

Board of Trustee Workshop
January 4, 2011

The Board of Trustees for the Village of Cold Spring held a workshop meeting on Tuesday, January 4, 2011 beginning at 7:00 pm at Village Hall, 85 Main Street, Cold Spring, NY.

Attending: Mayor Seth Gallagher and Trustees Airinhos Serradas, Bruce Campbell, J. Ralph Falloon and Charles Hustis

Also Attending: Stephen Gaba, Village Attorney and Ted Fink, President of GreenPlan Members of the Public

1. Meeting began at 7:00 pm with a review of parliamentary procedure. The agenda was accepted as presented.

2. Review of the recommended Comprehensive Plan with Village Attorney and Ted Fink of GreenPlan.

Mr. Fink reviewed the process involved in Comprehensive Plan review including a detailed description of SEQR, 239 referral to Putnam County Planning and conducting a public hearing. Preliminary documents pertaining to establishing lead agency and a draft Part 1 EAF were presented for board consideration.

Mayor Gallagher began a section-by-section review.

1.1.1 Review and revise current zoning and land use regulations to recognize existing building forms and streetscapes...

Donald MacDonald, Chair of the ZBA thought streetscapes could be more specific and was asked to provide additional language.

1.1.2 Consider including form-based standards for new construction ...

Ted Fink provided a description, background information and possible advantages of form-based zoning.

1.1.3 Reaffirm and update performance standards that address negative impacts...

Mr. Fink mentioned the need to update the zoning code with very specific standards i.e. decibel levels. Attorney Gaba preferred broad language in the Comprehensive Plan.

1.2.2 Develop a map and written descriptions of Village neighborhoods...

There was a question if this was an overlay on an area that is typically not historic which could cause residents to spend more money. Attorney Gaba questioned how this recommendation would be implemented. Donald MacDonald was asked for input.

1.3.2 Establish a Comprehensive Plan Advisory Committee in consultation with Planning and Zoning...

The legal power of such a committee was questioned. Attorney Gaba advised that if the board created a non-statutory committee and then delegated power, a local law would be required and it would be subject to a referendum. He sees this as an issue that could be subject to a legal challenge.

1.4.2 Delete the term liveable in reference to "floor area" in the Zoning Law...

Attorney Gaba asked if the board wanted to be that specific. He preferred use of the word consider. As written, the action would almost be required.

1.5.2 Allow the Village or an IRS-qualified land protection organization to be a recipient of conservation and building façade easements...

There were questions about the intent, implications or the need to have this included in the plan. Attorney Gaba recommended using the word consider.

1.7.1 Complete a map of missing and substandard sidewalks...

1.7.2 Establish a sidewalk maintenance program

Board member questioned the village's liability with regards to a listing of defective sidewalks. Attorney Gaba suggested combining sections 1.7.1 and 1.7.2 and softening the language.

1.7.5 Install textured high-visibility crosswalks at intersections of Main and side streets. Should say consider. *Ted Fink pointed out that an advantage to this is that the NYSDOT must consider what is included in the plan. Also suggested was limiting this to Route 9D.*

1.7.7 Install landscaped traffic calming devices...

T. Fink described this as a bump out that narrows the distance that pedestrians must travel.

1.8 Make signage in the Village effective and reflective of Cold Spring's 19th century character.

Attorney Gaba advised against getting involved with the specifics at this time. This can be addressed when code changes are made.

1.9.6 Conduct a design contest to re-decorate the 1929 railroad underpass.

It was recommended that local artisans be involved.

1.10.1 Amend the village code to strengthen outdoor lighting standards...

There were questions about whether this action would relate to new construction, if there would be grandfathering and methods of enforcement. Attorney Gaba preferred the broad language.

1.10.3 Develop landscape guidelines that encourage use of native species and native hybrids, support safety of bump-out.... *Transposition of words was pointed out and requires correction.*

1.10.5 Convene a meeting, annually or at other regular intervals, of landlords of buildings along Main Street and Chestnut Street...

