

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

**Minutes
Meeting of August 9, 2012
At Village Hall, 85 Main Street**

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

Absent: Karen Doyle, Anthony Phillips, Michael Reisman

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

Remarks of Chair

Mike Armstrong said that the Greenway money (\$767) has been received by the Village. He said the Village Board is going through the LWRS projects – Dockside, Riverwalk, Village Garage have been reviewed thus far; he expects Marathon will be reviewed at the meeting on Aug. 21. The James Hartford proposal for the Village Garage site was discussed. There has been very little discussion on any of the project topics.

The GreenPlan contract has just been received; discussion on this will be deferred to agenda item #5.

Armstrong spoke with Mayor Gallagher who told him that there has been no change to State law concerning open meetings and the quorum issue. If a meeting does not have a quorum, the meeting can proceed; if the meeting does have a quorum, the date, time and location of the meeting must be published in advance. There will be a session on Open Meetings laws on Aug. 15 at the North Highlands Fire House at 7pm.

Minutes – July 12, 2012

Cathryn Fadde made a motion to approve the July 12, 2012 minutes. The motion was seconded by Anne Impellizzeri and approved unanimously.

Report of Planning Board Liaison

Dick Weissbrod reported on Planning Board activities:
Environmental issues will be discussed at the August 16 meeting.
Elmesco will also be on that agenda; it appears that the biggest issue with Dunkin Donuts will be the traffic “mayhem” within the lot. Dunkin Donuts has been asked to

evaluate the elimination of the drivethru but the preliminary response is that Dunkin Donuts is not building without drivethrus.

There are discussions with Paul Guillaro concerning who will pay GreenPlan for the work that GreenPlan has done on the Butterfield project.

Projects Updates

Marie Early distributed and spoke about the visit she and Anthony Phillips made to Highland Falls to speak with the Mayor of Highland Falls about the possibility of ferry service between Highland Falls and Cold Spring. It was decided that possible ferry service should be included in the I&A along with any known conditions about such service (such as where would duck boats come ashore in Cold Spring, how would they be permitted, etc.). The thinking was that ferry service would not be feasible for the Village to sponsor, but that the LWRP should outline benefits and issues of such service.

Impellizzeri and Armstrong said that they had spoken with Jaimie Ethier about the state of the LWRP. Jaimie told them that, relative to the I&A in the LWRP, the projects described in the LWRP are in good shape (“more than sufficient”); more detail in terms of implementing (benefits, partners, costs) would be appropriate in the LWRP, although it is not required. Also more detail on soil, wildlife and other natural resource topics should be added to the LWRP. Thus far, the VB has not approved or disapproved any of the projects; however, the Mayor stated that he does not want to proceed with Overlook Park while the salt shed and Village Garage are still located on the site.

GreenPlan Contract and Workplan review

As stated earlier, the GreenPlan contract has just been received. Armstrong reported that the \$5,000 total expenditure cap is still in place. If the GreenPlan contract is approved, the \$5,000 cap would be removed. There was discussion about how to review the GreenPlan contract as quickly as possible so that the contract can be recommended to the VB for signing, and the cap removed. Weissbrod made a motion that Impellizzeri and Armstrong be responsible for reviewing the GreenPlan contract and, if no major changes are required to the contract, recommending to the VB to sign the contract. The motion was seconded by Fadde and approved unanimously.

Review and Discussion of GreenPlan Draft Inventory and Analysis

There was discussion about the draft I&A. It was felt that some important topics are missing, for example, demographics, economics, village character. So the question was raised as to what topics should be in the I&A. According to Jaimie, the I&A should set up the 13 policies and the projects. The structure of the I&A section seems to work.

Some errors were noted. Some proposed new maps need to be evaluated to determine if they should be developed and included. SB members were asked to provide

their comments on the GreenPlan draft to Armstrong. He and Impellizzeri will itemize those changes to the current draft, and identify those topics that are missing, and then communicate these changes to GreenPlan.

There was discussion about what properties should be included or excluded from the section “Vacant, Underutilized, and Deteriorated Properties”, why those properties are included and whether that is the appropriate heading for the topic. Some suggestions were made for additional properties to be included.

It was noted that it would be appropriate to issue a press release once the GreenPlan contract is signed.

Early updated the SB on the status of the HMP work group activities.

Armstrong noted that there is a new process for coal tar remediation which freezes the materials in place prior to removal. If a description of the process can be found, it will be forwarded to the SB members.

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 9:09 pm.

Respectfully submitted,
Marie Early, Secretary

Signed,

Mike Armstrong