

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

**Minutes  
Meeting of June 23, 2011  
At Village Hall, 85 Main Street**

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

**Absent:** Michael Reisman

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

**Remarks of Chair**

Mike Armstrong said that he expected the boundary discussion with West Point to be resolved in one to two weeks. He said that he has been told that a request from the Village Board will go to Ted Fink next week to review the Comprehensive Plan. He also said that all July meetings will be held at the Village Hall.

**Minutes – June 9 meeting**

Dick Weissbrod said that he did believe Bill Bauman on people's preference for the Dockside launch for kayaks (made at the June 9 meeting, that Bill had been told by people that they dislike using the kayak launch at Foundry Park) but that he (Dick) had spoken to the local kayak store and they said they saw no advantage between launching kayaks at Dockside or at Foundry Park except that the parking situation was better at Foundry Park.

Anne Impellizzeri raised a question as to what Ray Fusco had said relative to limiting or not limiting the proposed dock at Dockside for educational boats only. Early said she would go back to the tape and confirm what had been said and if necessary, modify the June 9 minutes. Weissbrod made a motion to approve the June 9 minutes as amended, if necessary. The motion was seconded by Karen Doyle and approved unanimously.

**Treasurer's Report**

Cathryn Fadde reported that there were no changes to the previous Treasurer's Report although there are two vouchers pending against the 2010 – 2011 budget: a bill from the Putnam County News and Reporter for \$189 and a bill from Best Blueprint for \$291.50 for a total of \$480.50. Early made a motion to accept the Treasurer's Report. The motion was seconded by Impellizzeri and unanimously approved.

**Report of Planning Board Liaison**

Weissbrod reviewed the items being considered by the Planning Board: removal of one or possibly two parking spaces on Main Street at the intersection with Kemble Avenue to allow better sight lines (the first to be removed will be east of the intersection, the second, if needed, will be west of the intersection); the Planning Board is asking the Special Board for guidance on the Foodtown Plaza – there is some institutional memory on the use of the lot at the north west corner of Marion Avenue and Benedict Road for snow storage and the lot must therefore remain empty (Anthony Phillips said that he was the Building Inspector at the time and this is a residential lot and there was no “assignment” of that lot for that use or for any other use associated with Foodtown Plaza); the Planning Board is asking the Special Board for guidance on the Foodtown extension and the issue of the Post Office; the West Point Foundry plans a tour bus drop off point and a sidewalk near the end of Kemble Avenue and the Haul Road; occasional events are planned at the West Point Foundry where approximately 50 cars will enter and exit the site – the Cold Spring police will guide traffic exiting Kemble Avenue onto Main Street. Armstrong said that given there was an application before the Planning Board, it would be inappropriate for the Special Board to comment; and the Planning Board should review the Draft Comprehensive Plan for guidance.

### **Possible Scheduling of More Workshops**

It was decided that there will be a Special Board table at the waterfront on Community Day, July 3, with the intent of engaging the public and soliciting input; the triptychs will be displayed. Informational comment forms will be provided for those who wish to provide comments. Four Special Board members will be needed to staff the table.

It was decided that no additional workshops would be scheduled in order to focus all available time on the current work to finish the LWRS.

### **Village Garage Concepts**

Jimmy Zuehl, 23 Fair Street (works for a non-profit disability organization) – to provide better connection/integration with the rest of the Village, an underpass beneath the railroad tracks could be constructed from Dockside to the Village Garage site. Since such an underpass would be below the water table, pumps would be needed. The underpass would be constructed with ramps at a 5% grade, instead of stairs, to permit handicapped/disabled access.

Lynn Miller, Bank Street – speaking as a vendor, proposed that the Farmer’s Market use the Village Garage site as their permanent home. She said that she thought it would require approximately 90 parking spaces for customers. She didn’t know the size of the structure required but would get back to the Special Board with that information as well as the number of parking spaces.

