

## Village of Cold Spring

### Board of Trustees Workshop

April 1, 2014

The Board of Trustees of the Village of Cold Spring held a workshop on Tuesday, April 1, 2014 at 7:30 p.m. at the Village Hall, 85 Main Street, Cold Spring, NY.

Attending were Mayor J. Ralph Falloon, Trustees Bruce Campbell, Charles Hustis III, Matt Francisco and Stephanie Hawkins and Village Attorney, Michael Liguori.

Also in attendance were Butterfield property owner Paul Guillaro, Ann Cutignola from Tim Miller Associates, and Mr. Guillaro's attorney Steve Barshov.

Mayor Falloon began the meeting by complimenting the work done and accomplished by outgoing Trustees Matt Francisco and Charles Hustis III.

Mayor Falloon discussed the "conditions" stated by Mr. and Mrs. Steven Marino under which they would agree to purchase "**The Grove**" (Loretta Rest). A concern for the Village is the removal of the oil tank and possible contamination of the soil around it. After speaking with Cary Downey of Downey Oil, a source for locating the heating oil tank was identified. Approximate costs were provided for removal and soil testing. Other firms will be called for more price quotes.

The Town would be the party that must negotiate any tax abatement. They could adopt a local law and the Village and School would adopt a resolution. Trustee Hawkins suggested that the Village approach the Town Assessor for his technical impact and then ask the Town in a more informed way to implement the law.

A **draft budget** for the year 2014-2015 was given to the Board for their review. At the April 8<sup>th</sup> meeting, the Board members will comment on the budget entries that they question.

A motion was made by Trustee Hustis to have the Village Clerk post an invitation to Village residents seeking letters of interest to join the **Zoning Update Committee**. The motion was seconded by Trustee Francisco and was carried with a unanimous vote.

The **Tree Commission** will present a summary of their goals and objectives at the April 15<sup>th</sup> meeting. The Village Clerk is asked to update the press release.

Ann Cutignola presented financial projections for the Butterfield Redevelopment project to the Village Board and fielded questions from members. She referred them to page 2-5 of the EAF for the description of the costs to the Village.

Mayor Falloon will ask Chuck Voss and Anna Georgiou to put together a red-lined version of the present **B4A Zoning** code with the suggestions of the Planning Board's version. These will be addressed at the April 8<sup>th</sup> meeting of the Board and a special meeting will be held at the Cold Spring Fire House on Thursday, April 10<sup>th</sup> at 7:30 p.m. for a final review.

The scheduled Public Hearing, originally slated to be held on April 22, 2014 for the B4A Zoning, because of the time constraint for public advertising of the meeting, will be moved to April 29, 2014, 7:30 p.m. at the Village Hall.

**Putnam County Bureau of Emergency Services** submitted a letter to the Mayor for his signature on a contract to participate in the Putnam County Hazard Mitigation Plan project.

Trustee Hawkins made a motion for the Mayor to sign the Contract with Putnam County Bureau of Emergency Services, seconded by Trustee Hustis. The motion was approved unanimously.

Trustee Hawkins made a motion to hold a **Public Hearing** on Thursday, April 10, 2014 at the Cold Spring Fire House at 7:30 p.m. for the proposed **2014/2015 budget**. Trustee Hustis seconded the motion and was approved unanimously. However, after discussion regarding the advertising of the Public Hearing, Trustee Hawkins amended her motion from Thursday, April 10, 2014 at the Cold Spring Fire House at 7:30 p.m. to Tuesday, April 15, 2014 at the Village Hall, 7:30 p.m.

**Nelsonville Fish & Fur** Club sent a letter to the Mayor and Board of Trustees requesting the use of the reservoir on Fishkill Road for the Kids' Fishing Day. The date is May 4<sup>th</sup> from 8 a.m. to 4 p.m. Powers and Haar will issue a certificate of insurance.

Trustee Hustis made a motion to approve the Kids' Fishing Day at the reservoir on Fishkill Road on May 4<sup>th</sup> from 8 a.m. to 4 p.m. Trustee Francisco seconded with a unanimous vote. The motion was carried.

Kevin Semple, Netthaus Inc. requested that the outstanding **water and sewer** balances charged to Natthaus Inc. be waived: **late charges** of \$18 and \$48.66. The reason for the request is an address change that did not take effect in a timely manner.

Trustee Francisco made a motion to approve the request and waive the late charges seconded by Trustee Hustis. The vote was unanimous and the motion carried.

Trustee Hawkins made a motion to approve the date of May 17<sup>th</sup> with a rain date of May 18<sup>th</sup> to hold an **Employee Appreciation Day** at Mayors Park. Trustee Hustis seconded the motion and the motion carried. Invitations will go out.

#### **Public Comment:**

What are the circumstances of the remediation of the Boat Club property regarding closing New Street and tenting the area?

Have you considered requesting an RFP for the "Grove" other than through the Putnam County News with the purchaser taking responsibility for the removal of the oil tank and any contamination that it may pose?

Have you considered removing the building from the Grove site and selling the property which, without the building, would be worth a great deal more?

Can the Village build up a budget reserve like the School is allowed to do?

Many accolades were given to the outgoing Trustees Matt Francisco and Chuck Hustis from the audience. Also, Trustee Hawkins was commended on her work for getting the NYSERDA grant for the Village.

Trustee Francisco, as his last order of business, noted that during his election work, many seniors from Chestnut Ridge told him that they do not have access to the community room as it has been rented out to a third party. He checked with our Village Code and it states that any senior housing **MUST** allow 10% of

its building for a community room. They are entitled to the use of that room as stated in the code. The Building Code Enforcement Officer will be notified and he will be requested to follow up on this.

Meeting Adjourned

Respectfully

Sandra L. Falloon