

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

**Minutes  
Meeting of April 26, 2012  
At Village Hall, 85 Main Street**

**Present:** Mike Armstrong, Chair; Members: Karen Doyle, Marie Early, Cathryn Fadde, Anthony Phillips, Dick Weissbrod

**Absent:** Stephanie Hawkins, Anne Impellizzeri, Michael Reisman

The Chair called the meeting to order at 7:36 pm.

**Remarks of Chair**

Mike Armstrong said that he and Anne Impellizzeri had completed a review of the state contract documents and will send them to the Mayor to be notarized and signed tomorrow and then returned to the state. It will take the State between 2 and 3 months to sign the documents (probably the end of July).

Armstrong presented the Foodtown report to the Village Board on April 10; the report will be put on the website once the Village Board determines that it is appropriate to publish the report.

Special Board members are asked to see the Village Clerk by May 3 to take the Oath of Office.

The State has confirmed that the contract start date is April 1, 2011 and that volunteer hours from that date can be counted toward matching funds; a total of 1,200 hours fall into this time period, therefore, the number of hours required to match the grant is almost satisfied if the State will accept all of those hours. Armstrong pointed out that at this point, we can focus our efforts on those things that we want to do.

**Minutes – April 12, 2012**

Dick Weissbrod made a motion to approve the minutes. The motion was seconded by Cathryn Fadde and adopted unanimously with 1 abstention (Anthony Phillips had been absent at the April 12 meeting).

**Letter to Village Board for clarification on Projects**

Armstrong distributed an updated list of the active projects and the people who have volunteered for each project, and the proposed letter to the Village Board. The reason for sending the letter is because some controversy has arisen concerning the Overlook Park project and there was a feeling that the Special Board has gone too far on that project. The letter asks the Village Board to indicate which projects should not proceed and why, to assist the Special Board in focusing the Special Boards efforts. The Village Board has said that they have no obligation to comment on any of the projects in the absence of any formal presentation made by the Special Board to the Village Board.

Some changes were made to both the list and to the letter. Weissbrod made a motion that the letter from the full Special Board be submitted to the Village Board. The motion was seconded by Karen Doyle and approved unanimously. The list and letter are attached to these minutes.

### **Update on Harbor Management Plan, Discussion**

Marie Early gave a report on the status of the Harbor Management Work Group. At the last meeting, Armstrong joined the group to set the stage for what the Special Board wanted to achieve at the May 5 community meeting. Armstrong let the group know that they shouldn't dismiss a project because it is big or expensive; once the LWRP has been approved, grant evaluators will look more favorably on projects if they are contained in the LWRP. Early said that, in her opinion, the materials developed thus far would not elicit significant community feedback at the May 5<sup>th</sup> meeting. She recommended that the work group present their materials at the next Special Board meeting so that the Special Board can determine if all the current Harbor Management work group topics are substantive enough to have the full agenda for a community meeting. It was agreed that the Harbor Management Work Group be invited to attend the next Special Board meeting and present their materials at that time. Armstrong said that the May 5<sup>th</sup> meeting should be postponed. Based on Stephanie Hawkins information concerning the Dobb's Ferry shoreline stabilization project, maybe that should be investigated in more depth for the Village. At the same time, the Dockside contract with the State should also be investigated. It was recommended to add "Ferry and Excursion Service" to the Projects list, particularly from West Point to Cold Spring; Libby Pataki would be an excellent person to get involved in this since she has recently been appointed Project Director of the Putnam Visitors Bureau.

### **Dobb's Ferry Discussion**

Stephanie Hawkins has made contact with Dobb's Ferry personnel to discuss their shoreline stabilization project. That project received significant grant money. It was agreed to establish a closer relationship with representatives from Dobb's Ferry. It was agreed that having a public meeting with those representatives to discuss their project would be a good idea. A trip to visit Dobb's Ferry would also be a good idea.

### **Possible Rescheduling of May 5 Community Workshop**

It was agreed that the May 5 Community Workshop would be postponed to a later date. No new date was established.

### **Calendar Planning, Discussion**

Due to the delay of state funding particularly as it affects the GreenPlan contract and work being done by GreenPlan, it was agreed that the schedule of Special Board meetings, through the summer, could be limited to once a month, specifically, the 2<sup>nd</sup> Thursday of the month, beginning immediately. This would allow the Special Board members to focus on development of the Projects through the summer. Weissbrod made a motion to change the schedule to meet once a month on the second Thursday of the month. The motion was seconded by Doyle and approved unanimously.

