

## Village of Cold Spring

### Board of Trustees Workshop

October 22, 2013

The Board of Trustees for the Village of Cold Spring held a workshop on Tuesday, October 22, 2013 beginning at 7:30 pm at the Cold Spring Fire House, Main Street, Cold Spring, NY.

In attendance were Mayor J. Ralph Falloon, Trustees Bruce Campbell, Charles Hustis III, Matt Francisco and Stephanie Hawkins and also Village Attorney, Mike Liguori.

The meeting began with a continuation of the **Public Hearing on Formula Business Restrictions** from October 14, 2013.

Letters were received by the Village Office from Judith Rose and Kathleen Foley, both in favor of the law. (**attached**)

Christopher Daly spoke for the rejection to the proposed law as written. "...because the facts are that Cold Spring is not in danger of being overrun by formula businesses at this time, and smaller, less comprehensive rule changes could, over the long run, achieve the same ends (protecting village character and historical significance) without the negative downsides that could come from the proposed comprehensive ban". Mr. Daly's comment letter is **attached** in its entirety.

After asking the audience if there were any other comments regarding "Formula Businesses", Mayor Falloon asked for a motion to close the public hearing. Trustee Hawkins made the motion to close the Public Hearing on Formula Business Local Law seconded by Trustee Hustis. The motion was carried with a unanimous vote.

The next item on the agenda was a discussion of DEC's response regarding environmental cleanup beneath the **Cold Spring Boat Club** building and property. Mayor Falloon opened the discussion saying that the Village Board, as it stands now, is not looking to eliminate the Boat Club or terminate the lease. The Boat Club has been in existence since 1955 as stated by Mark Patinella, Commodore, through a mutual agreement with the Village. At one point in time, there was a rental fee paid to the Village but because the members have not only maintained the property but improved it over the years, at their own expense, the rental fee was dismissed. There is no County tax collected on the property because the property is deemed recreational. Mr. Patinella said that "If the building comes down and we have assurance that a structure goes up, we would not turn to the village and say we want the taxpayers to pay for that. ...we would figure out how to do it on our own, with whatever assistance is out there...".

There was a belief among the members that if the building was demolished, it would automatically terminate the lease. Attorney Mike Liguori, said this is not true. There is nothing in the lease, as written, that states those circumstances. That being said, the Board will continue to discuss this matter.

Kathleen Foley asked if this was a private club. Mr. Patinella said it was open, first to any Village Resident and second, any Town resident. All applications go through the process of presentation to the Boat Club Board for approval.

Trustee Francisco felt that the Village Board should not make any representations beyond what the board understands. He said that there are many things that make this problematic to commit to not the least of which is what the site will look like after the clean-up by DEC.

Mayor Falloon and Trustee Campbell will continue to keep a dialogue open with the Boat Club Members.

The Mayor introduced John Landolfi, Vice President for the **Cold Spring Fire Company**, to present the plans for a new Firehouse located on the Morris Avenue side of McConville Park. Mr. Landolfi stated that to demolish the present firehouse located on Main Street, shore up the sides, and build a new fire house on that site, could reach a cost of \$3 million. With the sketch of the potential building on Morris Avenue, and the sale of the present building, it would cost approximately \$1.5 million, a great savings to the taxpayers. There are still generations living in Cold Spring and we don't want to tax our future generations out of the Village.

We have no intention of eliminating Tiny Tots Park, a fenced in area located on the back side of McConville Park with greenscape surrounding it on Haldane and High Streets and Northern Avenue. We are planning to put restrooms on the back side of the building and a pavilion both for the use of the visitors to Tiny Tots Park.

Everyone that spoke was in support of a new firehouse. Ann Impellizzeri felt that they should reconsider keeping the firehouse on Main Street as this is what gives the Village the character of a historic village. Kathleen Foley suggested that we should think big about this project because there is a great need for a civic community center. Christopher Daly stated that it could be financed by a public/private bond. Dar Williams wanted to see the other 11 sites that had been considered and rejected. Dick Weissbrod suggested consolidation with other fire companies.

The goal is to get a solid analysis and have a plan that is shovel-ready to present to the residents. As long as the Village exists, there will be a Cold Spring Fire Company, hopefully manned by volunteers. However, if there are no new members from the influx of new residents, there may, in the near future, be a paid firehouse and this will present a huge financial burden to the residents.

Mayor Falloon thanked everyone for their input and said that everything will be taken into consideration. The Board moved on to the next agenda item. (Mass exodus)

Trustee Campbell made a motion to approve the audited **bills** brought before the Board with a second from Trustee Hustis. The motion was carried with a unanimous vote.

Trustee Hawkins made a motion to approve the **lease agreement** resolution for financing the police vehicle with the principal amount of \$39,368.91 and to authorize Mayor Falloon to sign the document. The motion was seconded by Trustee Hustis and was carried with a unanimous vote by the Board.

### Public Comments

What will be the next step for the Boat Club and will the negotiations be held in public?

The Board will "soak in" all the comments and Trustee Campbell and Mayor Falloon will meet with the Boat Club for further discussions. There will be a public hearing on the outcome.

Regardless of what happens with DEC, the lease agreement for the Boat Club will be amended.

Will the Comprehensive Plan be considered in the negotiations for the Fire House and considering that there are two members of the Board in the Boat Club and two members of the Board in the Fire House, will they be able to sway other Board members? Can you be impartial?

Our aim is to be objective and consider what is best for the Village. Legally speaking, the only ethics law is for financial gain, no proviso for morality, only finances.

The meeting was adjourned.

Respectfully submitted

Sandra L. Falloon