

## **Board of Trustee Workshop**

**January 25, 2011**

The Board of Trustees for the Village of Cold Spring held a workshop meeting on Tuesday, January 25, 2011 beginning at 6:30 pm at the Village Hall, 85 Main Street, Cold Spring, NY.

Attending: Mayor Seth Gallagher, Trustees Bruce Campbell, Airinhos Serradas, and Charles Hustis, III.

Also attending were members of the Comprehensive Plan Advisory Committee: Marie Early and Michael Armstrong along with members of the public.

The meeting began at 6:30 pm with a discussion regarding water and wastewater matters with Greg Phillips, Water Superintendent.

Greg summarized the Waste Water Collection System and a letter to Tom Rudolph, Regional Water Engineer regarding SPEDES Permit sent January 27, 2011 via USPS return receipt. (Copy enclosed)

### Wastewater Collection System

Greg received three proposals for correction of inflow and infiltration from \$20,000 to \$25,000: National Water Main Cleaning Co.- (no amount was noted on the paperwork from Greg); New England Pipe Cleaning Co. - \$20,450; and Lash Contracting, Inc - \$19,000. Greg recommended Lash Contracting. Trustee Campbell requested references from other Municipalities. There were none at the present time.

A motion was made to accept Lash Contracting's proposal pending review on Thursday, January 27<sup>th</sup>. Tentative approval was made pending ratification on Thursday evening, seconded by Trustee Campbell. The vote was unanimous.

Flow monitors will be tested by mechanical monitors installed in Manhole locations 106A and 110B. These monitors will establish normal and wet-weather flow rates. The proposal we received is for \$17,765 which has meters in place for 8 weeks beginning in March. In subsequent years, we will be monitoring other areas. The Board will act upon this in February.

The control panel for West Street Pump Station has been delivered. We are waiting for favorable weather for its installation. The estimate of installation was \$9800. There is approximately \$8800 left in the fund. We will have to augment with money from another line in the budget.

The Market Street Pump Station, built in 1972, has the motor completely submerged and is not designed to be underwater. What is there now is no longer to code. Preliminary discussion with Bart Clark, PE suggests a new station with two submersible pumps to take away the problems of the confined space in the current setup. A newly designed station would have 2 days' storage minimum to prevent backup of raw sewage into a basement. We are getting data and looking for a time line. It may be around \$40,000.

### Wastewater Treatment Facility

The grinder in the wetwell became submerged and burned out. A new one is needed at approximately \$6500.

Raw Water Pumps need new mechanical seals. We tried to save costs by fixing it ourselves but were unable to accomplish this. Greg will get quotes to perform tasks and get back to the Board with the numbers.

We have to come up with a plan and begin the implementation for the Blower Replacement.

We need to initiate a Capital Plan for the Facility and the Collection System. Greg would like to involve Oakwood Environmental Associates in the process of its development as they, namely Bart, have a thorough understanding of where we are at.

#### Water Department

We received three proposals to replace the valve on the Lower Reservoir Dam: Cassidy Excavating - \$33,196; Hudson Marine, Inc. - \$19,500; and Metzger Construction - \$20,505. The Hudson Marine quote does not include many items that will increase the overall cost to almost \$30,000. Greg recommends contracting with Metzger Construction and hiring a dive team to plug the upstream side. Trustee Serradas made a motion to accept the Metzger Construction quote for repair of the lower reservoir dam valve and allow Greg to contract with Seaway for the diving work at an additional cost of \$4,000. The motion was seconded by Trustee Campbell and was unanimously approved.

We received two proposals to re-coat three Filters at the Water Treatment Plant: Alpine Painting & Sandblasting - \$31,000 per unit; Recovery Environmental Services - \$18,750 per unit. After checking references of Recovery Environmental Services (RES), Greg recommends contracting with RES. Trustee Serradas made a motion to accept the contract with Recovery Environmental Services for recoating the filters at the Water Treatment Plant. The motion was seconded by Trustee Hustis and was unanimously approved.

Bid documents for the Master Control Panel have been forwarded to our attorney's office with hopes to go out to bid by mid-February.

Badger Meter – current equipment (generator head/remote reader) will not be available after July, 2011. Greg suggests stocking up on current equipment. The question would be how many do we need? The remote reader - \$30; generator heads - \$60; \$10,000 to use for stock would buy at least 5 – 8 years. After 8 years, we should go with new technology.

Water Main pipe relining project: Suggest private bond. Looking for a better rate. Projected \$800,000 – \$1,000,000.

Resolution #09-2011 regarding parking on Marion Avenue south of Benedict Road

The Village Board of the Village of Cold Spring hereby suspends on-street parking regulations for the dead end portion of Marion Avenue south of Benedict Road until April 1, 2011; and A copy of this resolution shall be posted at Village Hall and provided to the Village Police Department forthwith. Trustee Bruce Campbell presented the foregoing resolution which was seconded by Trustee Charles Hustis III. The vote on the foregoing resolution was as follows:

Trustee B. Campbell voted YES

Trustee J. R. Falloon ABSENT

Trustee A. Serradas ABSTAINED

Trustee C. Hustis voted YES

Mayor S. Gallagher voted YES

Resolution #09-2011 is officially adopted on January 25, 2011.

Trustee C. Hustis made a motion to approve payment of bills received by the Board on this day 01/25/2011. Motion was seconded by Trustee B. Campbell and unanimously approved.

Review of the recommended Comprehensive Plan followed.

### **EDITING CHANGES THROUGHOUT THE DOCUMENT:**

**Substitute** the word Recommendation for the word Action at the beginning of each section.

Put the word or phrase appearing before (see Glossary) in *Italics* and remove the (see Glossary).

