

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

**Minutes  
Meeting of March 14, 2013  
At Village Hall – 85 Main Street**

**Present:** Mike Armstrong, Chair; Anne Impellizzeri, Vice-Chair; Members: Karen Doyle, Marie Early, Michael Reisman, Dick Weissbrod

**Absent:** Cathryn Fadde, Stephanie Hawkins, Anthony Phillips

The Chair called the meeting to order at 7:54 pm.

**Remarks of Chair**

Mike Armstrong reported that the Village Board had a brief discussion on the Formula Business report at the VB meeting on March 12. He asked that SB members get back to him by March 25 on the Village's draft law; it will be discussed at the March 28 meeting. Armstrong further explained that the Formula Business report is very valuable and could be used by the Village Board if there is litigation. Armstrong said that CHA has produced a report on the Main Street project (trees, sidewalks, sidewalk ramps, storm water drainage) and that the report is going to be put on the Village website. Armstrong said that Greenway funding requires volunteer time, so he reminded the members that they should hand in their timesheet; volunteer time is considered at the rate of \$25/hour so the Special Board needs 240 volunteer hours to cover the Greenway grant. The volunteer hours reporting can start accumulating at Jan. 25, 2013. The Greenway funding will start to be used now, so it is urgent that members start turning in their timesheets now. Lastly, Armstrong asked that issues on the Butterfield site be communicated at the March 28 meeting (this is related to Mr. Guillaro's request that all issues that have not yet been raised be communicated to him).

**Minutes, Feb. 28, 2013**

Dick Weissbrod made a motion to approve the minutes from Feb. 28, 2013. The motion was seconded by Karen Doyle and approved.

**Report of Planning Board Liaison**

Weissbrod had nothing to report.

**Report of HDRB Liaison**

Marie Early reported that there had been a public hearing on a proposed one story addition to the Locastro/Musso house on Parrott Street. The addition was approved.

### **Climate Smart Communities Recommendations**

Weissbrod reported that his research showed that it would be a lot of work to become a Climate Smart Community, with not much benefit. A task force must be formed, goals must be established. He further said that at some point in the future, this may be something the Village wants to pursue when the Village has the time and/or people to work on this. He reported that Climate Smart Communities have access to a regional engineer in Albany; the company that that engineer works for does primarily railroad work. Weissbrod said that it appears that the primary goal of the program seems to be to put solar panels on public buildings. Weissbrod will follow up with Kristin Marcell to confirm his understanding.

### **Drake Loeb Report on Village Boundary**

Michele Greig has recommended that there is no need to modify the document based on the Drake Loeb report on Village Boundary, and the two Drake Loeb memos be included in the Appendix of the LWRP. This was agreed by the members.

### **Land Use Recommendation, update and discussion**

Early reported that she had prepared a comparison of the Existing Land and Water Use map to the Future Land and Water Use map and that this comparison had been sent to all members, and to Michele and that no feedback had been received yet. Michele asked for a comparison of the Zoning map to the Land and Water Use maps, and this had been prepared and sent to Michele. Armstrong, after reading Michele's email, asked if the differences were just "name changes" or was there more to it than that; what are the definitions of the categories used in the two Land and Water Use maps? There was discussion on the topic. Early will follow up on Michele's request. Anne Impellizzeri will follow up with Michele on potential change of use – what should be done about that in the LWRP? What is the process on making changes? If and how?

### **Inventory and Analysis update**

Armstrong said that the intent is to share the draft I&A and Policies sections by the end of the month with the standing board and departments, soliciting their preliminary suggestions and comments. Armstrong asked members to look at the Summary, Goals and Issues section (which is a new section) and give it their full attention. Maybe the Goals from the CP and LWRS should be restated in the LWRP, with reference to the CP

and LWRS – Impellizzeri will follow up with Michele on this. There was discussion on #7 (single vehicular bridge limiting development west of the railroad tracks) and whether there are not other reasons for limiting such development. Michael Reisman will try to draft something on construction and reconstruction and land use in the flood plain (#7). This section (Summary, Goals, Issues) will be reviewed at the March 28 Special Board meeting. Armstrong suggested obtaining new language from Michele for the whole section.

Early remarked that she had sent changes to I&A in early February and they were not in the latest version of the I&A; Early will send those changes to Armstrong. Armstrong said that he had changes to the issue of access to the Marathon site / West Point Foundry site / Campbell estate. Bruce Campbell had suggested to Armstrong extending Lunn Terrace to the old Marathon road (“Market Street”) (at the northern tip of the Cove) and then turning east and connecting to the southern end of Kemble Avenue. Another area of traffic concern is the traffic pattern at Haldane – there is no through path through Haldane; traffic coming west on Craigsides drive is dangerous – a traffic light would help. An alternative might be to extend Fishkill Avenue to intersect with Craigsides Drive although it is a very steep drop. Benedict Road has a similar problem when trucks are unloading at Foodtown. Armstrong also mentioned inclusion of the Village Garage site under “Goals and Issues”, maybe extending this to “Goals, Issues, Opportunities”. The Dockside stabilization was also identified for inclusion in this section. Early asked what is intended to be included in the draft document which will be sent out to boards and departments for review – such as maps and photos. Armstrong said that maps and photos would NOT have to be in that draft. Armstrong said that he is pursuing inclusion of the LIDAR map for inclusion in the document but has not yet received approval/agreement. Armstrong also said that Jaime Ethier’s comments on the public trust document also need to be included.

### **Policies Section – finalization for draft release**

Policy 1 was re-reviewed. The changes will be sent to Michele with a request for an updated version by March 25. Early and Impellizzeri will give their changes to Armstrong who will get them to Michele.

### **Schedule Discussion: Presentations, document preparation**

The goal is to have the draft document to the Village Board by the end of May. A public meeting in May may be scheduled to review the draft document. So what should be the content of the May public meeting? In an effort to incorporate comments from the boards and departments, we should ask for their comments by April 30. The full document should be given to the boards/departments highlighting those sections of particular importance to them. Weissbrod said that the Planning Board meeting will be April 2, and he will not have enough time to prepare the PB for a review. The transmittal letter will be critical for the boards/departments; the letter should position the document

as to when it will be used and how it will be used. It will state that this is a courtesy copy, and if they have any comments and/or suggestions, we would appreciate hearing from them by April 30. A public meeting could be held on May 11 or May 18. By that time, we should have the I&A, the Policies sections, Land and Water uses, Implementation. What concrete topics could be presented? Projects seem to be relatable. Impellizzeri will review the contract to determine what must be presented at public meetings. Issues may be the topic to present. Projects, Issues and Opportunities seem to be the best topics to present. The SB may have to have an additional meeting in May, May 2, to plan for the workshop. There should be a fairly complete draft prior to the workshop. June 27 is the target publication date to the Village Board, and the start of agencies' reviews. April 1 is the target date for the preliminary draft. Armstrong will draft a preliminary transmittal letter – what are we asking the boards/departments to do, and why is this important to them?

### **Public Comment**

Are you trying to get LIDAR maps? Answer: Yes, and we would like to post it to the Village website (the LIDAR map that was presented in the January workshop on “Hurricanes and High Water”).

How realistic is it to expect that streets will be extended (e.g., Fishkill Avenue)? Answer: We look at and listen to possibilities. The elevation change is the challenge to the Lunn Terrace extension, as well as to a link between Marion Avenue and Kemble Avenue.

### **Adjournment**

Weissbrod made a motion to adjourn. This was seconded by Doyle and unanimously approved. Meeting adjourned at 9:49 pm.

Respectfully submitted,  
Marie Early, Secretary

Signed,

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Mike Armstrong