There was general agreement that this did not belong in the plan.

1.10.6 Conduct a qualitative traffic analysis in the village...

There was concern about the cost of such a proposal. It was recommended that the word consider be added.

1.12.1 Establish term limits for service on appointed boards.

There was general agreement that this should not be included in the plan.

1.12.2 Establish and publish policy and procedural guidelines to make public meetings more effective.

It was pointed out that each board sets their own procedures and guidelines. If the Village Board dictated procedures it would not only be impractical but could also lead to other problems.

1.12.7 Organize and fund a resident's newsletter committee to prepare and distribute a regular newsletter in local government...

It was pointed out that we already have a newsletter.

1.13.2 Install bicycle racks at all Village-owned parks....

Comment: Perhaps too many bicycle racks. Text should be revised to indicate that this is a suggestion not a mandate.

Objective 3.1 Establish and implement a 20-year plan to protect and enhance the natural environment in the Village.

The time frame of 20 years was questioned.

M. Armstrong added that this time frame was selected because of global warming, the rising of the Hudson River and the effects on the shoreline.

3.1.6 Consider enactment of a new “Land Conservation” District in the Zoning Law for lands that could be subject to conservation easements and other similar designations.

Mr. Fink pointed out that this has been used by municipalities for park lands or when a community wants to seek a conservation easement for public purpose.

Comment: The language seems too vague to be useful.

M. Armstrong added that this may be useful along the shore of the Hudson River, Marathon Ridge, Back Brook area or the Village garage site.

3.1.7 Consider the creation of a Conservation Advisory Council...

The need for this council was questioned.

3.2.4 Amend Village Zoning Law and Subdivision regulations to require submission of a resource analysis map for site and surrounding area...to design a site plan around natural features.

It was questioned whether more detail should be included.

3.2.5 Consider the creation of scenic overlay districts with their own special requirements.

Comment: Is this redundant?

3.5.2 Require that new development meet ENERGY STAR standards...

Comment: Would this hold some parties to a different standard.

M. Armstrong added that this was intended for larger projects. Mayor asked for additional language.

6.3.4 Establish a financial advisory committee to assist the Village Board.

Comment: Suggested an audit committee. Attorney Gaba questioned whether a financial advisory or audit committee should be included in the plan.

General Comments:

Would like to see improved graphics.

Attorney Gaba would prefer the word recommendation instead of action.

Would prefer use of the 2010 census data.

Recommended time for plan review- 3-5 years

If there are changes to the plan do we need to have another public hearing? If there are substantial changes another hearing would be required.

A workshop will be scheduled in two weeks for additional review. Chairs of the Planning, Zoning and Historic District Review Board will be asked to be involved.

Sandra Falloon is willing to assist with workshop minutes. The board had no objection.

3. Budget Amendment #1-2011 was considered and voted on as follows:

Resolved that (1) The Board of Trustees of the Village of Cold Spring hereby approves the following Budget Amendment for the 2010/2011 fiscal year:

To:	F00-8310-415	Attorney Contractual	\$5,000
From:	F00-8320-420	Source of Supply: Dam Engineering	\$5,000
		To increase the budget for attorney contractual for additional expenses related to dam access legal expenses	

(2) The Accountant is hereby authorized to transfer such funds immediately.

On roll call vote:

Trustee Ralph Falloon voted yes

Trustee Bruce Campbell voted yes

Trustee Charles Hustis voted yes

Trustee Airinhos Serradas voted yes

Mayor Seth Gallagher voted yes

Resolution officially adopted on January 4, 2011.

4. Trustee Hustis moved to approve payment of the audited bills and seconded by Trustee Campbell. Mayor Gallagher, Trustee Campbell, Falloon and Hustis voted in favor with Trustee Serradas abstaining.

5. Trustee Campbell moved to approve sending shut-off letters (9 accounts) to out of district consumers and seconded by Trustee Serradas and unanimously approved.

Respectfully submitted,

Mary Saari, Village Clerk