

NYS Consolidated Funding Application

Application Number 30400

Registration Email: jtfink@greenplan.org

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Region

- Mid-Hudson

Questionnaire Questions & Answers

THRESHOLD

Cleaner Greener Communities (CGC), Phase II Implementation Grants, Category 2: Comprehensive Planning

Q_2381 Is the Applicant a municipality (or non-municipal entity designated as lead applicant on behalf of a group or consortium of municipalities) in one of the ten New York State regions, as defined by the Regional Economic Development Council boundaries, seeking between \$50,000 and \$400,000 in funding to create or revise a comprehensive plan(s), or portions thereof, including planning efforts focusing on updating zoning ordinances, addressing climate resiliency, and/or other sustainability or Smart Growth-related efforts?

Yes

Q_2382 Will the proposed project commence prior to December 31, 2014?

Yes

Q_2383 Will the proposed project support one of the following: energy efficiency, renewable energy generation, greenhouse gas (or other particulate matter that contributes to climate change, such as black carbon) emissions reductions?

Yes

BASIC

General Project Information

Q_546 Legal Name of Applicant

Village of Cold Spring

Q_550 If you are a DBA, what is your DBA name?

NA

Q_549 Type of Applicant (select all that apply)

Village

Q_556 Select an applicant ID type from the list below that you normally use to identify your organization on application forms.

Federal Tax ID Number

Q_969 If you are a business, have you been certified as a New York State Minority or Women-owned Business Enterprise (MWBE)?

N/A

Q_551 Applicant Street Address

85 Main Street

Q_552 Applicant City

Cold Spring

Q_553 Applicant State

New York

Q_554 Applicant ZIP Code. (please use ZIP+4 if known)

10516

Q_547 Contact First Name

Mary

Q_1049 Contact Last Name

Saari

Q_1050 Contact Title

Village Clerk

Q_555 Applicant Email Address

vcsclerk@bestweb.net

Q_651 Applicant Telephone Number, (please include area code)

845-265-3611

Q_1052 Additional Project Contact First Name

Ellen

Q_970 Additional Project Contact Last Name

Mageean

Q_1051 Additional Contact Title

Village Accountant

Q_561 Additional Contact Email Address

treasurer@coldspringny.gov

Q_562 Additional Contact Phone Number. (please include area code)

845-265-3611

Q_928 Project Street Address: if the project does not have a definite street address, please skip to "Project without a Street Address" below.

No Answer

Q_565 Project City

No Answer

Q_972 Project county or counties.

Putnam

Q_568 Project State

New York

Q_1034 Project ZIP Code. (please use ZIP+4 if known)

10516

Q_971 Project Without a Street Address: please enter a description of the project location. Include project starting/ending street addresses, cities & zip codes if applicable.

The entire Village of Cold Spring is the project setting.

Q_616 For more than one project location, please provide full address(es) for each location. If Not Applicable, indicate "NA".

NA

Q_572 Project Latitude

41.418037

Q_573 Project Longitude

-73.957965

Q_184 NYS Assembly District(s) where the project is located. (please enter a number between 1 and 150 that represents your Assembly District)

95

Q_190 NY Senate District(s) where the project is located. (please enter a number between 1 and 63 that represents your Senate District)

41

Q_575 Project Description. Concisely describe the project, indicating the location, what will be planned, designed, acquired, and/or constructed, the issues/opportunities to be addressed, and expected outcomes and deliverables. Additional details will be collected later in the application process.

Cold Spring is a Greenway Community and is a designated center in the Mid-Hudson Regional Sustainability Plan. The Village began planning in 2006 with preparation of a LWRS (accepted), Comprehensive Plan (adopted) and draft LWRP. Approval of the draft LWRP is contingent on preparation of a Zoning update. All three documents recommend rewriting the Zoning to address Smart Growth. To date, Village residents have devoted thousands of hours of volunteer time to create the Plan, LWRS and draft LWRP. The outcome is a vision for Cold Spring's future as a livable, sustainable, and environmentally responsible complete community. The Plan and LWRS specifically recommend the principles of Smart Growth be applied for new development and redevelopment. The project includes an audit of Village Zoning through use of the Technical Guidance Manual for Sustainable Neighborhoods. The Village's current Zoning lacks goals and regulations related to sustainability and energy use. The Zoning will focus on walkability, access to transit, mixed-uses, compact and building design, among other features. It will encourage and enable future development and redevelopment to save energy, increase use of renewable energy, save greenhouse gas emissions, avoid future emissions, and reduce future energy use by integrating the 10 Smart Growth principles into the Village's land use controls. The outcome will be adoption of an updated Zoning Law, Subdivision Regulations and Historic District standards.

Q_930 Explain what makes your project a regional economic priority - for example creates jobs, economic investment, sustainability and community revitalization, government efficiency or consolidation etc.

The Village Plan, LWRS and draft LWRP all recommend redevelopment of the Butterfield Hospital site, Chestnut Street strip shopping area, and Marathon Battery Superfund site as walkable mixed-use areas. Additional infill of other vacant, undeveloped and underdeveloped parcels can be expected over the next 40 years as a result of the Zoning update. The updated Zoning will enable redevelopment of the three sites and infill parcels and will create construction and related jobs in the Village for years and perhaps decades, supporting the overall health of the regional economy through a vibrant housing market. The project will allow for economic investment in an existing center with transit access because the current Zoning of these three sites and other areas of the Village is outmoded. The new Zoning will allow for mixed-uses in a setting where residents will be able to walk to services and jobs, thereby promoting small business. It will revitalize the Village in accordance with a State accepted Local Waterfront Revitalization Strategy. Once the Zoning is adopted, it will allow for development of walkable mixed-uses where today only health services, auto-oriented commercial uses and industrial uses respectively are permitted. Development of the Butterfield site will allow for greater government efficiency since it is expected that the Village of Cold Spring, Town of Philipstown and Putnam County offices will move to a government building that is planned for the site.

Q_929 Current State of Project Development (i.e. planning, preliminary engineering, final design, etc. You may enter N/A for non-project related applications)

Planning has been ongoing in Cold Spring since 2006. The project will fund zoning to implement an adopted Comprehensive Plan, LWRS, and draft LWRP.

Q_975 Estimated Project Timeline: including project start/completion dates, estimates for design, permitting and construction or other major steps. (You may enter N/A for non-Project related applications)

The Zoning project will start in January 2014 and be completed by June 2015. It will include preparation by a Zoning Committee, consulting by GREENPLAN Inc., and action by the Village Board of Trustees following a SEQR review and public hearings.

