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

Minutes
Meeting of June 9, 2011
At Firehouse (Church and Main)

Present: Mike Armstrong, Chair; Anne Impellizzeri, Vice-Chair; Members: Karen Doyle, Marie Early, Cathryn Fadde, Stephanie Hawkins, Michael Reisman, Dick Weissbrod

Absent: Anthony Phillips

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

Remarks of Chair

Mike Armstrong welcomed new members Stephanie Hawkins and Dick Weissbrod who were appointed to the Special Board by the Village Board at their June 7th meeting; Dick Weissbrod has also been appointed to the Planning Board and will be the Planning Board liaison to the Special Board. Armstrong said that Marie Early is working with Mary Saari to place all the materials from the May 14 and May 26 meetings on the website. He said that comments on the Dockside, Marathon and Village Garage concepts will still be accepted through the end of June. He asked that Special Board members send him their Future Land and Water Use comments by June 12.

Armstrong said that he had a call from Hans Schuman from JazzReach (a not-for-profit organization, based in Brooklyn) about setting up jazz concerts at the Village Garage site. Schuman will attend the June 23 meeting and give a presentation on his proposal to build a structure on the site as a venue for music. Schuman had brought up the concept about a year ago, but the conversation seemed premature at the time. Armstrong will distribute materials on the concept.

Armstrong mentioned activities which address items in the Comprehensive Plan: a proposal to decorate the railroad tunnel with mosaics; Hawkins is spearheading an activity for showing movies at Dockside; there is also very active conversation about fire company consolidation.

Armstrong also mentioned that John Dunn sent a memo to the Village Board asking that a moratorium be set on any zoning variances until the LWRP is completed; Armstrong asked for comments on this topic at the next meeting. Early said that this topic was discussed by the Special Board a few years ago; the Special Board decided not to recommend a moratorium. Michael Reisman will forward a link on moratoria. Early asked the status of Ted Fink's review of the Village Board's Comprehensive Plan; Armstrong said that no date has been determined.

Minutes - May 26 meeting, May 12 Notes

Some spelling and grammatical errors were identified; a clarification and a formatting change were recommended. Anne Impellizzeri made a motion to approve the May 26 minutes as amended. Karen Doyle

seconded the motion. All Special Board members voted in favor of the motion with Hawkins and Weissbrod abstaining, because they were not board members at that time.

Relative to the May 12 notes, there was one recommended change. It was agreed that the notes were accepted and they would be put on the website as "May 12 Notes".

Possible scheduling of additional Workshops

Armstrong noted that there have been no comments left at the Village Office since May 26 although he did have one comment handed to him; that workshops require significant work. Additional workshops provide more people more opportunity to give feedback; workshops are more dynamic and engender conversations that create more new thoughts and recommendations while the May 26 meeting was structured just to get comments. Are more workshops feasible? However, we are always open to more feedback. Summer time is difficult to schedule a workshop with people's vacations; there is also a lot of other work that needs to be accomplished. An article in the paper about the next meeting (June 23 on the Village Garage site) and soliciting further feedback may be a good idea. It was decided to defer further discussion on this topic to the next meeting. If additional workshops are recommended, more proactive group leaders are needed to generate interchanges and ideas; discussion groups should be smaller to allow good interaction and brainstorming (approximately 8 people) and to overcome the noise in the room. Another idea was to start meetings 30 minutes earlier to have an "open house" on specific topics. As an example of a low impact way to get more feedback, an idea suggested by a resident may be to have a table at Community Day, staffed by Special Board members, to provide information and gather feedback.

Dockside Discussion

Bill Bauman, Fahnestock Park Manager - Bill was asked to describe how State Parks wants to see the Village treat Dockside. – There is a Memorandum of Understanding being negotiated with the Village managing the Dockside property. Bill recommended reading the "Clarence Fahnestock Memorial State Park & Hudson Highlands State Park Preserve Final Master Plan". He described a "preserve (which is what Dockside is)" as "low impact, passive recreation, not intrusive on a community"; it is not driven by recreation (as is a park) but rather by natural resources. He said that the Village would need to address the shoreline problems before some things could occur. Relative to the concept drawings, he thought it was too generous on parking and should be scaled back to maybe 25 spaces; he felt a snack bar/clam bar (or something similar) was better than a full service restaurant; he commented that a full service restaurant may not be economically feasible; he later said that a full service restaurant would be difficult to get approved by State Parks (in a preserve) and that the parking required for it would be disruptive to the land. He said the OSI concept plan was very similar to what was shown by the Special Board. He recommended a phased approach – don't try to do everything at once. He said that thus far, he has 25 weddings scheduled this summer (at $25/wedding) at Dockside. He felt that Dockside would be used mostly by local residents – Putnam and Dutchess Counties. The Taconic Region now has one officer on duty at any one time, covering from Lake Taghkanic to Philipse Manor so the Village would be responsible for policing Dockside. The biggest event of the year at Dockside is Cold Spring's Community Day. He would consider a fenced dog run. Fahnestock is a "carry in / carry out" park – maybe Dockside should be the same. Put up a sign and some bags for dog excrement. Asked if the village really needs 2 kayak ramps (there is already a launch at Foundry Dock Park)? Bauman replied that he has been told by people that

