellizzeri circulated documents describing form-based codes and said performance-based or impact controls should be included, as they already are to a significant extent. There was a brief discussion on these types of codes versus the traditional zoning codes.

## **Public Comments**

There were public comments on the community notification plan and the Special Board budget for 2010/2011. There was a request for clarification on the steps leading up to an approved Comprehensive Plan.

## **Executive Session for Personnel Matters**

There was no Executive Session.

## **Adjournment**

Marie Early made a motion to adjourn. This was seconded by Fadde and unanimously approved. Meeting adjourned at 9:49 pm.

Respectfully submitted,  
Marie Early, Secretary