Q_976 Statement of Need

With the support of the Hudson River Valley Greenway and the NY Department of State, the Village began preparation of a Local Waterfront Revitalization Strategy (LWRS) in 2006. The LWRS, on November 15, 2011, was accepted by the Village Board of Trustees. The LWRS was next accepted by the Division of Coastal Resources on December 1, 2011. In conjunction with the LWRS, the Village updated its 1987 Master Plan with a new Comprehensive Plan (adopted January 10, 2012) pursuant to section 7-722 of NY State Village Law. On December 8, 2011, the Division of Coastal Resources approved a grant to fund preparation of a Local Waterfront Revitalization Program (LWRP). A Draft LWRP document has now been prepared with the exception of a final implementation chapter. The LWRP's completion has been "suspended" pending completion of the final implementation chapter that must include updates to the Village's Zoning and Historic District laws to finalize and approve the LWRP document. Since 2006, Village residents have devoted thousands of hours of volunteer time to create the Plan, LWRS and draft LWRP documents. Their work efforts have resulted in a new vision for Cold Spring's future as a livable, sustainable, and environmentally responsible community. The Plan, LWRS and draft LWRP documents all recommend that the principles of Smart Growth be applied for new development and redevelopment in the Village. A Village Smart Growth Audit was performed by the Village's planning consultant, GREENPLAN Inc. Their Audit also recommended the Village adopt a comprehensive Smart Growth strategy. Cold Spring's actions, to update its outmoded Zoning and other land use controls, would make it a model Smart Growth community for Putnam County and the Region. This action would directly serve to implement significant sections of the "Mid-Hudson Regional Sustainability Plan" and the "Mid-Hudson Region Economic Development Council's Strategic Plan."

Q_580 Provide a list of all federal, state, and local reviews, approvals, or permits needed or completed, including the dates when they are expected to be completed or were completed. If Not Applicable, indicate "NA".

The Zoning and other updates require legislative action by the Village Board of Trustees under NY State Village and Municipal Home Rule laws. Prior to action, an advisory review will be required by the Village Planning Board and a review by the Putnam County Planning Department under section 239-m of General Municipal Law. A SEQR review by the Village Board will be required prior to adoption.

Q_2364 What is the status of State and/or Federal Environmental Review? If review of the project is underway or completed pursuant to the State Environmental Quality Review Act (SEQRA) or National Environmental Policy Act (NEPA), please indicate the lead agency (if applicable).

Not applicable.

Q_1054 If National Environmental Policy Act (NEPA) Record of Decision has been issued, please explain (include date of Record of Decision).

Not Applicable.

Q_2362 If funding was awarded in prior CFA rounds, what were the CFA numbers for which funding was awarded? (separate multiple CFA numbers with commas)

No prior CFA funding was awarded.

STANDARD QUESTION

Cleaner Greener Communities (CGC), Phase II Implementation Grants, Category 2: Comprehensive Planning

Q_2384 Please describe the proposed planning effort project and how it will help to accomplish the goals of the Cleaner Greener Communities program. (250 word limit. All text beyond this limit will not be reviewed.)

The Village's sustainable growth strategy will be implemented through preparation of Zoning Amendments, adopted by the Board of Trustees, as recommended in the Village's adopted Comprehensive Plan, State accepted LWRS and draft LWRP documents. The Village is a compact historic urban center largely built-out before zoning was in place. The Village's Zoning, originally adopted in 1967, has produced suburban-style development on vacant and infill parcels since then. The recommended Zoning Amendments will achieve sustainable growth objectives by advancing the use, maintenance and improvement of existing Village infrastructure; advancing projects in an existing municipal center; encouraging concentrated infill development in locations designated in an adopted Comprehensive Plan, LWRS and draft LWRP; achieving redevelopment of a brownfield site, the remediated Marathon Battery Superfund Site, for which a Concept Plan for walkable mixed-uses was prepared as part of the Village's Comprehensive Plan; advancing protection, preservation, and enhancement of surface and groundwater, air quality, recreation and open space, scenic areas, and significant historic and archeological resources through new performance standards; fostering compact mixed-uses through downtown revitalization, brownfield redevelopment, and scenic area enhancement (Cold Spring Subunit of the Hudson Highlands Scenic Area of Statewide Significance); advancing diversity and affordability of housing; providing better non-motorized mobility through improved pedestrian and bicycle amenities including paths to reduce automobile dependency; streamlining Zoning for new development and redevelopment that meets Village goals; and promoting sustainability by strengthening an existing growth center which will reduce greenhouse gas emissions and meet the needs of future generations.

Q_2386 Describe the project team and their experience and capabilities including engineering and design firms and other consultancies that will be responsible for completion of the project. Delineate the specific responsibilities of each of the entities that comprise the project team. (500 word limit. All text beyond this limit will not be reviewed.)

GREENPLAN has been the Village's planning consultant since 2009 and will take a lead role in developing the Zoning together with a Zoning Committee. Since 1991, GREENPLAN has provided planning expertise to 53 municipalities, two counties and the State on various planning and zoning projects. GREENPLAN has developed form-based zoning for six municipalities in New York and regularly assists with public engagement of residents, business owners and other stakeholders in understanding and visualizing the implications of sustainable development. This work has included numerous Hudson Riverfront communities in Dutchess, Ulster, Putnam, Columbia, and Albany counties on a variety of ways to implement Hudson River Valley Greenway Communities Council approved Greenway Compact and Greenway Program policies. These communities include the towns of Fishkill, Hyde Park, Lloyd, Red Hook, Rhinebeck, Saugerties, Bethlehem, Philipstown, and Clermont, the City of Kingston and City of Poughkeepsie, as well as the villages of Cold Spring, Wappingers Falls, Rhinebeck, Red Hook and Tivoli. Recently, GREENPLAN prepared, for the Poughkeepsie City Council, Form-based Zoning regulations to provide a place-based development strategy for guiding physical development and redevelopment in the Walkway Over the Hudson neighborhoods. In the City of Kingston, GREENPLAN prepared for the Common Council Comprehensive Plan and Zoning Ordinance Amendments to create a new Mixed-Use Overlay District to address an identified need for adaptive reuse of vacant and underutilized industrial and commercial buildings for housing, including affordable housing. This action addressed a need to creatively use historic buildings in Midtown Kingston and the Stockade District. A primary goal of the actions was revitalization of both cities' neighborhoods as livable and walkable urban environments. GREENPLAN developed comprehensive plan amendments and form-based zoning regulations in other communities including the Town of Lloyd, Town of Warwick, Village of Warwick, Town of Rhinebeck and Town of Red Hook. In both Rhinebeck and Red Hook, the objective was to "zip up the strip" in areas that had developed as commercial strip centers and to transform them into vibrant walkable mixed-use neighborhoods. Planning has now entered an era where resident engagement is the new norm. Urban dwellers are increasingly demanding a commitment to sustainability because both quality of life and sense of place has become paramount. Consensus building, to engage the public effectively and to introduce the concepts of sustainability and resilience, is required. GREENPLAN skillfully manages resident engagement and this will be thoroughly incorporated into the planning process so Cold Spring's residents can take ownership of the process. GREENPLAN staff are trained under Pace University's and the Glynwood Center's

Community Leadership Alliance (CLA) Training program. GREENPLAN's skills will help create a positive framework for educating Village residents on effective planning and zoning techniques available, generating new ideas about dealing with emerging opportunities, and creating trust in government by providing open dialogue, transparency and accountability. The amendments to the Village Zoning and other regulations will be reviewed by the Village Attorney to confirm that they are legally sound, internally consistent and consistent with the provisions of other laws.

Q_2395 Please describe how the proposed project will help in achieving the goals of Smart Growth. Please reference, in a numbered list from 1-10, each of the ten specific Smart Growth Principles and your associated project components that support those principles. If your project does not contribute to one or more, simply state 'n/a.' (200 word limit. All text beyond this limit will not be reviewed.)

