

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

**Minutes
Meeting of November 29, 2012
At Village Hall, 85 Main Street**

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

Absent: Stephanie Hawkins, Anthony Phillips, Michael Reisman

Also in attendance: Michele Greig, GreenPlan

The Chair called the meeting to order at 7:40 pm.

Remarks of Chair

Mike Armstrong said that on Tuesday, Nov. 27, the Village Board approved the Greenway grant application in the amount of \$10,000 prepared by Anne Impellizzeri; grants will be announced on Jan. 9, 2013. The purpose of the grant would be to strengthen the LWRP including sea level rise and climate change. Impellizzeri has not yet been successful in talking with Jaime Ethier about this grant application since it must dovetail with the DOS grant.

The DEC is preparing a Letter of Intent (LOI) for a demonstration shoreline stabilization project. When ready, the LOI will be sent to the Special Board who would recommend it to the Village Board. The draft LOI is currently in Linda Cooper's hands. The LOI would also have to be endorsed by a number of other entities; the ultimate goal is to prepare a grant for the shoreline stabilization project.

The meeting on Dec. 6 will be held in the small conference room. Armstrong is trying to obtain speakers on climate change for the Jan. 19 Community Outreach meeting. Kristin Marcell (DEC) has said she can do it; Armstrong has to follow up on this. Sacha Specter (Scenic Hudson) is another potential speaker. Both may be able to present the issue using impressive graphics. No new news has been received from Village Attorney Steve Gaba on underwater boundaries. Armstrong and Impellizzeri attended a conference in Peekskill where both Kristin Marcell and Sasha Specter were speakers and they were excellent. They used LIDAR maps in their presentation which were very impressive. It is not clear if either or both speakers will be able to speak to the Special Board prior to the Jan. 19 meeting.

Minutes – November 8, 2012

An error was identified in the draft minutes. Dick Weissbrod made a motion to approve the November 8, 2012 minutes as amended. The motion was seconded by Karen Doyle and approved unanimously.

Report of Planning Board Liaison

Dick Weissbrod reported on Planning Board activities:

Nothing has been received to date on the Butterfield project.

On Elmesco, the new traffic report has been received; the traffic engineer reported nothing that is problematic. The Planning Board vote on Elmesco will be held on Dec. 4.

Report of HDRB Liaison

Marie Early reported on HDRB activities:

At the Nov. 14 meeting, David Rothenberg's application for windows was approved; Camille Linson's application for a dormer was approved. The public hearing at that meeting on Kari Reiber's application for a porch had no comments and was approved.

Mr. Guillaro requested a delay to Dec. 5 of the Public Hearing on the demolition of the entire building. The HDRB met on Nov. 28 to prepare for that Public Hearing.

Discussion on Meeting and Workshop Schedule

Section 4 has two parts – 1) proposed land and water uses, and 2) proposed projects. Armstrong asked everyone to think about how we should handle these – for example, should we just pick up what is in the LWRS, have some people review these and recommend changes? Please provide your thoughts as to how to approach these in next month's meeting including who should work on these and a schedule. Impellizzeri pointed out that the projects had been reviewed at a prior meeting; that conversation should be brought into our considerations about how to approach projects.

Armstrong proposed that we schedule meetings on Jan. 10 and Jan. 17, 2013 to prepare for the Community Workshop on Jan. 19. If the speakers can be scheduled for Jan. 19, the topic of sea level rise and climate change will take up a portion of the workshop, probably an hour. Should additional topics also be discussed in the workshop? Originally, the Jan. 19 workshop was intended to discuss the policies. It was agreed that discussion on including policies in the Jan. 19 workshop would be held until after the discussion on the Draft Coastal Policies. The schedule of meeting on Jan. 10 and Jan. 17 was agreed to; possible venues for the Jan. 19 workshop are the Haldane music room or the VFW.

Draft Coastal Policies

The question was asked as to how Section 3, Local Waterfront Revitalization Program Policies, will relate to the CP? Michele Greig responded that the SB had received a 45 page document from Jaime Ethier that lists all the state policies and gives the state's language in describing and discussing the same. The LWRP starts with that, the state policy. First question for each policy is does it apply? If it does apply, does it need to be modified to reflect local conditions, the vision and goals that the local community has articulated? If the policy does not apply, the state language itself can be used. If the SB has spent significant time on a particular topic and reached agreement on the topic, the state policy can be modified to reflect the local discussions and agreements as long as the restated policy continues to reflect the state policy. This is why the state recommends developing a LWRS (strategy) first, because it causes the locality to think about what they want in terms of strategies and plans, which then can be reflected in the policies. The LWRP is a different document and a different type of document from a CP. Any action which is subject to SEQRA will have to demonstrate it is consistent with the policies in an LWRP. For example, if the Village decides to apply for funds to develop Dockside, the development plan must be evaluated by the State against the Village's LWRP. The LWRP draws from the CP and the LWRS, and restates and evaluates the elements from those documents using the state's policies. Since the development of the CP and the LWRS, new issues have arisen in the Village, such as formula businesses. How is a new issue such as that handled, can it be put in the LWRP? Michele recommended that formula businesses be handled as an amendment to the CP, although she said it may be possible to address it in the LWRP via specific elements such as prohibiting drive-thrus because they disrupt pedestrian traffic. Zoning amendments are based on a CP.

Armstrong then asked for comments and questions on Section 3. The SB worked through Section 3, Policy 1. After much discussion and comments, Armstrong asked that SB members document all their comments on the policies received so far to him by end of day Tuesday, December 4.

Formula Business Review Update, next steps

Michele Greig reiterated her recommendation that an amendment should be made to the Comprehensive Plan; she is hesitant to introduce it first in the LWRP. Zoning amendments are based on the CP, not the LWRP, but they (zoning) must be consistent with the LWRP. Michele felt that there are strong arguments in the CP today to advocate a prohibition on drive-thrus, and trademark architecture which would most likely mean that formula businesses would not locate in the Village. She mentioned that some areas permit drive-thrus for banks only if they are restricted to the back of the bank. Impellizzeri reminded the SB that the Village has asked the SB to provide a report on formula businesses. Stephanie Hawkins, Marie Early, Anthony Phillips, Dick Weissbrod have accepted assignments on this. They were asked to prepare a report for review by the SB and then submission to the VB; the target is to have the report to the SB by early

January. Comments should be sent at least a couple of days before the January 10 meeting, so they can be reviewed

Public Comment

James Hartford recommended that the SB not limit trademark architecture to the commercial area. He said that sea level rise is more tangible to the Village than climate change. He said the Village should be encouraged to reduce carbon emissions and that he'd like to see this as an objective, that the Village take the 2030 challenge. Michele said that an LWRP can set goals that are not in a CP.

Adjournment

Early made a motion to adjourn. This was seconded by Weissbrod and unanimously approved. Meeting adjourned at 10:08 pm.

Respectfully submitted,
Marie Early, Secretary

Signed,

Mike Armstrong