

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

**Minutes  
Meeting of April 11, 2013  
At VFW on Kemble Avenue**

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

**Absent:** Anthony Phillips, Michael Reisman

The Chair called the meeting to order at 7:33 pm.

**Remarks of Chair**

Mike Armstrong stated that no additional invoices have been received from GreenPlan, and that \$4,000 volunteer matching hours have been recorded thus far. This leaves the SB \$2,000 short for the \$6,000 requirement for the Greenway grant, so completing timesheets over the next 2 months are very important for SB members. The Village Treasurer has received reimbursements for all expenditures that have been filed thus far. She will start working with Armstrong, Anne Impellizzeri and Cathryn Fadde next week on additional reimbursements. Both Armstrong and Impellizzeri stressed that we are very tight on funds.

Armstrong said that the Village had advertised for volunteers to fill the SB slot vacated by Stephanie Hawkins although this action was not discussed with Armstrong. Armstrong said that he felt that, given that the SB is just a few months away from completing the LWRP, filling the position was not recommended. Impellizzeri made a motion to recommend to the VB to leave the position open and not fill it. The motion was seconded by Cathryn Fadde and approved unanimously.

**Minutes, March 14 and March 28 Meetings**

Impellizzeri made a motion to approve the March 14, 2013 minutes. The motion was seconded by Dick Weissbrod and approved unanimously (Cathryn Fadde abstained since she was not present at the March 14 meeting).

Weissbrod made a motion to approve the minutes from March 28, 2013. The motion was seconded by Impellizzeri and approved unanimously (Fadde abstained since she was not present at the March 28 meeting).

**Report of Planning Board Liaison**

Weissbrod had nothing to report.

### **Report of HDRB Liaison**

Marie Early reported that at the HDRB meeting the Chamber of Commerce submitted an application for 14 planters to be placed on the Main Street area (4 on the dock, 10 on Main Street). The planters are 30 inches square and will be constructed by BOCES. The HDRB approved the application

Ju-hee Lee-Hartford described some changes to the plans for the Meyer residence on Kemble Avenue. The changes (movement of doors and windows on the east and south sides) were approved.

### **Schedule Update**

Armstrong reviewed a full, tentative schedule which had been discussed and reviewed by Armstrong and Impellizzeri with Jaime Ethier (DOS), and Ted Fink and Michele Greig (GreenPlan), which will lead up to a SB vote on June 27 to send the LWRP to the Trustees. The steps to achieve that schedule have Michele working on the Implementation section, the Land and Water Use section, and the State and Federal actions section (this section has been drafted by Jaime Ethier and will be modified by Michele to include local actions specific to Cold Spring). She will have these sections to the SB by the beginning of the week of April 25 so that they can be reviewed at the April 25 meeting (the State and Federal actions section have a lower priority for the April 25 date). At the May 9 SB meeting, the SB will work to incorporate into the LWRP comments received from the Village's standing boards and department heads (due April 30). The May 18 public workshop fulfills the second of the meetings required by the DOS contract. By the end of the week of May 20, a draft LWRP is to be released to the Department of State for a preliminary review; this draft must include everything – appendices, maps, etc. This is not a contractual requirement; rather, Jaime is trying to assist the SB by providing early feedback. The DOS has scheduled attorneys to review the draft the first 2 weeks of June. The DOS will provide feedback to the SB by the third week in June. At the June 27 meeting, the SB will amend the document as necessary based on DOS feedback and the results of the May 18 public workshop, and then the SB will vote on releasing the LWRP to the VB for their acceptance on that same date (June 27). Armstrong said that the only role the VB has is to accept the LWRP and pass it to the State; however, Armstrong further said, after consultation with Impellizzeri and the DOS, the recommendation is that the SB to recommend to the VB to hold a public hearing on the LWRP. After the public hearing, it is expected that the VB will vote to accept the document and forward it to the DOS. At that point, the DOS will send the document out for the agency review; the agencies have 60 days to comment on the LWRP. The DOS coordinates this action entirely. The DOS will provide to the SB any feedback received from the DOS and agency reviews. This could then put us at early September. The Village has to do a few things. The Village must make changes in the

laws that are stipulated in the LWRP – at a minimum, a consistency law will be required. A SEQRA review must be conducted for the changes in the law. These laws must be adopted by the Village although there is no timeframe for doing so. An LWRP cannot be adopted until the laws are adopted and the SEQRA review has been conducted.

Armstrong was asked if there are sufficient funds for all this; his response was that he is keeping \$3,000 in reserve. The schedule has been reviewed with Ralph Fallon (Mayor) and Stephanie Hawkins (VB Liaison); Hawkins was going to communicate/coordinate with Matt Francisco (also the VB Liaison).

