

**VILLAGE OF COLD SPRING
SPECIAL BOARD for a
COMPREHENSIVE PLAN/LOCAL WATERFRONT REVITALIZATION PLAN**

**Minutes
Meeting of March 8, 2012
At Village Hall, 85 Main Street**

Present: Mike Armstrong, Chair; Anne Impellizzeri, Vice-Chair; Members: Karen Doyle, Marie Early, Stephanie Hawkins, Michael Reisman, Dick Weissbrod

Absent: Cathryn Fadde, Anthony Phillips

Also present: Michele Greig, GreenPlan

The Chair called the meeting to order at 7:37 pm.

Remarks of Chair

Mike Armstrong welcomed Michele Greig to the meeting. Armstrong said that the Special Board report on Butterfield was well received by the Village Board and the Planning Board, and was posted to the website. There was a site visit to Butterfield on Feb. 21; at the Planning Board meeting on Feb. 21, the Planning Board decided to take a pause on the Butterfield site and possibly hold a charette to gather community input. Armstrong then asked Dick Weissbrod, a member of the Planning Board, to comment on the Planning Board's status. Weissbrod said that after the site visit, Joe Barbaro, chair of the Planning Board, felt that the board was not ready to proceed and that the board needed to take a step back and conduct a charette; Weissbrod said that the Special Board had expertise in conducting a charette and so the Special Board should volunteer their insights to the Mayor; it was mentioned that Ted Fink and Ray Curran have conducted such meetings and may be logical choices to conduct such a meeting (although Weissbrod said that maybe Fink was too close to the topic); Michele Greig described the charette process including the use of visuals and brainstorming; Anne Impellizzi said that her understanding was that the Village Board had asked the Planning Board to come up with a concept of what the Planning Board feels is appropriate for the site in the context of the Comprehensive Plan and that concept would be the topic of the charette; Weissbrod concluded by saying that Ted Fink will issue a report for the Planning Board by March 20.

Armstrong said that the Village had received a \$17,800 payment which is the third reimbursement of funds expended by the Village under the \$50,000 grant; there is one more reimbursement to be received. A draft budget modification for the \$50,000 grant has been received; Impellizzeri will be reviewing it. The amount will actually be \$49,500 since \$500 will be retained by the state for possible training. The contract for the \$27,000 grant has not been received yet; several inquiries have been made but no status has been provided.

The Village has not yet received comment from Parks on the Dockside contract; the Village will inquire as to the status.

Marie Early provided an update on the status of the Harbor Management Program – a organizational meeting has been held to bring the members up to date. The next meeting is scheduled for March 12 at which time assignments will be made (issues and proposed uses).

Armstrong reminded members that February timesheets are due.

Minutes – February 23, 2012

Dick Weissbrod made a motion to approve the minutes. The motion was seconded by Michael Reisman and adopted unanimously (Stephanie Hawkins and Impellizzeri abstained since they were absent for the Feb. 23 meeting).

Underwater Boundary Legal Work

The motion made on February 23, 2012 re: Underwater Boundary Legal Work stated an incorrect rate. Early made an amended motion to ask Drake Loeb to prepare a report on the Village of Cold Spring's underwater boundary titles, a review of applicable law on Village boundary, and how it applies to the LWRP, at a rate of \$175 an hour up to \$750. The motion was seconded by Weissbrod and approved unanimously.

Discussion of Special Board Draft Report on Butterfield, final language

Michele discussed form-based zoning as it would apply to the Butterfield site and remarked that form-based zoning there would probably be a hybrid with conventional zoning. There was discussion about the provisional report, specifically the wording proposed by Michele (regarding density and form-based zoning), and it was decided that no changes should be made. Early made a motion that the provisional report become the final report. The motion was seconded by Reisman and approved unanimously.

A discussion was held on the topic of Mixed Use for the Butterfield site, and how a fiscal analysis is performed, specifically, what factors are taken into account and what assumptions are made.

Adapting the Coastal Policies: Update and Reviews of Mapping Comprehensive Plan to LWRP Policies; zoning changes discussion

Armstrong raised the question of how the issues of zoning will be mapped into and integrated into the 13 coastal policies. The Comprehensive Plan identifies areas where zoning changes would be appropriate. What should be done in the LWRP relative to zoning? Michele suggested that the zoning laws be analyzed and mapped against the 13 coastal policies, and identification be made as to how they support the policies and/or how they can be brought into conformance with the policies. Michele will talk with Jaime Ethier about what is appropriate and/or required relative to zoning changes in the LWRP, including the timing for adoption of any zoning changes. Hawkins made a motion that GreenPlan map the zoning law to the 13 coastal policies. The question was raised as to whether the budget will allow this analysis and if the funds are currently available. Armstrong said that the Village has given the Special Board \$3,000 in anticipation of reimbursement; additional

money may have to be requested from the Village to do this analysis. Mike will look at the budget, available funds and the GreenPlan proposal to determine if the Special Board has the budget to cover this work, and if the funds are available. As a result, the motion was tabled until the funding evaluation is completed. Armstrong also offered the opinion that, because the contract has not yet been signed, it may be necessary to go back to the Village to ask for additional monies regardless of the zoning analysis.

Projects for LWRP: expanded reports, additional projects

Armstrong had distributed a list of additional projects for consideration for inclusion in the LWRP. There are projects in the LWRS that could be elaborated upon. For example, the Village Garage site could be further amplified; Early volunteered, with Anthony Phillips, to move forward on it – a phased plan and a budget and potential funding. Ray Fusco has provided a list of grant sources; Early will forward that list to the Special Board. Other projects in the LWRS can be updated with current information – with a focus on implementation. Special Board members were asked to give the list some thought to determine if there are other projects that should be added, or projects that can be updated.

Weissbrod said that the Planning Board has received a change of use request from the owner of the Citgo gas station on Chestnut Street to add a Dunkin Donuts outlet in the building.

Public Comment

There were no public comments.

Adjournment

Early made a motion to adjourn. This was seconded by Hawkins and unanimously approved. Meeting adjourned at 9:43 pm.

Respectfully submitted,
Marie Early, Secretary

Signed,

Michael Armstrong

