

Village of Cold Spring

Board of Trustees Workshop

September 4, 2013

The Board of Trustees for the Village of Cold Spring held a workshop on Wednesday, September 4, 2013 beginning at 7:30 pm at the Village Hall, 85 Main Street, Cold Spring, NY.

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

Also in attendance were members of the HDRB: Al Zgolinski, Carolyn Bachan, Mike Bowman, Gretchen Dykstra and Kathleen Foley and Bill Hurst, attorney in private practice in Albany, NY. Mr. Hurst, who is past Director of Legal Services in 2000-2009 for Preservation League of NYS, was here to help update the **HDRB Code Chapter 64**.

Mr. Hurst felt that what is missing from the existing code is a section indicating that, "The Commission may designate a group of properties as a historic district if it contains properties which meet one or more of the criteria for designation as a landmark and by reason of possessing these qualities it constitutes a distinct section of the village". He felt that if that had been in place, there would have been less confusion relating to the designation of the Butterfield Hospital.

Mr. Hurst recommended either starting the survey process anew and rebuilding the record of local landmarks or reconciling the discrepancies in the prior survey.

Also, Attorney Hurst agreed with an HDRB member's recommendation to amend the code regarding the appeals process and demolition by neglect.

Al Zgolinski will speak with SHIPPO for grant money to review the code and prepare revisions for the Village Board of Trustee's consideration.

The **Grove** is on the National Historic Register and is an older building that has not been occupied for many years. Questions posed to Attorney Hurst included: What are the implications of selling this and, if we are issuing an **RFP**, what kinds of issues do we need to keep in mind? The issuance of this RFP by the Village would require a SEQRA because of the potential impact of the environment through redevelopment of the land. Mr. Hurst will look into the process and also if the building can be set for auction and determine if a public hearing is required. He will get back to the HDRB next week.

A draft letter was reviewed by the Village Board being sent to Yvonne M. Ward, Senior Attorney, NYS Department of Environmental Conservation regarding **DEC's February 2010 Environmental Restoration Record of Decision (ROD)** for "Partial Removal with Institutional Controls" from what is now a parking lot for the Hudson House and the Boat Club property. After a discussion regarding who would be responsible for the cost of replacing the boat house if it were demolished, it was agreed that the fifth paragraph should be removed from the draft letter before submitting it.

Trustee Hawkins made a motion to approve the contents of the above noted letter with the removal of the fifth paragraph reading: *“The Village Board would, of course, prefer to preserve the boat house. However, the Board would be willing to consider structural alterations to or, if necessary, demolition of the boat house in order to have the contaminated soil on the boat house property included within the partial removal provided for under the “ROD”.* Trustee Campbell seconded the motion and was approved with a unanimous vote.

Trustee Hawkins will speak with the potential new **Village Attorney** regarding rolling back 6 meetings and discussing his newly stated \$3,500 retainer with his partners. This agenda item will be brought back next week.

A **docking application** was received for Thursday October 10 from 3:00 pm to 11:00 pm for Entertainment Cruises, **Atlantica**, a 400 person passenger vessel, for Putnam County Economic Development Corporation’s (PCEDC) Annual Gala & River Cruise. Trustee Campbell made a motion to approve the docking application of the Atlantica at a cost of \$2.00 per foot, seconded by Trustee Hustis. The motion passed unanimously.

Public Comment

Successor company to the Coal Tar property on New Street - There is none.

Parking Study – it was said that there would be no repainting of the lines on Main Street. However, it has already been done and there is no plan to revisit the issue.

Marathon Battery Property meeting – There have been no inquiries regarding setting up a meeting.

Editorial Comment – Board members need to speak louder as it is impossible to report on what is not heard.

Boats allowed to dock, with or without fees, prevent fishing and crabbing off the dock.

Meeting was adjourned.

Respectfully submitted

Sandra L. Falloon