1. A mix of uses will be allowed by amending the Zoning to create three new mixed-use districts. 2. The Village will encourage compact building design through form-based zoning that emphasizes physical form rather than separation of uses, and by updating the bulk standards to permit smaller lots. 3. The mixed-use districts will allow a variety of housing and live-work units; home occupation regulations will be relaxed. 4. Walkability will be enhanced by prohibiting drive-in, drive-through and auto-oriented uses, by providing new sidewalks, and traffic calming. 5. An update of the Historic District Chapter of the Village Code will create new standards (including solar panels) and historic resources outside the district will be addressed. 6. Incentive zoning will be used to preserve open space and sensitive resources. 7. The Village is an existing community and recognizes that it is an appropriate location for compact growth. 8. Bicyclist and pedestrian needs will be required for new development. 9. Site Plan regulations will be streamlined for desired development. 10. Zoning amendments will be prepared by a Zoning Committee composed of architects, attorneys, and planners; GREENPLAN will prepare drafts and guide the process. Historic District amendments will be overseen by the Historic District Review Board.

Q_2393 Briefly summarize, in a numbered list, each anticipated key component of the planning effort that will significantly contribute to electricity (kW and/or kWh) or fossil fuel savings (Therms), that will increase use of renewable energy (kW and/or kWh), or that will otherwise reduce greenhouse gas emissions (metric tons). Please use the following conversion factor to calculate carbon emissions reduction from electric measures: 826 lbs of CO₂e/MWh. (300 word limit. All text beyond this limit will not be reviewed.)

1. The project will include updating the Zoning to encourage use of renewable energy technologies by residents, businesses and the Village, including wind power, micro-hydroelectric, solar and possibly tidal turbine power through, for example, expressing the policy in the Zoning and creating height, setback and lot coverage exceptions for solar and wind and creating requirements to ensure solar access to adjoining properties. 2. The project's Zoning update will include green building standards, such as requiring or encouraging new development and redevelopment to meet New York ENERGY STAR Certified Homes standards, LEED's multiple rating system standards, or energy and environmental design standards deemed equivalent. 3. The Zoning amendments will include parking standards that require or encourage use of photovoltaic systems in canopies and electric vehicle supply equipment and will provide incentives and streamlined permitting for existing parking to do the same. 4. Zoning regulations will include policy statements to encourage renewable/low global warming heating technologies such as biodiesel for new development and redevelopment. 5. The Zoning will encourage businesses that design, construct or supply green technologies amending the Zoning use requirements. 6. The Zoning may be amended to provide greater authority of the Building Inspector to administer and enforce the State Energy Conservation Construction Code. 7. The Zoning will promote energy-efficient design, technologies and materials in new development in the Marathon site area, at a minimum, and will encourage such designs, at a minimum, throughout the Village for any other new development or redevelopment. 8. The Historic District Law updates will include creation of design standards for historic structures that use solar panels or other renewable energy technologies and the use of composite materials. 9. New lighting regulations will include regulations for LED and other low-energy fixtures. 10. The "Technical Guidance Manual for Sustainable Neighborhoods" will be used to identify amendments for promoting sustainable development.

Q_2399 Please describe what you, the applicant, will do to contribute to this project above and beyond the funding you are requesting from NYSEDA through this program. If you will be contributing cost-share funding, please note that. If you will be providing in-kind services, please explain what those entail. If you are applying for any other state grants, including other NYSEDA programs, please clearly delineate the activities, including dollar amounts if known, that may be supported by funds other than those available through Phase II of Cleaner Greener Communities and the activities for which funds are being requested through Phase II of Cleaner

Greener Communities. (200 word limit. All text beyond this limit will not be reviewed.)

The Village will contribute a 25 percent in-kind match to the overall project. This will be in the form of Village Zoning Committee member participation on the Zoning Amendment preparation process, through Village provided secretarial support, and the cost of meetings at Village Hall and other venues for large crowds. Committee members are expected to include residents such as architects, planners, and attorneys, and one or more Village officials from the Village Board, Planning Board, Zoning Board, LWRP Special Board, and/or Historic Board. The Village will also fund the preparation of all State Environmental Quality Review documents by its Planning Consultant including a Full Extended Environmental Assessment Form at a minimum and if necessary a Draft Environmental Impact Statement. Preparation of all SEQR procedural documents will be paid for out of the Village's General Fund. All Zoning Amendments that are proposed to be funded through Phase II of the Cleaner Greener Communities Program are identified in the Statement of Work as excerpted from the recommendations of the Village's planning process from 2006 through 2013 and as originally expressed in the Village Comprehensive Plan, LWRP and draft LWRP documents.

Q_2390 Will the proposed plan or project address or include electric savings?

Yes

Q_2391 Will the proposed plan or project address or include fossil fuel savings?

Yes

Q_2392 Will the proposed plan or project address or include renewable energy?

Yes

Q_2388 Please describe how you will estimate, when the plan or plan revisions have been completed, the total amount of greenhouse gas emissions that adoption of the plan or plan revisions will save or avoid over both the 3-year and the 25-year period following formal adoption of the plan. (250 word limit. All text beyond this limit will not be reviewed.)

The Zoning amendments must be consistent with the Village Comprehensive Plan. The Comprehensive Plan requires a review and, if needed, updating every three to five years. The Zoning project will include a final report on the project and this report can be adopted as an amendment to the Village Comprehensive Plan. The sustainability indicators provided (and perhaps additional ones) in answer to Question 2389 could be used as a baseline for determining progress in reducing greenhouse gas emissions each time the Village's Comprehensive Plan is reviewed and updated. This would include updating the projected population as a result of Butterfield, Marathon and infill development in the Village together with a survey and analysis of the degree to which the multi-family units were constructed, as expected, as well as the degree to which new residents in the anticipated developments actually get to work as well as the acres of urbanized land per capita that is eventually developed. An additional metric to be used may include the preparation of calculations of new mixed-use development walk trips, transit trips, vehicle trips, and VMT, as a result of Marathon and Butterfield development, using the "MXD Trip Generation Model" developed for the US Department of Housing and Urban Development's Sustainable Communities Program and/or use of the US EPA's "Trip Generation Tool for Mixed-Use Developments."

Q_2389 Anticipated benefits associated with Phase II CGC projects include both greenhouse gas emission reductions and contributions to the sustainability goals established by the regions through the Phase I GCG planning process. Each region has selected a set of sustainability indicators to measure progress towards the sustainability goals identified in their plan. Project proposals shall quantify their expected contribution to their region's sustainability goals utilizing the sustainability indicators selected by their region. Not all projects will positively influence all of the indicators outlined in their Regional Sustainability Plan, but every project application must positively influence at least one sustainability indicator in their region's sustainability plan. Please describe how the proposed project will help to accomplish the goals of your project location's respective Regional Sustainability Plan that was developed through Phase I of Cleaner Greener Communities. Project benefits should be estimated, with supporting documentation for assumptions. The benefits will be refined and demonstrated again in a final report

prepared by each successful applicant at the conclusion of the project using the calculation methodologies outlined in the Phase I regional sustainability plans. Please reference the Sustainability Indicator Guidance Document for information on how to calculate project impacts. (500 word limit. All text beyond this limit will not be reviewed.)

