

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

**Minutes
Meeting of July 12, 2012
At Village Hall, 85 Main Street**

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

Absent: Anthony Phillips, Michael Reisman

The Chair called the meeting to order at 7:37 pm.

Remarks of Chair

Mike Armstrong said that the State has approved and signed the LWRP contract; one document needs to be added to the contract and the Village Clerk is working on that. Therefore, Ted Fink is writing the contract for the additional GreenPlan work on the LWRP; it is expected that the draft GreenPlan contract will be available the first week in August. Armstrong said that there is no updated status on the boundary work.

Armstrong also said that the Village Board has begun virtually weekly meetings on the LWRS and LWRP at their Tuesday evening meetings; SB members are encouraged to attend. The Village Board has already covered the overall structure of the LWRP and how the LWRS relates to the LWRP; they also covered the legal frame of reference and consistency review, and the FLAWUM in the LWRS (providing background and reference). Armstrong expects that the Village Board meetings on the LWRP will continue into the fall.

Anne Impellizzeri suggested sending the Chair's monthly Village Board reports to the members of the Special Board, after the report has been presented to the Village Board.

Minutes – June 14, 2012

Cathryn Fadde made a motion to approve the June 14, 2012 minutes. The motion was seconded by Impellizzeri and approved unanimously, with 1 abstention (Dick Weissbrod abstained since he was absent for the June 14 meeting).

Report of Planning Board Liaison

Weissbrod reported on Planning Board activities.

Foodtown is off the table.

The Planning Board has sent their comments about the Butterfield project to the Village Board, including an R1 district along Paulding Avenue. (The PCNR has a link to the Planning Board's comments on Butterfield). The Planning Board has asked the owner of Butterfield to investigate the possibility of geothermal facilities for the affordable housing building to ensure it is solvent over time (other affordable housing developments in NY State have become financially unsound (over a 20 year period) and as a result, they are unable to pay their taxes and also utilities). The Planning Board has also asked the developer to make the market rate senior housing fee simple and to keep it as fee simple over time to address the concern that the development be tax positive and to make the market rate senior housing equitable with other housing occupied by seniors in the Village.

Relative to the Dunkin Donuts proposal at Elmesco, the Planning Board is concerned about traffic issues and the effect on vehicles entering the drive-through (queuing theory should assist in understanding the effect). The traffic study shows that 89% of the cars that pass by will not stop while 11% of the cars will stop; with 300 cars per hour passing by during peak hours, therefore, there will be about 30 cars per hour using the drive-through during peak hours. The menu/message board intercom produces a noise at 45 decibels maximum. The Planning Board is also concerned about the affect of drive-through traffic with gas station gasoline customers as well as traffic for/from the Main Course, Grey Printing, Aurora, etc., that is, the vehicles on the Elmesco property and the property in front of Main Course/Grey/Aurora will cause mayhem. All deliveries must be made between 10pm and 6am so as not to interfere with the Dunkin Donuts business. The Citgo sign has recently been damaged; it is a backlit sign which has been grandfathered. However, the plan is for the Citgo sign to be replaced by a Dunkin Donuts backlit sign; however, backlit signs are prohibited by the code. The fence (on the west side of the property, behind the building and the drive-through lanes) has still not been settled.

Impellizzeri made a motion to accept the Planning Board Liaison's report. The motions was seconded by Karen Doyle and approved unanimously.

New member of the HDRB Marie Early noted that the HDRB had voted against selling the Grove for \$1,000.

Schedule Discussion and Planning

Since GreenPlan will now be funded for additional work, Armstrong suggested resuming the bi-monthly schedule starting in August. The schedule for meetings for the next three months will be 8/9, 8/23, 9/13, 9/27, 10/11, 10/25; the November schedule will be left open at this time. GreenPlan will be asked to provide piecemeal the draft Inventory and Analysis sections of the LWRP in July. GreenPlan will begin the 13 policies work in August and expect to have most of that work completed by the end of

August. After some discussion about the length of time it may take to review the I&A sections and the proposed dates from GreenPlan, it was agreed that the SB review the I&A sections in the SB meetings during the meetings in August. The SB I&A review process will be identified when the GreenPlan draft is received.

Armstrong proposed that the 13 policies draft will be reviewed starting and completing in September. By mid-September, it is hoped that significant work can be completed on the projects as well. This would allow these topics to be covered in community workshops on September 29 and October 13. Additionally, Armstrong proposed a date of mid-November for a draft LWRP to be sent to the Village Board so that the Village Board can process it before the new calendar year. He also mentioned that significant portions of the grant are being held in reserve to spend on Implementation (consistency review and zoning changes implied by the LWRP).

Stephanie Hawkins said that she had been told that there was a new section of the Open Meetings law that limits public body meetings to no more than 2 people; more than 2 people requires a legal notice. Armstrong said that he would consult with Village Attorney Gaba on this.

Discussion on Projects: updates , priorities

Armstrong distributed the list of projects from April 26. The projects need to be vetted at a Village Board meeting at which time the Village Board will approve or disapprove each of the projects. There was discussion on consolidating some of the projects such as consolidation of River Walk and Trails Access Improvement. There is also some research/information that could be added to some of the project descriptions, such as the BTU cost of natural gas heating versus oil heating. Half a dozen projects are already completed (relative to the SB LWRS) and require little or no additional SB action; an example would be the incorporation of David Hardy's comments on educational opportunities at Dockside. Impellizzeri and Doyle will work with HMP members to incorporate comments from the HMP group. It was pointed out that the SB is not a decision making board, and that it is up to the Village Board to decide which projects to support or reject.

Relative to Metered Parking, additional work might entail identification of vendors, and updating of the data.

It was suggested that, for each project, the SB should develop an outline of what the project might include and the arguments for doing the project and then present this to the Village Board in a public meeting. Then, the SB should request that the Village Board take a vote on whether the project should continue to be investigated in the LWRP. After some discussion as to what process to follow, it was agreed that the Village Board should be asked what information they require to make a decision.

It was agreed that the following projects could go into the I&A section: natural gas potential; noise; parking safety; burying power lines; Cold Spring Boat Club. The following projects could stay as projects: Dockside; RiverWalk/trails access improvement; Overlook Park; metered parking; garbage collection/recycling; ferry/excursion boat service.

It was recommended that SB members review the Athens and Saugerties LWRPs. They can be found on the DOS website under approved LWRPs.

Public Comment

There were no public comments.

Adjournment

Impellizzeri made a motion to adjourn. This was seconded by Fadde and unanimously approved. Meeting adjourned at 9:40 pm.

Respectfully submitted,
Marie Early, Secretary

Signed,

Mike Armstrong