

## **Cold Spring Village**

### **Board of Trustees Workshop**

**May 22, 2012**

The Board of Trustees for the Village of Cold Spring held a workshop on Tuesday, May 22, 2012, beginning at 7:30 pm at the Village Hall, 85 Main Street, Cold Spring, NY.

Attending: Mayor Seth Gallagher, Trustees: Bruce Campbell, J. Ralph Falloon, Charles Hustis, III, and Matthew Francisco. Also present was Village Attorney, Stephen Gaba.

Mary Saari, Village Clerk, was on a committee along with residents and some of the Board members. Mary wrote a grant with Karen Dunn several years ago with two parts to it. One part was tree inventory, which has been completed, and the second part was tree replacement of certain recommended species of trees. When they went to the nursery to pick out the trees, they were not as healthy as they wanted so they made one replacement with the input of arborist Lew Kingsley who looked at the sites and the trees that we selected. He did approve of both. The area we are working on is 9D and Route 301.

Trustee Campbell noted that as you travel along Main Street and the side streets of the Village, you can see that some of the older trees have caused buckling of the sidewalks from the roots. Bruce Campbell would like Scott Lewendon, Landscape Architect for CHA review trees selected for sites within the Federal Transportation project area. Superintendent of Water, Greg Phillips, marked out the waterlines.

Paul Guillaro of the Butterfield property has pulled his application from the Village because of points that could not be resolved by the Planning Board. Mr. Guillaro needs market-rate housing in order to make it work for him. The Planning Board does not want this. However, if the building code allows this, the Planning Board cannot prevent him from going forward on this point. Trustee Falloon suggested that the Planning Board render a report on the Butterfield property and also include what their concerns are.

A motion was made to Request a report from the Planning Board on a potential conceptual zoning change for the Butterfield property to include any information that they feel relevant for the development of the property and their greatest area of concerns. Trustee Campbell seconded the motion. The motion was carried by a unanimous vote.

After reviewing the report received from the Planning Board, a meeting will be set up with Mr. Guillaro to see if the process can move forward.

There was a discussion of the water rights of Jaycox Pond. A title search shows that the Village has an easement but it does not show any ingress or egress. The Hudson Highlands is purchasing Jaycox Pond and will present egress and ingress to the Village by deed.

#### **RESOLUTION NO. 22-2012**

WHEREAS, by deed dated December 6, 1922 and recorded in the Office of the Putnam County Clerk at Liber 124, Page 465, the Village of Cold Spring was conveyed an easement and interest in certain real property located in the Town of Philipstown at or near the lands upon which Jaycox Pond is presently situated, and

WHEREAS, the property in which the Village owns an interest under the said deed is located at 1 Jaycox Pond Road Philipstown, New York and is identified on the Town Tax Map as Section 38, Block 2, Lot 27, and

WHEREAS, the present title owners of the said property are Yung Wang and Ming-Hsien Wang, and

WHEREAS, the Village wishes to quit title to the said property and to clearly establish the nature and extent of the Village's interest in it,

NOW, THEREFORE, BE IT RESOLVED as follows:

1. That the Mayor is authorized to offer the property owners a quit claim deed to the property from the Village in return for grant of an express delineated easement for ingress and egress to Jaycox Pond with a right to use and maintain the pond as a water source and ownership of the existing dam on the property.
2. Upon acceptance of the said offer by the property owners, that the Village Board hereby authorizes the Mayor to execute any and all documents necessary for completion of the said transaction.

Trustee Francisco presented the foregoing resolution which was seconded by Trustee Campbell.

The vote on the foregoing resolution was as follows:

Charles Hustis, Trustee, voting YES

Bruce D. Campbell, Trustee, voting YES

John Ralph Falloon, Trustee, voting YES

Matt Francisco, Trustee, voting YES

Seth Gallagher, Mayor, voting YES

**Resolution 22-2012** was adopted this day, May 22, 2012 by a unanimous vote.

At a prior meeting, Jon Champlin and Peter Giachinta presented a plan to add a telephone pole, donated by Central Hudson, with 4 lights on top, at Mayor's Park for the purpose of extending practice sessions in the evenings of the late fall for the **Pop Warner Football** players. They were asked to stake out the position of the pole by the Board and residents across the street from the field so they could visualize the site.

Tonight they have returned for a decision regarding the location of the pole and the installation of the lights. After some more comments from the public and Trustee Francisco, the decision was made to accept the proposal.

The goal of this is to accommodate the practice hours for the Pop Warner Teams in the fall and not to change the basic lighting throughout the rest of the year. Also the intent is not to increase the number of nights that the lights are to be used but to allow Pop Warner to use it in the similar frequency that they are using it now and for a similar time. Village Attorney suggested that they include a negative Declaration

under SEQRA. Trustee Campbell seconded this motion. With a vote of 4-1-0 with Trustee Francisco voting no, the above language added to the motion was approved.

Be aware that every request for the use of Mayor's Park goes before the Recreation Commission and is voted upon accordingly.

A motion was made to allow the installation of the light pole and the lights at Mayor's Park with the note that the intent is not to increase the number of nights that the field is lighted but to allow Pop Warner to better light the field during practices and also that there is a Negative Declaration. With a vote of 4-1-0 with Trustee Francisco voting no, the above motion was approved.

The Board went over the **Hudson House lease** but decided to table it until the next meeting because there was an updated version which was not available at this time.

There was an addendum to the **RFP for The Grove** from Village Attorney Stephen Gaba, (**Copy enclosed**).

Trustee Hustis made a motion to approve the changes to the addendum presented by Mr. Gaba seconded by Mayor Gallagher. With a vote of 4-1-0 with Trustee Francisco voting no, the motion was approved.

**Approval of Local Waterfront Revitalization Program Contract:** the State will pay \$27,000 towards the LWRP assuming that their guidelines and regulations are followed. If something comes up, the Village can terminate the contract.

A motion was presented to approve the contract between the Village of Cold Spring and New York Department of State regarding the grant agreement for LWRP funds in the amount of \$27,000, which is the state share and the local share which can include volunteer hours of also 27,000. The motion was made by Trustee Hustis seconded by Trustee Francisco, approved unanimously.

The Recreation Department received a request from **Ducati Motorcycles** for a ride event with 7500 square feet of pavement required for Thursday – Monday, from June 14-18, 2012. The request was denied because there is no available space measuring 7500 square feet within the Village.

#### Correspondence

A letter from the Putnam County Executive, MaryEllen Odell, stated that the County is sponsoring a meeting on intramunicipal agreements and purchasing opportunities among the Village and Town management personnel to enhance inventory and make government more efficient. The event is being held at Corner Stone Park, Carmel, on May 24, 2012 at 9:30am. Trustee Falloon will attend.

A motion was made to go into Executive Session for discussion of a Justice Court Issue and a personnel matter by Trustee Hustis seconded by Trustee Francisco. The motion was carried unanimously.

Meeting was adjourned.

Respectfully submitted,

Sandra L. Falloon