

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

**Minutes
Meeting of August 8, 2013
At Village Hall – 85 Main Street**

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

Absent: Anthony Phillips, Michael Reisman

Also in attendance: Stephanie Hawkins, Village Board liaison to the Special Board

The Chair called the meeting to order at 7:31 pm.

Remarks of Chair

Mike Armstrong opened the meeting and asked Stephanie Hawkins to update the Special Board on the Consolidated Funding Application (CFA). Stephanie reported that Ted Fink (GreenPlan) is preparing a CFA for submission to the State in the amount of \$100,000. \$25,000 of that amount will be for in-kind matching and will be earmarked for the Historic District Review Board (HDRB) to update their code, and \$50,000 would go to rezoning. She explained that, according to Ted, the State grant only requires a 25% match, not 50% match. There was confusion about the total amount and the required match; Stephanie volunteered to get back to the Special Board with a clarification. The projected timeline is 18 months. The Village Board has already approved that Ted Fink will submit the application but the VB has not yet approved the package itself. The VB will defer to Ted Fink on the matter. The next VB meeting is August 14; the package is due to be submitted August 9. The VB has decided that Ted will work on the zoning changes if the grant is approved by the State; Mike said there will not be an open process to select the firm to work on the zoning changes - the work will be done under the existing LWRP contract with GreenPlan, which will be amended and updated. Mike and Anne Impellizzeri provided Stephanie with considerations for the application process, since they had submitted a CFA previously which had been approved.

(See **Additional Notes** at end of minutes.)

Armstrong said that a Request for Proposal (RFP) has been issued for the Dockside stabilization project. The amount allotted to the proposed design work is \$75,000; the work is to develop detailed construction documents for a stabilization plan. Proposals are due back to the State by Aug. 22. The decision on the proposals is expected on or about Sept. 20 with an intended start time of Oct.7 and with a finish date of Oct. 14, 2014. This is being funded by a group of state agencies including the DEC (lead agency) and Office of Parks. Impellizzeri pointed out that this will require public participation with some, if not all, of the meetings in the Village of Cold Spring, with the Village

Board among the participants in the project (Impellizzeri had provided input to the project asking that the meetings occur in the Village).

Impellizzeri had sent a list of questions which came out of the June meeting with the Village Board to Jaime Ethier; he has not responded yet. She will forward her communication with Jaime to Ralph Falloon and Stephanie.

Impellizzeri has submitted the quarterly report on schedule with Armstrong's help. She will forward that report to the SB. Armstrong is not aware as to whether the State has yet reimbursed the Village for its first claim (approximately \$20,000).

Minutes, June 27, 2013 Meeting

Dick Weisbrod made a motion to approve the June 27 minutes. The motion was seconded by Cathryn Fadde and approved unanimously.

Report of Planning Board Liaison

Impellizzeri reported that the Planning Board is now down to three members – Barney Malloy (chair), Arne Saari and Anne; Weisbrod resigned as did Jimmy Zuehl who's job requires him to travel to China. The Mayor will appoint two people to the Planning Board; there are currently 5 candidates. The objective of the PB is to adhere to the letter of the law and to expedite the process as much as possible. At the next meeting of the PB (Aug. 21), it is expected that there will be a formal application from Mr. Guillaro for Butterfield. The PB has formalized appointment of a special counsel for the Butterfield project. The PB has begun work on SEQRA process – and expects it to begin the formal process on Aug. 21 as lead agency. Impellizzeri spoke about some of the elements that are expected to be included in the SEQRA process including consistency with the concepts in the Comprehensive Plan such as Village Character.

Review of LWRP Sections

- a. Review of HDRB Comments** – The HDRB had provided detailed comments particularly in the I&A and Policies sections. If the SB agrees with specific comments, those should be included in the “mothballed” version of the LWRP. Most of the comments are to flesh out detail, to clarify some things, change some grammar; but there are also changes that are more material which were the focus of the discussion. There are changes which seem to extend the definition of what should be protected under the HDRB; provide detailed descriptions; or appear to be foundational – none of which are the purpose of the LWRP. A motion was raised to not incorporate the changes identified in the first paragraph of the HDRB comments and was approved 4 to 2 (Impellizzeri and Weissbrod voted against the motion). This was the only item that had a motion raised on it. The other

changes were discussed and for each, it was agreed that they would be incorporated or the original wording would be left as is. Marie Early will make the changes to the LWRP document.

- b. Review of Community Involvement Section (Section VII)** – Some changes were identified.
- c. Other Sections** – Also to be included are the Glossary, the Chronology and the Bibliography. Photos could potentially be included.

During the above discussions (a, b, c), there was clarification of the “mothballed” document – it was agreed that the “mothballed” document represents what is accepted by the Special Board.

Schedule Discussion

It was agreed that the Special Board would reconvene on Oct. 24. Agenda items will potentially include archiving, Jaime’s responses to the Village Board, and administrative topics (e.g., timesheets, finances).

Public Comment

Barney Molloy thanked Impellizzeri for her role as Planning Board liaison.

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,

Mike Armstrong

Additional Notes

Subsequent to the Aug. 8 SB meeting, Stephanie provided the following update:

The CFA submitted includes the following proposed budget.

The total project is described as \$100,000.

The grant application is for \$75,000.

The Village's in-kind share is \$25,000 (25% of the project total and 33.33% of the grant).

There is no requirement that professional services agreements be included in the application.

Total (grant/share)

Draft Revised Zoning \$55,000 (41,250/13,750)

Draft Revised HD Chapter \$24,000 (18,000/6,000)

Public Mtgs 3x \$2,000 (1,500/500)

Final & Adoption Zoning \$12,000 (9,000/3,000)

Final & Adoption HD \$7,000 (5,250/1,750)