Positive impacts are described for multi-family housing developed, urbanized land per capita, workers commuting by alternatives to cars, and percentage residents living close to a park. Positive sustainability indicators result from the new Zoning. Assumptions and results are described below: Indicator 3K: Multi-family Units Developed. As Cold Spring grows, it will change its residential mix from 49.7% single family and 30% multi-family in 2010 to 42.8% single-family and 39.9% multi-family in 2050 as a result of the Zoning amendments. Assumptions are: the amendments will result in residential mixed-use redevelopment of Butterfield and Marathon sites by 2020 and 2035 respectively and additional infill development will occur in the Village through 2050. Butterfield redevelopment under the proposed new Zoning results in 55 multi-family units and three single family units for a total of 83 new residents by 2020. Marathon redevelopment under the new Zoning results in 10 single-family (SF), 14 two-family (TF) and 50 multi-family (MF) units for a total of 240 new residents by 2035. Infill development on small parcels throughout the Village under the new Zoning results in 60 new MF, 10 new TF and 5 new SF units for a total of 405 new residents by 2050. Below are the 2010 Census percentage mix of existing SF, TF, and MF dwellings with projections using the above assumptions to 2050: SF: 2010 = 49.7%, 2020 = 47.0%, 2035 = 45.3%, 2050 = 42.8% TF: 2010 = 19.3%, 2020 = 18.1%, 2035 = 17.5%, 2050 = 17.2% MF: 2010 = 30.0%, 2020 = 34.7%, 2035 = 37.1%, 2050 = 39.9% Indicator 3L: Urbanized Land Per Capita. Cold Spring in 2010 had 0.20 acres of urbanized land per capita. The new Zoning, using the assumptions from Indicator 3K above, will result in 0.19 acres/capita in 2020, 0.17 acres/capita in 2035, and 0.16 acres/capita in 2050. This will exceed the Mid-Hudson target of 0.20 acres/capita by 2050. Indicator 2A: Workers commuting by transit, bike, walking or work at home. The Zoning amendments will create new development that is within ½ mile of a Metro-North Train Station, is walkable, bikable or encourages home occupations. In 2010, 50.8% of those employed drove to work and 49.2% took transit, walked, or worked at home. Using the same assumptions from Indicator 3K and assuming the existing percentage of employed residents remains the same, results in 190 new Village employed residents by 2050. The Zoning will minimize vehicle miles traveled and maximize walking and transit; by emphasizing mixed-use development and destination accessibility through rail transit, it can be expected that new employed residents will use alternatives to cars to get to work in an even greater percentage than in 2010. Indicator 3G: Percentage of residents ¼ mile from a park. Currently, 100% of Cold Spring's residents live within ¼ mile of a park. By 2050, 100% of Cold Spring's residents are still expected to live within ¼ mile of a park.

Q_2396 Is the project located in a Climate Smart Community?

No

Q_2397 Is the project located in an Environmental Justice area, Brownfield Opportunity Area, or REDC Opportunity Agenda Community?

No

Q_2398 If the project is located in an Environmental Justice area or REDC Opportunity Agenda Community, please describe the project component(s) that will contribute to improving these communities. (100 word limit. All text beyond this limit will not be reviewed.)

Not Applicable.

Q_2401 Please provide the date (month and year) by which the portion of the project funded by NYSERDA will be 100% complete.

2015-06-30

Q_2402 Please provide the date (month and year) by which 100% of the project, including those parts funded by NYSERDA as well as all other external funding sources, will be 100% complete.

2015-06-30

Net New Jobs

No job answers necessary due to your associated programs.

Qualified Investments

No investment answers necessary due to your associated programs.

Total Project Cost

Total project cost: \$

Funding Requested from Program

Program	Amount Requested	
Cleaner Greener Communities (CGC), Phase II Implementation Grants, Category 2: Comprehensive Planning	\$ 75000	maximum funding allowed: \$400,000

Program Budget

Cleaner Greener Communities (CGC), Phase II Implementation Grants, Category 2: Comprehensive Planning

Use	Source	Amount	Indicate Source / Comments
Contractual Services	State	\$75000	CGC Phase II Implementation Grant funds will be used to hire consultants for preparation of Village Code amendments.
Contractual Services	Local	\$1000	The Village will fund preparation of all SEQR documents prior to adoption of Amendments.

Planning ▼

In-Kind ▼

\$24000

In-kind services will be provided by Village residents appointed to a Zoning Committee, supported by Village secretarial services and use of Village and other public meeting spaces.

Statement of Work: Cold Spring Zoning

The Village of Cold Spring is a Hudson River Valley Greenway Community and is a designated center in the Mid-Hudson Regional Sustainability Plan. With the support of the Greenway, the Village began a planning initiative in 2006 with preparation of a Local Waterfront Revitalization Strategy (LWRS), using funds from the Greenway and the New York Department of State's Division of Coastal Resources under Title 11 of the EPF. On November 15, 2011, the Village Board of Trustees accepted a LWRS prepared by a Comprehensive Plan/Local Waterfront Revitalization Plan (LWRP) Special Board.

The LWRS was accepted by the Division of Coastal Resources on December 1, 2011. In conjunction with the coastal efforts, the Village also prepared and adopted a new Comprehensive Plan pursuant to § 7-722 of New York State Village Law on January 10, 2012 using funds, in part, from the Hudson River Valley Greenway and the Division of Coastal Resources under Title 11 of the EPF.

On December 8, 2011, the Division of Coastal Resources approved a grant to fund preparation of a Local Waterfront Revitalization Program (LWRP). A Draft LWRP document has now been prepared by the Village's Special Board, with the exception of a final implementation chapter. The LWRP's completion has now been "suspended" pending completion of the final implementation chapter that will include updating the Zoning and other Village Code changes needed to finalize and approve the LWRP document.

Historically, the Village had previously prepared a draft Local Waterfront Revitalization Program document in 1987, but the draft LWRP was never approved by the Department of State. However, the draft LWRP document was adopted by the Planning Board and Village Board in 1987 and it has served as the Village's official Master Plan since that time.

Since 2006, Village residents have devoted thousands of hours of volunteer time to create the Plan, LWRS and draft LWRP documents. This included a written public opinion survey mailed to all Village residents, numerous facilitated visioning sessions, Working Group meetings, workshops, forums, and scores of other meetings devoted to articulating a vision for Cold Spring's future as a livable, sustainable, and environmentally responsible complete community.

The Draft LWRP document recommends updating the Village's Zoning and Subdivision Regulations so that they are consistent with recommendations in the Comprehensive Plan and LWRS. The Plan and LWRS specifically recommend that the principles of Smart Growth be applied for all new development and redevelopment in the Village. A Village Smart Growth Audit entitled "Cold Spring Planning Analysis," following the guidelines of the American Planning Association, was performed for the Plan and LWRS by the Village's planning consultant, GREENPLAN Inc. GREENPLAN has assisted the Special Board and Village Board in the preparation of the Plan, LWRS and LWRP documents and will take a lead role in the development of the Zoning amendments. GREENPLAN's Smart Growth Audit included a review of the Village's 1987 Master Plan, Zoning Law and Land Subdivision Regulations. Their Audit recommended the Village adopt a comprehensive Smart Growth strategy, which was then embodied throughout the adopted Plan and LWRS/LWRP recommendations.