they dislike the kayak launch at Foundry Park. The Village cannot profit from a preserve, however, it can recover operating costs and maintenance, and can offset funds for capital investments. He said that shoreline stabilization was a very high priority – if not addressed, Dockside could be under water. State Parks prefers 5 year agreements with two 5-year extensions, and that is the way they are likely to go with this contract. Grants are available for preserve managers (the Village) from the Department of Parks and the EPA (these grants are not available to State Parks). Bill said that the partnership between State Parks and the Village could be very beneficial. The DEC is looking for a pet project – maybe that could be Dockside? Armstrong said that the trimmed down OSI estimate for shoreline stabilization was $534,000 in 2005/2006.

David Hardy, Executive Director, Building Boats Building Bridges, accompanied by Nick Groombridge – BBBB is a not-for-profit organization. BBBB is going to need a new home. He provided some background for the organization, venues and storage facilities that have been used in the past. They need river access and storage space (for tools and boats), water and toilet facilities. Their current storage facilities will not be available in the future. They feel it would be better to work out of Dockside. BBBB is low impact. They have 20 students a summer (there could be some modest growth). When asked if they felt their fundraising could contribute to major improvements at Dockside (such as shore stabilization), they didn't think so. The cost of the structure would depend upon the number of seasons it would be used (a 3 season building would be more expensive); they would use volunteer skills and labor. BBBB had sent a letter to the Special Board in 2010, identifying their needs at Dockside; they confirmed that the letter still represents their requirements. Nick Groombridge said the requests in their letter are the maximum and could be pared back if necessary. Anne Impellizzeri will circulate the 2010 letter to the members.

Ray Fusco, a local resident who does a lot of work on docks and harbors, commented on the Dockside proposal. He asked Bill Bauman if State Parks would allow a dock; Bauman said it would be considered – anything that goes on the river needs approval from the Army Corps of Engineers and the DEC. Fusco had sent a letter to the Special Board identifying his thoughts about the Dockside conceptual plan. Fusco asked questions and made comments on the conceptual plan: simple would be best and allow a multitude of uses – the current plan seems over designed; why walkways – grass seems fine; if large educational vessels were to dock (capacity 75 people or more), a larger pavilion would be needed; the dock could be moved closer to the bandstand (south) to generate more energy and excitement; a dock at a 45 degree angle is not wise – it will incur additional maintenance expense and potential damage – simple angles are always best; the dock should be placed based on navigation and depth charts allowing good launching and landing; are you trying to create a marina; is dock usage for days only; how many slips do you envision (more slips are more expense) or do you need; will the number of slips require a dock master; do you envision floating docks or a bubbler (winter conditions); do you need docking only for educational vessels. Consider what the future needs will be – expansion needs should be kept in mind. What is the demand? He said that he could obtain a free 30 foot by 40 foot dock; it could cost $50,000 to purchase such a dock – can the Village of Cold Spring use it? The fishing pier should be placed to access deeper water; keep in mind that casting requires significant surrounding footprint (both on land and on water). Boats need to come in and turn around; wake needs to be considered – this all needs to be taken into account when deciding on the location of the docks; maybe the location needs to be reconsidered. A marine engineer should look at the conceptual plan. Amenities need to be considered. Orient the performance space such that spectators look at the viewshed. Not a huge supporter of a restaurant – the Main Street restaurants need to be considered. There appear to be too many parking spots. Consider having toe-in-the-water access when determining the shoreline structure – large boulders may prevent people from reaching the water's edge. The BBBB facility should be considered for year-round use and for year-round BBBB programs.

Ruan Waite said he felt that the dark sky should be preserved using dark sky lighting.