Hans Schuman (a founder and Executive Director, JazzReach based in Brooklyn) – proposed that the site (or the Marathon or Dockside sites) be the permanent home of JazzReach, leasing the Village Garage site (for a nominal fee) from the Village. He provided a handout (and will send an electronic version) identifying the elements of the proposal. Scenic views are a critical factor for the proposal. The proposal implements their new business model which requires less reliance on contributions, endowments and capital campaigns and more income from businesses/facilities associated with the JazzReach facility. The proposal for the Hudson Music

Center includes: a 150 seat performance space that offers seasonal performances and lectures, capable of being converted into a classroom, a lecture hall, conference/meeting room, screening room, recording studio, training center, reception and special events space (banquets and private parties; 10 to 15 studio, one and two bedroom private residences with river views; a 20 to 25 room boutique hotel; a food market, café; and a Chef's Table restaurant under one roof; a fitness center; public riverfront space; and optionally communal offices, and public parking. Schuman emphasized that this was conceptual and very preliminary, and that much additional research/due diligence needs to be done on the proposal. A question was raised asking if the facility could occupy more than one site; Schuman responded that this was a possibility. When questioned about the need for a scenic view, Schuman responded that the view would be a huge difference in terms of a destination hub in the same way that Tanglewood has a view; the view is important.

Janet Rust, Fair Street (her property abuts the Village Garage site) – said that the site should not be turned over to a developer. When the Village moves its facilities to another site, the current buildings should be redesigned for multiple uses under ownership of the Village, to benefit the community, with contributions from people who use it. It could be called the “Village Social Center”; a home to the Boy Scouts and the Girl Scouts. Separate space in the building could be a place for meetings, lectures, a film society, a TV studio. It could have a kitchen, well equipped rest rooms; it could have solar heating, with a plate glass window for viewing the Hudson during all seasons. One part of the building could become a hospitality center for bikers and hikers with a lounge, laundromat facilities, showers and secure storage for hikers' and bikers' possessions including bicycles. It should have an office with a general manager for the building both daytime and evening who's responsibilities would also include scheduling. The slope between the site and the western edge of properties on Fair Street would be an excellent place for a rock garden and perennial garden.

David Birn – a Performing Arts Center would be great here; previous failures of such a group might be attributed to lack of a venue. It would be a wonderful asset. Selling the site does not leverage the value over time.

## **Map List**

Members provided their thoughts on proposed list of maps – which maps could be combined or eliminated. There are a set of maps in the draft Comprehensive Plan, and two additional maps that the DOS requires (an LWRP Boundary map and a Future Land and Water Uses map). Ted Fink has identified a resource, Sarah Love at Marist College, who is skilled in GIS; she has made a proposal for a Natural Resource Map, which is the most complex of the maps. \$5,000 has been budgeted for maps. It was suggested that the same color usage be applied to all maps, where practical.

## **Discussion on the LWRS**

There had been discussion previously as to the difference between an LWRS and an LWRP. Impellizzeri distributed an amended attachment from the March 10, 2011 minutes which describes the four out of five tasks in an LWRPlan which are found in an LWRStrategy. The attachment also identifies some of the different processes which apply to an LWRP but not to an LWRS. The documentation was reviewed with Jaime Ethier who agreed with the amendments to the effect that the LWRS is "not normally" subject to SEQRA review and that the LWRS Report is subject to DOS approval "as fulfillment of grant contract".

Members were asked to identify to Armstrong their ranked preferences to work on the three projects; committees will be formed from these members to develop their thinking on the projects – and rationale – to present to the full Special Board in August.

### **Discussion of Moratorium Suggestion**

A resident had proposed a moratorium on development until the LWRP is completed and the completion of the draft Comprehensive Plan has been approved. The Special Board cannot enact a moratorium; it is up to the Village Board. There was consensus that making such a recommendation at this time is inappropriate.

### **Public Comments**

There were no public comments.

### **Adjournment**

Impellizzeri made a motion to adjourn. This was seconded by Early and unanimously approved. Meeting adjourned at 10 pm.

Respectfully submitted,  
Marie Early, Secretary

Signed,

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Michael Armstrong