Based upon the recommendations of existing Village planning documents, the proposed project includes the following features:

- ▶ Key Feature 1. The proposed Zoning Update will additionally include a more in-depth audit of the Village's existing Zoning through use of the Land Use Law Center at Pace Law School's "Technical Guidance Manual for Sustainable Neighborhoods" (Manual). The Manual provides an organized means to analyze the Zoning systematically against LEED-ND criteria. In this way, the Zoning Committee and GREENPLAN will be able to compare the Manual with each Article of the Village's Zoning and determine whether such sections allow for the strategies presented. This evaluation would identify additional means to transform the Village Code so that it promotes sustainable development and Smart Growth.
- ▶ Key Feature 2. Updating the Zoning Law in accordance with the Plan and LWRS/LWRP documents would have the effect of saving energy, increasing the use of renewable energy, saving greenhouse gas emissions, avoiding future emissions, and reducing future energy use. Putnam County has the highest per capita emissions of greenhouse gas emissions in the Mid-Hudson Region (i.e. 16.10 MTCO₂e/capita versus a regional average of 11.57 MTCO₂e/capita), so a goal of the effort would be to demonstrate how the Village can significantly reduce its overall contribution to climate change. It would do so by focusing on incorporating the widely accepted 10 Smart Growth principles into every aspect of the Village's land use controls. Indeed, Cold Spring, and its existing infrastructure like the Village sewage treatment plant, will be vulnerable to the effects of sea level rise as a result of climate change. It is in the Village's best interest to act expeditiously to transform itself as a model of a sustainable community.
- ▶ Key Feature 3. The Zoning update will include new lighting regulations that encourage LED and other low-energy fixtures. There will be new parking regulations that are based on reduced parking generation rates, encouraging shared use of spaces, banked parking, requiring a minimum number of EV charging posts and encouraging canopies topped by solar panels, providing preferred parking space locations for green vehicles, bicycle and pedestrian amenities, pervious pavements and pavers, low-impact development requirements for stormwater control, as well as generous landscaping requirements. The Zoning will set standards for building exterior finishes, site landscaping, compatibility of building scale, setbacks and lot coverage, and enclosure and screening of parking for all categories of land use. A detailed list of specific Zoning modifications identified in the Draft LWRP Implementation Chapter can be found below as deliverables in "NYSERDA Funded Activities."
- ▶ Key Feature 4. New green development regulations could take different forms depending upon the results of citizen engagement during the Zoning process. One possible approach could provide developers of green buildings with extra density or a bonus for constructing LEED certified and/or net-zero energy buildings. Green buildings could receive preferential approval in weeks instead of months based upon a mandatory time review requirement for such applications. Another approach could be in the form of a green building code where thresholds are established for when home remodeling or new construction would require a LEED certification or be built to New York State ENERGY STAR Certified Homes standards. Other possible options could include mandating a specific percentage of renewable energy use for new buildings, use of green (living) roofs, and use of infiltration practices such as infiltration basins

and trenches, porous pavement, disconnected downspouts, rain gardens and other vegetated treatment systems. Another approach involves expanding opportunities for residents to engage in urban agriculture, through the Zoning update, for growing crops, allowing community gardens, hydroponics, aquaculture and aquaponics, beekeeping and farmers markets. In any case, the Zoning update will include additional analysis and identification of existing regulatory barriers to green building and green practices in the Village, so that they can be modified or eliminated.

To implement the three planning documents, the Village's Zoning Law, Subdivision Regulations and Historic Buildings Law will be updated with amendments addressing a broad range of sustainable topics that include the 10 Smart Growth principles as follows:

1. Cold Spring is an existing center (Table 4.8 Mid-Hudson Regional Sustainability Plan) that is served by mass transit and is already a walkable place with multiple transportation options, allowing people to live, work, and travel in ways that minimize environmental impacts. The Village intends to enhance its walkability and provide even greater options to present and future residents by allowing for greater density than is currently allowed by its Zoning Law and to broaden its permitted uses by allowing mixed-uses in appropriate locations through amendment of the Village's Zoning Use Regulations contained in Article IV of Chapter 134 of the Village Code. For purposes of the Zoning update, mixed-use is defined as multiple functions occurring within the same building or the same general area through superimposition or within the same area through adjacency. This variety of uses allows for people to live, work, play and shop in one place, which then becomes a destination for people from other neighborhoods. While mixed-use embraces many forms, it is typically characterized by vertical mixed-use buildings, horizontal mixed-use blocks, or mixed-use walkable neighborhoods.
2. Encouraging compact building design on undeveloped and underdeveloped sites through preparation of form-based zoning amendments that provide a place-based development strategy to guide physical development and redevelopment of the Village. The form-based amendments will emphasize physical form rather than separation of uses as a basic organizing principle and will provide a systematic method for placing buildings on sites and for remodeling sites with traditional community patterns, thereby providing greater certainty and predictability about what can be built or redeveloped as well as where and how; historic Village precedents for the form-based regulations are the key reference for establishing the new standards. By directing growth to an existing center, with capacity in its transit, roads, and utilities to absorb the additional growth, more efficient use of land and infrastructure will result, saving money and energy. Increasing the density of an existing center will make better use of existing infrastructure including existing water, sewer, utilities and Metro-North rail transit. It will also help protect undeveloped open space in other areas.
3. Create a range of housing opportunities and choices through creation of a three new mixed-use zoning districts where a variety of residential types including single-family, two-family, multi-family, and live-work units would be permitted along with compatible non-residential uses.

4. Amend the Zoning so that walkability is enhanced whenever new development, redevelopment or infill development occurs so that pedestrians have priority. This would be accomplished through development of new sidewalks, pedestrian crossings including crosswalks, bump-outs and other traffic calming measures during site plan and subdivision reviews. Other means to accomplish this objective would be through prohibiting drive-in and drive-through uses as well as uses such as car dealers. New standards would create the potential for pedestrian and bicycle trails, for creating attractive streetscapes with buildings close to the street, and by requiring that site layout in new development and redevelopment gives prominence to pedestrians. Enhancing walkability will reduce the need to travel by car thereby reducing transportation fuel consumption and GHG emissions.
5. New development and redevelopment in the Village's National Register of Historic Places District is reviewed by an Architectural and Historic District Review Board with power to review all changes in the exterior architectural features of improvements located within the District under Chapter 64 of the Village Code. An update is needed for the Historic District review standards including addressing demolition alternatives and integration with the Zoning Law. The Plan and LWRS/LWRP documents also recommend, and the Cold Spring Zoning project proposes, that outside of the Historic District, the unique characteristics of the Village's neighborhoods be recognized by adopting Zoning standards to protect and reinforce historic character in such areas as shared relationships of structures to streets, sidewalks, building height and mass, porches, roof character, window styles, lot and street width. New design standards are needed to accommodate solar panels and other renewable energy options in the Historic District.
6. New overlay districts would preserve open space, scenic resources, natural beauty and important environmental areas in the Village. New setbacks and other techniques would be used to protect sensitive environmental resources, ensuring that new development preserves and enhances water quality, habitats, shoreline stability, scenic views, and public access.
7. The new zoning would emphasize the need for providing a variety of transportation choices including public transit, pedestrian and bicycle amenities (such as bike racks, seating, shading, transit shelters) as alternatives to cars. This will create a safer, more efficient multi-modal transportation system that gives residents, workers, and visitors more transportation choices while reducing transportation fuel consumption and GHG emissions.
8. The new zoning would be streamlined for development that meets the goals of the Plan and LWRS/LWRP providing predictable, fair and cost effective administration of the types of development desired by the Village's residents, making the community more sustainable and livable. As an existing center with the potential for new job creation through introduction of new mixed uses, residents will be able to access new jobs and a diverse mix of services within a short distance of their home without having to drive. Cold Spring already has walkable access to existing schools, abundant recreational opportunities, and open space within and surrounding the community that is walkable, making it more attractive for future investments in the community. Development of the Hudson Fjord Trail (Mid-Hudson Regional Sustainability Plan, Appendix B: Economic Development Project Idea