Anne Impellizzeri question to Ray Fusco – It appears that to make some of the docking work, it conflicts with the natural site. Can you comment? Ray Fusco – Depending on what kind of waterbound activities you want to visit that site, it could be simple - one seasonal dock and have it just for educational vessels; it could be as elaborate as you would like it to be. I'm not sure what the need is. The economy is negatively affecting marinas. Have conversations with the Boat Club to determine if there is a need for more space; maybe the Boat Club could manage the space at Dockside. What does the Village want and need?

Dick Weissbrod – How does the new, larger pier substitute for the existing Main Dock? Why do we need two? Ray Fusco – I understand the sheet piles at the Main Dock need repair and there may still be contaminated soil that have been encapsulated at the Main Dock. I think that it has been given a clean bill of health right now. Bill Bauman – When the Clearwater docks at the Main Dock, people can no longer fish or crab there. Every year, people lose their piers over the winter. I never thought that the whole world was coming to Dockside, that it would provide transient slips to the world.

Peter Henderson – Keep it low key. There's too much parking. As a State Park, it is open to everyone. But we don't want to attract the world. It's a tough spot to get to; I fear that people will say "I'll park at Dockside" and it becomes a municipal parking lot. What kind of restriction can be put in place such that that doesn't happen? The Special Board should read the "Clarence Fahnestock Memorial State Park & Hudson Highlands State Park Preserve Final Master Plan" – it's a great plan. Dockside and BBBB is a natural fit. The Main Dock should be used for large vessels. There are too many walkways – leave it more natural.

Mike Turton (reporter) – At some of the community events, there were positive comments about a performance stage or amphitheater at Dockside. So why are you considering a performance space at the Village Garage site? Armstrong – The Village Garage site has better parking than Dockside with the municipal lot and the parking at proposed inn – maybe100 cars total; that many cars would overwhelm the Dockside neighborhood. Early – An alternative (used during Community Day) would be for people to park at the railroad station with shuttles to Dockside so the use of Dockside should not be dismissed for parking reasons.

Mike Turton (reporter) – With Community Day and the Sunday music series, would those provide opportunities to gather more feedback? Armstrong – That's something we should talk about – that's a very interesting idea.

Mike Turton (speaking as a resident) – I don't think that a dog run is a natural fit or optimum use for Dockside – not like BBBB, kayaking, fishing, docking facilities. You could put a skate park down there and the kids would be really happy but a skate park does not need to be on the waterfront. A dog run would use up very valuable waterfront space; I think a dog run is a good idea, just not at Dockside. Ray Fusco – I couldn't agree more.

Developing the LWRS: Discussion of State Liaison Comments

Armstrong reported that he and Impellizzeri had asked Jaime Ethier the probability this summer of funding for Phase 2 (the LWRP). Ethier's response was normally by this time he would have some sense of state funding (a "funding round"). However, this year they do not, which Armstrong and Impellizzeri interpreted as a bad sign for additional state funding for the LWRP. If that funding does not come through,

what that would mean is that the Village would have to decide to defer completion of the LWRP or to fund the work itself. Ethier will research how the LWRS bears on zoning changes (legal standing). Reisman asked what the Village Attorney has to say on this topic? Early asked that if the LWRS has no legal standing on zoning, does that not mean that the LWRS needs to take no position on those issues – it wouldn't make any difference what the LWRS says if there is no legal standing on zoning. Armstrong said that the LWRS does not require a consistency review but it is a building block for an LWRP. Armstrong estimated that the funding for Phase 2 is somewhere between $30,000 and $50,000. In Phase 2, the volunteer hours (for matching funds) would be reset to zero, that is, any unclaimed volunteer hours from Phase 1cannot be carried over to Phase 2 because they are two separate contracts with the state. The adoption of an LWRS is a less formal process than for an LWRP – there is no SEQRA review, no formal public hearing, just acceptance by the Village Board. Impellizzeri has a clearer picture of what the LWRS should look like – 5 elements which she will send out to members.

Map List

This discussion was deferred to another meeting. Impellizzeri asked that people take a look at the map list she provided and respond to Armstrong by June 17 with their thoughts on importance, consolidation and elimination of maps.

Public Comments

There were no public comments.

Adjournment

Early made a motion to adjourn. This was seconded by Fadde and unanimously approved. Meeting adjourned at 9:36 pm.

Respectfully submitted,
Marie Early, Secretary

Signed,

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Michael Armstrong