

**Minutes Board of Trustees Meeting
March 3, 2015**

The Board of Trustees of the Village of Cold Spring held a meeting on Tuesday, March 3, 2015 at Village Hall, 85 Main Street, Cold Spring, NY beginning at 7:00 pm.

Attending: Deputy Mayor Bruce Campbell and Trustees Stephanie Hawkins, Cathryn Fadde and Michael Bowman

Also: Attorney William Florence

Absent: Mayor J. Ralph Falloon (work-related)

Trustee Fadde moved to enter into Executive Session to interview two candidates for the Ethics Board and seconded by Trustee Hawkins and unanimously approved.

At the conclusion of interviews, Trustee Bowman moved to exit Executive Session and seconded by Trustee Fadde and unanimously carried.

Attorney Florence reviewed specific elements of concern within the existing lease between the village and the Cold Spring Boat Club including: clarifying waterfront boundaries and delineating public access areas, protection of neighboring residential uses, specifying consideration, clarification of taxes, specification of the form and sufficiency of insurance coverage, issues with subletting, inclusion of indemnification and non-discrimination clauses, very long notice in event of default, surrender of possession by the boat club, length of the lease, provision for a net lease and additional items referred to in a memorandum to the board dated February 17, 2015.

The board authorized Attorney Florence to send correspondence to the NYS Office of General Services to obtain additional information about the village's water boundaries.

Attorney Florence is drafting a short-term agreement that will be ready for board review prior to the next meeting. This agreement would suspend the lease during the term of the remediation activity. Further, the boat club would provide unimpeded access to the NYSDEC and would have the right to return to the space.

The boat club submitted proposed amendments to the existing lease dated 2/10/2015. Areas of concern related to proposed amendments were discussed including: a stipulation that rebuilding would forego certain sections of the village code and the fact that the village can't represent the NYSDEC timelines.

Trustee Hawkins asked for inclusion in the short-term lease terms that will address anticipation of reconstruction and anticipation of a reasonable extension of the lease and other material terms. To assist with clarification of the use of the property, the boat club offered to provide a copy of their by-laws.

The parking area adjacent to the boat club building is currently leased by the Hudson House. This area is a focus of the coal tar remediation and their lease will need to be reviewed. Trustee Fadde will meet with the owner of the Hudson House and a follow up discussion will occur at the next meeting.

As required by Village Code, the planning board referred the Butterfield Realty LLC, Butterfield Hospital Redevelopment site plan and preliminary subdivision applications to the Village Board. Planning Board chair Molloy pointed out that our code calls for referral but comment is not required. A public hearing on this application is scheduled for March 4, 2015. The hearing will be held open until March 11th to receive comments.

An agreement with GreenbergTraurig for reviewing and updating Historic District Review Board Code Chapter 64 and design standards was deferred until next week, pending attorney review.

Consideration of a SEQRA resolution related to a new connection to the Catskill Aqueduct was deferred until next week.

Discussion on a social media policy was scheduled for two weeks.

Correspondence

The Putnam County Communities That Care Coalition will present 2014 Prevention Needs Assessment Survey results on March 11, 2015 at the Butterfield Library.

Public Statement Hearings on the Joint Rate Proposal filed by Central Hudson Gas & Electric will be held on March 10th in Poughkeepsie and March 12th in Kingston.

Approval of Minutes

Trustee Fadde asked for an amendment to the February 10th minutes, replacing the phrase “pushed for” to “suggested looking into” on page 4. Trustee Bowman moved to approve the February 10, 2015 minutes, as amended, and seconded by Trustee Hawkins and unanimously carried.

After reviewing auditing proposals submitted in response to an RFP and interviewing all firms who submitted proposals, Trustee Hawkins moved to enter into an agreement with Toski & Company (\$10,900/year for three years) and seconded by Trustee Bowman and unanimously carried.

Attorney Florence acknowledged receipt of the board’s suggested changes to an inter-municipal agreement with Putnam County. These changes will be further discussed with the County Attorney.

Trustee Bowman moved to adjourn and seconded by Trustee Fadde and unanimously carried.

Meeting adjourned at 9:30 pm.

Respectfully submitted,

Mary Saari, Village Clerk

