

**Board of Trustee Public Hearing and Workshop Meeting
October 21, 2008**

The Board of Trustees for the Village of Cold Spring held the continuation of a public hearing, originally held on October 14, 2008, for the renewal of the cable franchise agreement with Cablevision Systems Corporation. Meeting held on Tuesday, October 21, 2008 at 7:30 p.m.

Attending: Mayor Anthony Phillips, Trustees Gordon Robertson, Seth Gallagher, Edward T. Mancari and John Teagle

Also: Roger Connor, Director of Government Affairs, Cablevision Systems Corporation

Public: Thomas Valentine, Thomas Rolston, Karen Dunn, Carol Casparian and Kevin Foley of the PCN&R

Mayor Phillips opened the meeting. He explained that the board had the option of accepting the contract currently under consideration with a five percent franchise fee or adopting a resolution that would modify the contract and provide for three percent fees. The expiring contract (May 27, 2008) has 3% franchise fees. Roger Connor explained that all municipalities in Putnam and Dutchess Counties, except the villages of Cold Spring and Nelsonville have 5%. After discussion, the board voted and unanimously approved the attached **Resolution #2008-43** accepting the draft agreement with Cablevision (5% franchise fees) and authorizing the Mayor to execute the contract. Roger Connor explained that Cablevision would apply to the Public Service Commission and this would take approximately three months.

After the public hearing, the board continued with a workshop.

The Board voted on and unanimously approved the attached **Resolution 2008-44** authorizing budget adjustments to cover unemployment benefits, traffic control equipment, refuse and recycling equipment and to adjust revenue accounts.

Alice Disanto offered to donate flowers or a tree in memory of a friend who recently passed away. Mayor Phillips will follow up.

The board discussed unpaid bills for repairs to the fire siren. Trustee Robertson suggested tabling this matter and inviting the Cold Spring Fire Company Board of Governors to attend a workshop. The board agreed and requested that a formal invitation be extended to the fire company to attend a workshop to discuss bills for fire siren repair and any other pending issues.

Village Justice Thomas Costello researched computer software options to track parking tickets. A service is available that provides village access to tracking software with the contractor receiving twenty percent of all fees collected. However, the village would be responsible for performing data entry. Another option is to purchase additional software from the company that supplies the court module for \$2,100 with annual support fees of \$300. The Judge recommends the purchase option and expects an increase in revenues. Additionally, he recommends increasing fees. Trustee Robertson would like to determine if Harris Software, used for accounting and utility billing, supplies such a program. The current budget has \$750 allocated, \$1350 would be required.

The Grove Discussion

Mayor initially read a resolution that was adopted by the board in 2003. At that time, the board agreed that if the Grove property was sold within five years, funds would be returned to the property owner, L. Petrocelli. Mayor Phillips reviewed the history of the village's acquisition of the property, the formation of a committee, receipt of a donation, and the board's focus on placing the property on the State and National Register. He explained that Steve Tilly, Architect was hired to assist the village and through research determined that the mansard roof and third story was an addition. The village discussed the removal of the third story with state representatives and they have agreed to restoration of the hip roof.

Trustee Gallagher favored sale of the property and didn't see the need to have national register designation prior to sale. Tom Valentine pointed out that it was clear that this property was not donated to the village to become a profit maker. The national register status should open avenues for funding and no tax payer funds will be used. Trustee Gallagher didn't think that the village would be able to collect sufficient funds to restore and pointed to the lack of progress to date. Additionally, he doubted that the hip roof was the original and mentioned a letter written by Dr. Lente to Richard Upjohn at the time of construction which talks about the layout of the third floor.

Karen Dunn (former Trustee) added that a decision was made in the past that the building deserves protection and she thinks there was a vote to proceed with the removal of the mansard roof.

T. Rolston who resides adjacent to the building expressed his concerns about the appearance of the building and construction fence and expressed his frustration with the lack of progress. He also mentioned discussions with the anonymous donor who was willing to have the funds used for other purposes and wanted something to happen to the building. Mayor angrily confronted T. Rolston and later apologized.

Trustee Robertson commented that this was a gift to the village with a five year time frame but legally one could argue the right to sell. Also, five years is a small amount of time.

Trustee Teagle would love to see the building restored but in the past five years no use has been suggested and the village has no intention of using it. Also, there isn't sufficient land to have adequate parking for a museum.

Trustee Gallagher asked to have the resolution that was adopted at the last meeting amended to take out the removal of the roof.

Trustee Mancari pointed out that there was a valid, three to two vote on this matter. If the property is sold it should be done the proper way and also mentioned that this was not a profit maker.

Thomas Valentine stated that the committee interviewed Steve Tilly and hired the firm to do an inventory of historic fabric. It was determined by a renowned historic architect that the original roof was a hip roof. There was no dissension and the village has been proceeding with it. Tom Valentine outlined the difficulties encountered with state and national register nomination and expressed his frustration with the state. T. Valentine added that the rubber roof is the same as what has been placed on the Old Foundry Building. Lastly, he added that nothing has been done that has not been in the public eye.

T. Valentine stated that three proposals were received in response to an RFP for an adaptive use study and site plan. After review by the committee, proposals must be submitted to the Park Service prior to award.

Trustee Teagle favored establishing a time line.

Mayor Phillips added that once the exterior appearance of the building improves and the public sees something happening, more funds will be donated. An estimate of the current value of the

building provided, by a local realtor was \$330,000 to \$350,000, and if there is historic significance the price could be more.

T. Valentine stated that the direction he is pursuing is to award the adaptive use study and have public meetings to discuss the findings. Next, the historic register and then pursue funding avenues.

Senator Leibell has been asked to investigate avenues to pursue but national register designation is needed. Trustee Teagle asked if residential was an option and wanted to have that specified. In response, T. Valentine stated that all avenues are open.

T. Valentine sees many possibilities and the historic connection with the Foundry and Dr. Lente needs to be used to our advantage. The Foundry is an integral part of our history and this is an ideal spot for display of artifacts.

T. Valentine was thanked for his work.

The board entered into executive session to discuss the proposed contract with the town for fire services.

Respectfully submitted,

Mary Saari, Village Clerk