#40) will create partnerships with adjoining and nearby communities and will allow Village residents, both existing and future, to walk or bike to thousands of acres of additional State parkland. Making an existing community more complete will result in lower household transportation costs, reduced fuel consumption, improved air quality, promotion of public health, and elimination of sprawl from the community.

9. The process of developing the new Zoning regulations would include a robust public engagement process to ensure that the needs and desires of the Village's residents are integral to the process and Village residents take ownership of the Zoning changes, thereby continuing the dialogue that has been underway in Cold Spring since the Village's current planning process began in 2006.
10. The Plan and LWRS/LWRP documents recommend the redevelopment of the Marathon Battery Superfund Site and that such redevelopment serve as a model for state-of-the-art energy-efficient design elements, use of alternative energy sources such as solar and geothermal, and innovative landscaping techniques to control stormwater runoff quality and quantity. Zoning changes will be required for this goal to be realized since the site is currently zoned primarily for industrial uses. Development of the Marathon site would provide for compact, transit-accessible mixed-uses that can help reduce a household's expenditure on energy for transportation, heating, cooling, and electricity, and may even allow families who live there in the future to eliminate the need for a personal car. The Marathon site is contiguous to the West Point Foundry Preserve (Mid-Hudson Regional Sustainability Plan, Appendix B: Economic Development Project Idea #58) and will be a walkable recreational and open space asset to future residents of a redeveloped Marathon site. Construction jobs will be created when the Marathon site is redeveloped.

The Plan and LWRS/LWRP documents also recommend the redevelopment of the Butterfield Hospital site and the Chestnut Street strip shopping area as vibrant walkable mixed-use areas. Zoning changes for both sites would be required for this goal to be realized. Butterfield is zoned primarily for health services while the Chestnut Street shopping area is zoned primarily for auto-oriented commercial uses. Construction jobs will be created when one or both sites are redeveloped.

The LWRP addresses the issues of climate resiliency, sustainability, energy conservation, alternative transportation, and smart growth. As stated in the draft LWRP: "It is the intention of this Local Waterfront Revitalization Program that, in general, as areas in the Village become available for development or redevelopment, the principles of Smart Growth and, specifically, traditional neighborhood development which emulates the features of historic villages such as Cold Spring, serve as guides." The LWRS includes as "Goal 3: Protect the natural environment and conserve energy." Additional recommendations in the LWRP and Comprehensive Plan are to: "Protect the small town character of the Village including improved walkability, updated zoning and other regulations...developing a RiverWalk...promote green technology and use of alternate sources of energy."

The Village was settled more than 200 years ago and is recognized as a priority growth area today by virtue of its existing urban character and its residents' interest in enhancing that urban character. Most development in the Village occurred prior to the advent of cars when residents' daily needs

(including living, working, shopping, and recreating) were accomplished primarily by walking. The Village wants to make sure that walkability, and all of its environmental, energy, health and other benefits, can be realized through the development of new Zoning that emulates that which has been developed in the model LEED for Neighborhood Development Floating Zone.

While the Village's geography in the Hudson Highlands constrains large-scale new development (both the River and mountains frame the Village's borders), there is now a tremendous opportunity to develop and redevelop the Village's remaining undeveloped, underdeveloped, and infill properties using Smart Growth principles.

The presence of MetroNorth railroad in the Village provides an existing public transit connection with other communities up and down the Hudson. The Village also has a regularly scheduled low-cost Trolley Service to the Village of Nelsonville, Garrison and throughout the Village, that operates from May through December each year. The Village has been working since 2007 with the towns of Philipstown and Fishkill, the City of Beacon and the New York State Department of Transportation to plan for and develop the Hudson Fjord Trail. The Trail is planned as a separated multi-use trail linking the Cold Spring Train Station to the City of Beacon Train Station and is featured in both the Mid-Hudson Regional Economic Development Plan and the Mid-Hudson Regional Sustainability Plan.

The Village recognizes that continued dependency on automobiles for many of its residents' day-to-day transportation needs will result in an unacceptable continuation of fossil fuel consumption and carbon emissions. The Zoning amendments prepared under the Cleaner Greener Communities program will address such issues while enhancing the Village's livability. Through enactment of the Zoning amendments, the Village will be able to realize its dream of pursuing a Smart Growth planning strategy and finally having an approved LWRP.

NYSERDA Funded Activities

The proposed Cold Spring Zoning project will result in the preparation of a comprehensive rewrite of the Village's Zoning Law as a Local Law amending the current Village Zoning Law. The document will be prepared in the form and manner required for the filing of local laws in accordance with Municipal Home Rule Law. Changes to the Historic District Chapter of the Village Code will also be in the form of a separate Local Law and will follow the requirements of Municipal Home Rule Law.

NYSERDA will provide a cost-share of \$75,000 to the Village of Cold Spring, hereafter referred to as "the Contractor," to support a total project cost of amending the Village Code to respond to the recommendations of the Village Comprehensive Plan, Village LWRS and the Village's draft LWRP documents totaling \$100,000. The Contractor's cost-share for the amendments to the Village Code shall be \$25,000. The following tasks outline the scope of work for which NYSERDA will provide funding.

1. Amend the **Area and Bulk** regulations, based on a study of existing dimensions, to ensure that new development and infill development is consistent with the traditional compact, walkable character of the Village's historic neighborhoods. Include both a minimum and maximum front

yard setback and lot width. Ensure that new buildings are consistent with the prevailing setback of existing buildings to the greatest extent possible. Limit maximum building sizes to prevent “tear-downs” with new out-of-scale homes replacing smaller village-scale dwellings in residential neighborhoods, and to prevent “big-box” establishments from detracting from small-scale Main Street mixed-use businesses.