EDITING PER SECTION IS AS FOLLOWS: The changes appear in italics and are underlined.

6.1.2 Add the following to the end of the first sentence: *Continue dialogue with Putnam County.*

6.1.3 *Consider* establishing *Grants Advisory Group* to research.....

6.1.6 Consider seeking additional *payments in lieu of taxes (PILOT)*

6.1.7 *Consider* working *to change or seek an exemption* .....

6.1.9 *Support the creation of a* Cold Spring Village Community *organization* dedicated to *supporting village events* using the talents and resources .....

**REMOVE** 6.2.2

6.2.3 becomes 6.2.2 Investigate additional ways .....

6.2.4 becomes 6.2.3 Review procedures and guidelines .....

6.3.2 Establish *or maintain* fiscal management guidelines, including: .....

6.3.4 *Consider* establishing *a Financial Advisory/Audit* Committee to assist the Village Board.

**REMOVE** 6.3.5

6.4.1 *Consider* encouraging *commercial clean light industries* and *mixed-use* development, which generally .....

**REMOVE** 6.6.1

6.6.2 becomes 6.6.1 Evaluate bond finding options available to the Village.

### **AREAS with POTENTIAL**

**Butterfield Hospital Site:** 2<sup>nd</sup> page 2<sup>nd</sup> bullet, 6<sup>th</sup> line down: In total, the building generates approximately \$110,000 in rent/leases .....

**The Grove:** 2<sup>nd</sup> page, 3<sup>rd</sup> bullet at the end of the paragraph, **ADD** It is listed on the National Historic Register.

7.1 ..... of its size, location, or historic significance is of special importance ..... **(remove comma after significance(,))**

7.1.1 Ensure that Village Zoning Law provides for public review of proposed plans for properties that are of special importance to the Village.

7.1.2 ..... Planning Board in light of the goals, objectives and recommendations of this Comprehensive Plan.

7.1.3 Explore the use of form-based zoning for new development and redevelopment, using the illustrated Smart Code's standards as a basis for the zoning changes.

7.1.5 Make any large scale development approval be contingent upon completion of an independent, qualitative traffic study,( in addition to the more common quantitative traffic study) and, if appropriate, an independent traffic engineering assessment.

7.2.3 Reaffirm and update performance-impact standards to minimize traffic .....

7.2.6 Amend the Zoning Code (and, if required, the Historic District Regulations) to require appropriate scale .....

7.2.8 Protect views of the ridge from the Foundry trail and Foundry Cove through conservation easements, local enforcement of SASS guidelines, and/or creation of a ridgeline protection overlay district.

7.2.10 Consider creating an area plan for the Marathon site ..... adopt the area plan as a conceptual plan in the Zoning Law and enact Zoning Law .....

7.2.11 ..... include residential, recreational, open space, work-live, small retail .....

7.2.13 3<sup>rd</sup> bullet: Consider amending the Subdivision Regulations and Zoning Law to permit .....

7.2.14 ..... residents, and serve as anchor tenants, work-live space or space for artists .....

7.2.16 ..... hidden from surrounding uses, and promote the use of pervious surfaces for such parking areas. **REMOVE** that any such parking areas have pervious surfaces.

7.2.17 Evaluate rezoning the Foundry and Campbell areas .....

7.2.18 Encourage uses of the Campbell property .....

**REMOVE** 7.3.2

7.3.3 becomes 7.3.2 Work with local business organizations such as the Chamber .....

7.3.4 becomes 7.3.3 Consider the potential need to expand the sewage plant .....

7.4.1 Consider consolidating Village functions for police, administration and Village courts in the Butterfield Hospital location .... **REMOVE** some highway department offices.

7.4.2 Consider allowing use of part of the Butterfield building .....

7.5 **Objective:** Make the best possible use of the Grove property.

7.5.1 Consider the various options for use of the Grove property assuring that the Grove's status on the National Register of the Historic Places is maintained. Consider:

- Planning for the Grove in conjunction with planning for the Butterfield site;
- A public/private joint venture with a for-profit company or non-profit organization to use the property;
- Work with local business organizations such as the Chamber of Commerce and WPEDC to identify and to promote to potential investors alternative uses for the site, to generate revenue for the Village
- A sale or lease for use as a private home, B & B or other compatible purpose.

7.6 **Begin sentence with:** In the event that municipal functions are relocated, **continue with:** make the best possible use of the Village Hall building on Main Street, including any potential for generating revenue from a sale or lease of all or part for use commercially.

#### **REMOVE 7.6.1**

7.6.2 becomes 7.6.1 Consider the feasibility of a public/private joint venture .....

7.6.3 becomes 7.6.2 Consider working with local business organizations .....

7.7 If the firehouse is moved, make the best possible use of the Cold Spring Fire House site .....

#### **REMOVE 7.7.1**

7.7.2 becomes 7.7.1 Consider the feasibility of a public/private joint venture .....

7.7.3 becomes 7.7.2 Consider working with local business organizations such as the Chamber .....

7.10.1 Work with St. Mary's Church to maintain the lawn as open space, possibly through *conservation easements* or through re-zoning.

#### **IMPLEMENTATION**

1<sup>st</sup> bullet: Establish a Comprehensive Plan Work Group (CPWG) to assure implementation of the Plan.

Last Paragraph, 7<sup>th</sup> line - And, every three to five years, the plan should be reviewed in depth, .....

The meeting was adjourned.

Respectfully submitted by,

Sandra L. Falloon