### **Projects Section, LWRP: Discussion**

In a previous meeting, it had been agreed that the 3 major projects from the LWRS would be incorporated in the LWRP – Dockside, Village Garage Site, Marathon.

It has been suggested that the Dockside project be updated for sea level rise and climate change, shoreline stabilization and the likelihood of getting a grant for the planning phase, the Metro-North underpass from Nov. 4, 2011 saying an underpass was impractical. The approach for these updates was discussed – a preamble or inclusion of the topics in the body of the text. Impellizzeri will work with the Dockside group members to determine how best to modify the Dockside portion of the Projects section.

For the Village Garage site, modifications need to be made for the BBBB on-site storage, and for the salt situation (there have been discussions about the Town materials).

For Marathon, Michael Reisman will be asked to review the current project description in the LWRS and maybe recast it as vehicular access with the possible addition of potentially only geothermal drilling. This will be deferred to the next meeting.

There are a series of other, smaller projects in the LWRS. Impellizzeri pointed out that the inclusion of these projects in the LWRP strengthens the likelihood of obtaining grants for these projects. It was agreed that some of these would be put in the LWRP, that they would be moved from the LWRS and updated as appropriate. The projects and the people who will work on them are: RiverWalk (Impellizzeri); Parking, metering (Armstrong); the Grove; Cold Spring Boat Club (Armstrong); Foodtown Area (Doyle); Main Street Project (proposal from CHA) (Armstrong); Parking Lot East of Metro-North Station; Parking and Safety at the Ballfield and Drug World lots; Sidewalk and Trails Access Improvement Program; Fire Company Building Improvement Project; Water Distribution System Upgrades; Storm Water Management Upgrade (Armstrong); Wastewater Treatment Plant Upgrades. The following projects will not be included in the LWRP: Playing Field Project, Butterfield Hospital Site, and Dog Run. Weissbrod will draft a potential new project on “Capital Budget” with potential involvement by GreenPlan. All this work will be reviewed at the first meeting in May. SB members were asked to create drafts of their work and send to SB members prior to that meeting.

## **Local Commitment and Consultation Section**

This will describe our outreach activities since 2006. Impellizzeri volunteered to develop this section.

## **Assignments for Appendix Preparation**

Early and Karen Doyle volunteered to work on this. Armstrong will be the owner of the LWRP document going forward. He also identified the need for photos and graphics for the document which he will work on over the next few weeks.

## **Plans for Spring LWRP Workshop: topics, format**

There was discussion about the May 18 workshop. Impellizzeri identified the need (by contract) for three public meetings; the public information meeting on May 18 would be the second. It was agreed that the workshop would start with a brief overview of the process for the LWRP with emphasis on the relationship of the CP to the LWRS to the LWRP and how the LWRP will provide benefit to and be used by/in the Village, followed by discussion on the Goals, Issues and Opportunities identified in the LWRP, and then ask the public if each of these topics contain the correct elements.

## **Letter from Ted Fink regarding the CHA Proposal**

Armstrong had sent SB members a copy of the GreenPlan letter of April 11, 2013 regarding the Main Street project (the CHA proposal). In the letter, Ted Fink identified the fact that there is no LWRP at this time so there is no requirement for an LWRP consistency review; however, there is an issue of consistency with the Comprehensive Plan. The Department of Transportation is the agency that is responsible for ensuring that plans are consistent with municipalities' Master Plans which is why CHA is asking the Village for its evaluation of its (CHA's) plan – the DOT will be looking for this evaluation. Ted looked at the Comprehensive Plan and identified a number of areas in the CP which the CHA plan is not addressing. Armstrong asked if the SB feels that the SB should send Ted's letter to the Board of Trustees as an example of how projects should be evaluated relative to the CP (and the LWRP in the future), and also containing specific CP issues with the CHA plan. Impellizzeri made a motion to refer the GreenPlan letter to the Village Board. The motion was seconded by Early and approved unanimously.

## **Public Comment**

Barney Molloy asked about the date of receipt of the letter from GreenPlan (April 11, 2013); he said the GreenPlan letter needs to be forwarded to the Village Board immediately; he asked the time for the May 18 workshop (it is expected to be 2 to 4 pm, the venue is TBD); the Boat Club write-up should include the latest status of the tar removal project (the DEC recent borings) and the possible razing of the Boat Club building.

### **Adjournment**

Early made a motion to adjourn. This was seconded by Fadde and unanimously approved. Meeting adjourned at 9:19 pm.

Respectfully submitted,  
Marie Early, Secretary

Signed,

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Mike Armstrong