2. Amend the Zoning Law, based on a study of the existing character of historic neighborhoods, to include **form-based** standards. These include specifications for street and building types (preferably a mixture of types) and how they relate to one another, the scale and types of streets and blocks, build-to lines, number of floors, percentage of the site frontage that is to be built, location of garages and off-street parking lots, front porches, and other similar features to ensure that new development retains and enhances the Village’s historic small town character.
3. Create three (3) distinct **Traditional Neighborhood Development Districts** for the Chestnut Street area, the former Marathon Battery site and the Butterfield Hospital area, based on a study of the draft plans and recommendations included in the LWRP. Each district would have different area and bulk regulations, uses, and design standards (appropriate for each area) for streetscapes, site layout, architecture, parking, landscaping, etc. to ensure that development and redevelopment of these areas is consistent with historic village neighborhoods. Architectural standards would address building height and mass, roof character, porches, windows, and building materials. Require a variety of housing types and sizes, consistent with traditional Village neighborhoods, to accommodate a variety of age and income groups and residential preferences.
4. Amend permitted uses in the Main Street District to **restrict shopfront buildings to commercial uses** on the main floor, while permitting residential uses on the ground floor of buildings originally constructed as single-family detached dwellings, multi-family and rowhouses. Prohibit auto-oriented uses (such as car dealers, gas stations and drive-throughs).
5. Permit **three (3) stories** for buildings in the Main Street District that front on Main Street from Route 9D west to the railroad tracks, subject to certain conditions.
6. Amend the Zoning Law to require full cutoff **outdoor lighting** fixtures and lower lighting levels based on the recommendations of the Illuminating Engineering Society of North America in all districts in the Village to minimize impacts of light pollution, reduce energy use, and preserve the Village’s nighttime character.
7. Amend the **sign standards** for all Zoning Districts and include these in a single section of the Zoning Law. Ensure that the sign regulations are appropriate to the Village’s character. Consider prohibiting back-lit (internally illuminated) signs due to their incompatibility with the Village’s historic architecture.
8. Amend the Village’s **parking standards** based on the current recommendations of the National Parking Association, the American Planning Association, and the SmartCode. Include parking standards for uses that are currently omitted (e.g. multifamily dwellings and apartments). Include a maximum parking requirement, a shared parking factor, and permit the shared use of parking lots for uses with different hours of operation. Require that parking lots for commercial uses be located to the rear of buildings wherever feasible to minimize their visual effect and require screening from the street-view if they are located to the side of buildings. Permit and encourage porous pavement to minimize the impacts of stormwater runoff.
9. Amend the Zoning Law to require generous **landscaping within and around parking lots**.

Trees surrounding parking lots and planted on islands within parking lots provide shade that reduces the “heat island” effect of large expanses of pavement. Landscaped islands with gaps in the curbs allow natural drainage of stormwater. Landscaping the exterior of parking lots with trees, low hedges, stone walls or attractive fencing integrates parking into the site so it complements the building and street rather than visually dominating the site.

10. Amend § 134-17 of the Zoning Law to require that detached **garages** be set toward the back of the property, whenever possible, to reinforce the pedestrian orientation of the Village, and to require that attached garages be set back a minimum of 20' from the front facade of the house so that cars in the driveway are not parked in the front yard. This requirement would also prevent “snout houses” where the garage dominates the front of the building, detracting from the pedestrian orientation of village streets. Specify that sidewalks and the public right-of-way cannot be used as back out spaces.
11. Amend the Zoning Law to include a **maximum lot coverage** requirement for impervious surfaces.
12. Amend the **home occupation** standards to regulate impacts rather than uses, to permit home occupations in all residential districts, and to strengthen performance standards to address factors that may impact the residential character of the neighborhood.
13. Ensure that the term “**livable floor area**” in the Zoning Law does not result in larger minimum dwelling units than is appropriate for Cold Spring.
14. Consider allowing **accessory apartments** in accessory buildings to provide more opportunities for affordable housing. Relax the required minimum lot area to permit accessory apartments on smaller lots. Currently, a minimum lot area of 15,000 sq. ft. is required for the original unit and 5,000 sq. ft. for each additional unit. Thus a minimum of approximately ½ acre of land is required for a two-family dwelling.
15. Amend the site plan review design standards to require the following as part of the approval process:
 - Planting **street trees** to enhance the pedestrian and bicycle environment of the Village.
 - The **preservation and restoration of cultural features**, such as architectural elements with historic value and stone walls.
16. Amend the Zoning Law, to allow by special permit, **adaptive reuse** of historic structures to encourage their preservation and restoration. Adaptive reuse would be allowed for historic structures in the Historic District and those listed or determined by the State Historic Preservation Officer to be eligible for listing on the National or State Registers of Historic Places. Allow for a range of uses, such as multi-family housing, bed-and-breakfast establishments, inns, business and professional offices, artisan shops, galleries, and antique shops, subject to performance standards for parking and protection of the character of historic structures.
17. Amend the Village Code to permit the Village to be a recipient of **conservation easements** and **facade easements**, and establish a stewardship fund so the Village has the resources for monitoring and enforcement.
18. Amend the Village Code to **prohibit outright demolition of existing structures** by instituting a demolition delay provision to provide time to examine alternatives for a threatened structure.
19. Amend the Zoning Law to permit **conservation subdivision**, with a 4-step design process that

identifies unbuildable lands and special features of the site around which development is designed.

20. Adopt a **ridgeline protection overlay district** for ridgelines in proximity to the Hudson River, including but not limited to views of the ridge from the Foundry trail and Foundry Cove.
21. Amend the Village Code to require compliance with Energy STAR or LEED **green building standards**, or prepare a list of recommended practices for new construction.
22. Include a separate section in the Zoning Law to address **fences**.
23. Amend the Zoning Law for clarity and internal consistency as follows:
 - (a) Amend § 134-2 to:
 - add definitions of “front, rear and side yards”
 - add a definition of “cellar” and to revise the definition of “basement” so it is distinct from a “cellar,” and then amend the terms “cellar” and “basement” throughout the Zoning Law
 - amend the definition of “half-story” to limit half-story ceiling height to 7’6” and above to 50% of floor area of the story directly below
 - amend the definitions of accessory building and private garages to include a maximum height
 - add definitions of “terrace,” “deck,” and “porch”
 - (b) Do not require annual renewal of area variances for projects that are constructed.
 - (c) Amend § 134-5 to include provisions for situations where a Zoning District boundary bisects a lot.
 - (d) For existing front yard setbacks in the R-1, B-3 and B-1 Districts [§§ 134-7B(2), 134-8B(1), and 134-9D(4)], consider deleting the requirement for a special permit and granting the Planning Board the authority to waive setbacks in such cases to allow for consistency with prevailing setbacks on the road.
 - (e) Correct the typo in §134-9(G)2 from “not less than five (5’78) feet” to “not less than five (5) feet.”
 - (f) Move subsection B from § 134-17 to § 134-18 so that the provisions for corner lots apply to all Zoning Districts, not just residential districts.
 - (g) Include a density standard for multifamily dwellings in the B-1 District.
24. Review and amend **permitted uses** in all districts.
25. Amend the **Zoning Map** to include new Zoning Districts and revised boundaries for existing Districts based on the recommendations of the Village’s *Comprehensive Plan* and the LWRP.
26. Amend the Subdivision Regulations to:
 - Require submission of a **resource analysis map** prior to the sketch plan to assist applicants and the Planning Board in designing a subdivision around a site’s natural and cultural features.
 - **Permit conservation subdivision**, with the 4-step design process that identifies unbuildable lands and special features of the site around which development is designed.
 - **Discourage** the creation of **cul-de-sacs** (see § 111-14F). Permit cul-de-sacs only when connecting streets is physically impossible due to the presence of wetlands, waterbodies, or

steep slopes. Interconnected streets encourage alternative forms of transportation, such as walking and bicycling, and reduce vehicular traffic.

