

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

**Minutes  
Meeting of October 27, 2011  
At Village Hall, 85 Main Street**

**Present:** Mike Armstrong, Chair; Members: Karen Doyle, Marie Early, Stephanie Hawkins, Michael Reisman, Dick Weissbrod

**Absent:** Cathryn Fadde, Anne Impellizzeri, Anthony Phillips

**Also present:** Michele Greig, GreenPlan

The Chair called the meeting to order at 7:47 pm.

**Remarks of Chair**

Mike Armstrong welcomed Michele Greig to the meeting. Armstrong informed the Special Board that the application for the LWRP grant has been finished and will probably be sent Oct. 28; it is due Oct. 31. The application is requesting \$27,000; this is a matching grant (match will be in volunteer hours). Armstrong said that Paul Guillaro showed a concept drawing for the Butterfield site at the Village Board meeting on Oct. 25.

**Minutes – October 13 meeting**

Stephanie Hawkins made a motion to approve the minutes. The motion was seconded by Michael Reisman and approved unanimously.

**Full Local Waterfront Revitalization Strategy: Presentation and Discussion**

Prior to the presentation, Armstrong provided some background information: how the CP/LWRP got started; the funding for the work (almost the entire amount of expenses were covered by the grant and volunteer time – the Village put up a small amount of money); the sequence of completion of the CP and LWRS and why.

Armstrong made a PowerPoint presentation that covered key sections of the LWRS document including the boundaries (land and water), Inventory and Analysis, Land and Water Uses, Guiding Principles, the updated Goals, Objectives and Recommendations, Key Projects, additional projects, the Appendix. He described the remaining steps for a full LWRP. He also highlighted the major differences between the Comprehensive Plan and the LWRS and described the new LWRP funding available from the state. During the PowerPoint presentation, Michele Greig elaborated on the criticality of the Future Land and Water Uses definitions and map. Armstrong pointed out that a Riverwalk would be added in the additional projects section and the next steps (for an LWRP).

The following questions/comments were made:

Did you consider selling the Village Garage site (answer – yes, but felt that a portion of the site should be reserved for Village residents as a park at this time, rather than selling the entire parcel as a whole)

Cold Spring is no longer a destination for antiques and restaurants – it is now the hiking capital of the Hudson Valley. Therefore, a hiking trail from the Village Garage site to Little Stony Point/Bull Hill/Breakneck is essential. The trolley should go to the hiking trails including Fahnestock Park to service those people who hike. (answer – we will look into both a hiking trail and use of the trolley for hikers).

Nice job

Need commercial at Butterfield (answer – at the Oct. 25 VB meeting, the developer said there will be 10,000 square feet of space still available)

The Village needs a Visitor's Center that is fully staffed and provides brochures and hiking maps.

There was a discussion on the Butterfield concepts that were proposed on Oct. 25.

What about parking (answer – metered parking is still in the CP/LWRS)

There is some privately owned land along the probable path of a Riverwalk (there are 2 properties at the entrance to Dockside; these are addressed in the LWRS through a specific future land use category; there are some additional private properties which may be addressed with sidewalks; we've been trying to talk with Metro-North about a path alongside/under the tracks and need to get this scheduled).

There is no space at Little Stony Point for a trolley to drop-off/turn around.

## **Changes to draft LWRS**

Armstrong had distributed a proposed writeup on Oct. 26 on the Riverwalk. He said that he had not received many comments on the LWRS: an email from Mark Patinella referring to a statement in the LWRS about the Boat Club; an email from Mark Valenti on school consolidation and its effect on taxation.

On Oct. 25, the Village Trustees made some changes to the Comprehensive Plan. Should these changes be incorporated in the LWRS? The changes include the reinstatement of a prohibition against delivery trucks blocking sidewalks, and a requirement for annual OSHA filing when a Special Use permit is in effect. There was discussion as to whether OSHA had jurisdiction over some situations when a Special Use Permit is required. It was agreed to defer this discussion to the next Special Board meeting on Nov. 3 since the Village Board meets on Nov. 1 and may make some additional changes. In addition, Armstrong said that he thought that the Village Board would issue an updated CP on Nov. 1; a hearing date may also be announced – perhaps November 22. Armstrong said he has a list from Mary Saari containing all the changes made to the Village CP.

Armstrong had distributed a writeup on Butterfield on Oct. 27.

It was agreed that public comment would no longer be accepted as of 9:30pm on Oct. 27 with the exception of a pending comment from Judith Rose.

To summarize, Armstrong said that changes to the draft LWRS would be discussed on Nov. 3, changes would be incorporated, and a Special Board vote on the final document would be held on Nov. 10. This would allow the document to go to the Village Trustees in time for their meeting on Nov. 15 where they could accept the document for sending to the state. Also on Nov. 10, there would be discussion on "mothballing" the work of the Special Board, pending notice on the funding of the LWRP. Anne Impellizzeri will handle any required extension for the Greenway contract (\$750) if the CP is not approved by the Village Trustees prior to Dec. 31.

## **Public Comment**

There was a question about when the LWRS would be sent to the state – the response was that the plan is for the Mayor to send the LWRS to the DOS on Nov. 16.

## **Adjournment**

Marie Early made a motion to adjourn. This was seconded by Stephanie Hawkins and unanimously approved. Meeting adjourned at 9:17 pm.

Respectfully submitted,  
Marie Early, Secretary

Signed,

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Michael Armstrong