

**Village of Cold Spring**  
**Board of Trustees Workshop**

**June 18, 2013**

The Board of Trustees for the Village of Cold Spring held a workshop on Wednesday, June 18, 2013 beginning at 7:15 pm at the Village Hall, 85 Main Street, Cold Spring, NY.

Attending were Mayor J. Ralph Falloon, Trustees Bruce Campbell, Charles Hustis, III, Matthew Francisco and Stephanie Hawkins.

Also in attendance were Paul Guillaro, Matt Moran and Tim Miller regarding the B-4 zoning change for the Butterfield project.

Mayor Falloon began the meeting by stating that the Board is very close to finalizing the hiring of a new firm for Village attorney. Also, the firm of Barton and Loguidice, Planning and Engineering representatives Chuck Voss and Glenn Gidaly were here to answer questions regarding the Butterfield property B-4 zoning amendment. At present, they will work with the Board pro-bono looking for a contract from the Village of Cold Spring for not only the Butterfield project but for any other projects that may come up in the future. They are not looking for “one and done” but for a long standing relationship with the Village.

**Jamie Ethier from New York Department of State** also attended the meeting to clarify requirements for the Local Waterfront Revitalization Plan (LWRP). A preliminary draft goes through the process on the community level with assistance typically by a consultant. There is some informal back and forth with the Department of State until it gets to a point that the committee formulating the LWRP, with the consultant, passes the draft to the Village Board for acceptance. The Village Board would then review the document, and upon their acceptance, state that it is ready to go to the Department of State for their official review and approval by the Secretary of State. Before that step in the process, it goes out for review by potentially affected agencies – that is local, state, regional and federal agencies because if anyone is not familiar with a local waterfront revitalization program, once it is adopted by a municipality, approved by the Secretary of State, and then also concurred by the OSHA and coastal resources management, it replaces the State’s coastal management program for your jurisdiction. Village codes must be amended to uphold the approved LWRP.

The standing boards were invited to join this meeting to voice their concerns regarding the **draft changes to the B-4 district for the Butterfield Hospital property**. Representing the Planning Board were Jimmy Zuehl, Dick Weissbrod and Barney Molloy; the HDRB was represented by Carolyn Bachan, Kathleen Foley, and Mike Bowman; for the ZBA, Marie Early was in attendance; and Mike Armstrong and Anne Impellizzeri were in attendance for the Special Board.

The Mayor asked that a speaker from each Board read their written concerns (which had been previously submitted to the Village Board) regarding the B-4 zoning changes for the concept plan for the Butterfield property. The Planning Board Chair, Jimmy Zuehl read their concerns. Both Paul Guillaro and Tim Miller said they could work with these.

Carolyn Bachan read their concerns ending with their thoughts that this could be taken as “spot zoning”. Both Paul Guillaro and Tim Miller took offense to most of their concerns.

The Special Board had no comments regarding the B-4 zoning changes.

**Lead Agency** for the Butterfield project will be decided by the next Village workshop meeting.

The audited **Bills** were removed from the agenda by a motion brought forward by Trustee Hawkins and seconded by Trustee Francisco, carried with a unanimous vote. Trustee Campbell stated that the audited bills will be brought up by a “Simple Majority” vote on Wednesday, June 19 for approval for payment.

A docking permit was added to the agenda for the River Rose for July 3, 2013 from 12:00 pm to 6 pm. Trustee Hustis presented the motion to approve the docking permit for the River Rose, seconded by Trustee Hawkins. The motion was carried unanimously.

Meeting was adjourned.

Respectfully submitted

Sandra L. Falloon