A question was raised about wording in the CP/LWRS about “formula restaurants”. The response was that that phrase was never in the documents. There had been a discussion about including a prohibition on franchises, but GreenPlan had advised that such a prohibition was not effective; rather, prohibitions on impacts was a legal means of addressing the topic.

### **Public Comment**

There were no public comments.

### **Adjournment**

Fadde made a motion to adjourn. This was seconded by Weissbrod and unanimously approved. Meeting adjourned at 8:52 pm.

Respectfully submitted,  
Marie Early, Secretary

Signed,

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Michael Armstrong

## **Attachment**

April 26, 2012

### **Special Board Projects Request to Trustees**

Over the past five years the Special Board has worked on perhaps a dozen projects it considers important to the future of the village. Some of the projects are more important than others, some bigger than others, some more likely to be completed than others. But all fit within the values of the Village: In the Special Board's judgment, based on public comment, they are things that are worth doing, and should be part of the Village's plans.

Many of the projects are described in the Local Waterfront Revitalization Strategy accepted by the Trustees last November. Such projects bring to earth the broad goals of the plan, and achieving them makes the Village a better place to live and work. Our intention is that many of these projects will become part of the Local Waterfront Revitalization Program adopted by the Village, and that as such they will help attract grant funding, garner further public support, and assist in setting priorities.

In seeking to complete this work on projects, we are in part guided by the history of the Village's efforts to develop a LWRP, and in part by contractual considerations. One of the specific reasons the Village's proposed LWRP was rejected by the State in 1990 is the absence of developed projects. To quote from a letter from the Department of State's Kevin Millington that time,

...it would be advantageous to include one or more specific project descriptions in this section. Such descriptions need not be overly detailed (i.e. engineering drawings), but should include a basic description of the project, the approximate cost and a conceptual graphic, if possible. Projects which the village may wish to include could be dock improvements at the Waterfront Park, railroad tunnel improvements, and development of a shoreline public walkway.

The Village's pending agreement with the State stipulates in the work plan Task 12

LWRP - Section IV - Proposed Land and Water Uses and Proposed Projects

The Contractor or its consultant(s) shall describe and map proposed long-term land and water uses within the waterfront area, and proposed projects necessary to implement the LWRP.

Projects may include but not be limited to:

Capital improvement or construction projects that are necessary to maintain or improve uses or conditions;  
Special studies, plans, design projects, or research necessary to advance or refine components of the LWRP;

Projects to redevelop underused or deteriorated areas and sites,

Projects to provide or improve public access;

Projects to protect existing, or provide for new, water-dependent uses, such as marinas, boat yards, yacht clubs, port facilities, swimming beaches, or shellfishing; and  
Projects to enhance or restore wetlands and habitats.

Section IV shall be submitted to the Department for review and approval.

The Special Board is seeking to be in compliance with these requirements as it finishes the work on the Cold Spring LWRP.

Among the projects we have been working on is a proposal to develop an Overlook Park on a portion of the Village Garage site. In the spring of 2011, and again last fall, the Special Board publicly presented three scenarios for such a park: a plan that carved out a portion of the Village Garage site and left all existing operations in place, a second plan to remove the Salt shed and expand the size of the park and add a small community-oriented building, and a plan for moving all functions and developing the full site for commercial or other uses, while leaving a promenade for public use on the scenic riverside. We received significant public support for these ideas.

A question has now arisen as to whether any work on the Overlook Park concept should proceed. Concerns have been expressed, in particular, about the proposed first two phases of the park, which envision shared use of the current site with some municipal functions. We value and appreciate this feedback from the Village Board, and think it would be productive if the Village Board would briefly review all of the proposed projects and advise us which of them they would support, or not support, and why. If this Board cannot adequately address the Trustees' concerns, it would be reasonable to discontinue work on that project, or that part over which there is concern.

Accordingly, we respectfully request the Village Board, acting as a body, to indicate on which of the following projects it cannot support work by the Special Board, and why, to assist us in focusing our efforts.

Development of Dockside Park  
Overlook Park (Village Garage Site)  
Metered Parking  
RiverWalk  
Burying Power lines on Main St.  
Parking/safety

Sidewalks and Trails  
Natural Gas Potential  
Boat Club: Dredging/Bulkhead  
Noise  
Garbage Collection and Recycling  
Ferry/Excursion Boat Service

Signed

**Cold Spring Special Board for a Comprehensive Plan/LWRP**