- Prohibit **gated communities** and **private roads**.
- Match historic materials or their appearance for **sidewalks and curbs**, wherever possible, while enhancing safety and security.
- Specify that **street trees** should be planted between the sidewalk and the road, whenever feasible, to provide protection for pedestrians on the sidewalk.

27. Adopt a local **Waterfront Consistency Review** law.

28. Update the Design Standards of the Historic District Law, including allowances for solar panels and composite materials, make it more user friendly to better serve the Village and the public, integrate it with the Zoning Law, and create new Design Standards in the Zoning for locally important historic resources outside of the National Register District.

Budget: Cold Spring Zoning

Tasks	Total Project Cost	Other NY State Funding	NYSERDA Share of Total	Cold Spring Share of Total
Prepare draft Zoning Amendments	\$55,000	\$0	\$41,250	\$13,750
Prepare draft Historic District Amendments	\$24,000	\$0	\$18,000	\$6,000
Sponsor 3 public input sessions	\$2,000	\$0	\$1,500	\$500
Prepare Final Zoning Law Amendments & Report	\$12,000	\$0	\$9,000	\$3000
Prepare Final Historic Law Amendments	\$7,000	\$0	\$5,250	\$1,750
Total	\$100,000	\$0	\$75,000	\$25,000

Timeline: Cold Spring Zoning

The proposed timeline assumes that all work tasks related to the update of the Village's Zoning Law can be accomplished within 18 months. The following timeline provides a short summary of the major milestones associated with the Zoning update:

Zoning Tasks	1/14	2/14	3/14	4/14	5/14	6/14	7/14	8/14	9/14	10/14	11/14	12/14	1/15	2/15	3/15	4/15	5/15	6/15
Contract Executed																		
Appoint Committee																		
Committee Meets																		
Prepare Zoning																		
Public Outreach																		
Zoning Revised																		
SEQR Review																		
Public Hearings																		
Adopt Local Laws																		
Prepare Report																		

Adoption Process: Cold Spring Zoning

The following steps in the enactment of the proposed Zoning and other Code changes will occur, ensuring that the recommendations of the Comprehensive Plan, LWRS and draft LWRP documents are implemented and approved:

1. Filing of the proposed zoning in the office of the Village Clerk.
2. Introduction of the proposed zoning at a regular Village Board of Trustees meeting.
3. Resolution to determine lead agency (SEQR).
4. SEQR determination of significance.
5. Resolution to hold municipal board hearing.
6. Notice to Putnam County Planning Department for review under General Municipal Law.
7. Notice provided to adjacent municipalities including the Village of Nelsonville, Town of Philipstown and Town of Highlands.
8. Affidavit of publication filed.
9. Public hearing held by the Village Board of Trustees.
10. Response received from the Putnam County Planning Board and considered.

Statement of Work: Cold Spring Zoning

11. The Final form of the proposed Zoning Law placed in the hands of the Village Board of Trustees members.
12. Adoption of the Zoning Law by resolution.
13. Entry of the Zoning Law and Zoning Map in the minutes.
14. Resolution adopted addressing recommendations of the Putnam County Planning Department.
15. Filing of a final report with the Putnam County Planning Department.
16. Filing a copy of the Zoning Law with the Secretary of State.
17. Verification cards received and filed.
18. The Zoning Law and/or summary published.
19. An Affidavit of publication filed.
20. Zoning Law is posted at Village Hall.
21. Final Project Report prepared and delivered to NYSED.

The SEQRA review process will be the responsibility of the Village of Cold Spring and a Negative Declaration or a Written Findings Statement will be prepared and filed in accordance with SEQRA prior to the adoption of the Zoning Law and any other amendments to the Village Code.

J. Theodore Fink, AICP

Professional Planner | 302 Pells Road Rhinebeck NY 12572 | 845.876.5775 | jtfink@greenplan.org

EDUCATION

Master of Urban Planning and Policy. University of Illinois at Chicago. 1976-1978

Bachelor of Arts in Environmental Design. University at Buffalo, SUNY. 1972-1976

PLANNING EXPERIENCE

GREENPLAN Inc., Rhinebeck, New York. *Founder and President*. 1991 to Present.

Bard College Graduate School of Environmental Studies, Annandale-on-Hudson, NY. *Professor of Land Use Planning*. 1995 to 1996.

EnviroPlan Associates, Inc., Poughkeepsie, New York. *President*, 1986-1991.

Quality Environmental Planning Corporation, Pleasantville, New York. *Vice President*, 1984-1986.

New York State Department of Environmental Conservation, New Paltz, New York. *Associate Planner*, 1980-1984.

Open Lands Project, a private non-profit organization, Chicago, Illinois. *Project Manager*, 1978-1980.

Center for Urban Studies, University of Illinois at Chicago, Illinois. *Teaching and Research Assistant*, 1976-1978.

Erie County Department of Environmental Quality, Buffalo, New York, *Planning Intern*, 1974-1976.

PLANNING CAPABILITIES

37 years of progressively responsible planning and zoning advice to government. Prepared illustrated form-based zoning for six NY municipalities. Assists municipal officials with public engagement to help understand and visualize the implications of sustainable development. Promotes a variety of creative planning tools for municipal implementation of Hudson River Valley Greenway Communities Council approved Greenway Compact and Greenway Program policies. Prepares comprehensive plans, open space plans, scenic protection plans, farmland protection plans, waterfront revitalization plans, and a wide range of zoning and specialized land use controls to implement such plans.

GREENPLAN CLIENTS SERVED SINCE 1991

NY State Department of Environmental Conservation, Dutchess County, Tompkins County and 53 cities, towns and villages in New York State including planning and zoning work as Village Planner for the Village of Cold Spring since 2009.

ACHIEVEMENTS

- Member, American Institute of Certified Planners (AICP)
- Network of Planning Advisors, Martha's Vineyard Commission
- Listed, Who's Who in the World (22nd Edition)
- Advisory Member, Board of Directors Winnakee Land Trust
- American Planning Association, Eastern Pennsylvania Chapter *Merit Award*

Michèle Robinson Greig, PhD, AICP

DEGREES

PhD (1988) The Johns Hopkins University
MPhil (1980) Oxford University
BA (1978) University of Toronto (*summa cum laude*)

PROFESSIONAL EXPERIENCE

GREENPLAN, INC. Rhinebeck, New York. *Senior Planner.* Since 1998. Responsibilities include the preparation of municipal comprehensive plans and zoning regulations, and conducting project reviews, and their accompanying SEQR environmental assessment documents, for a variety of clients including local municipalities, county agencies, and private developers. Responsible for drafting the plans, regulations and reports listed below. Planning consultant currently responsible for providing planning and environmental services to the Town of Red Hook, Village of Red Hook, Village of Tivoli, Village of Wappingers Falls, and Village of Cold Spring.

Community Leadership Alliance, Pace University Land Use Law Center and the Glynwood Center.
Participant, 1997, *Facilitator*, 1998-2000.

SELECTED RECENT PLANS, REGULATIONS AND REPORTS

- *Town of Lloyd Walkway-Gateway District Zoning Amendments.* Town Board of the Town of Lloyd, adopted 2013. Available on-line at www.walkwaygateway.com.
- *Village of Tivoli Zoning Amendments for Residential Business (RB) District.* Village of Tivoli Board of Trustees, adopted 2012. Available on-line at www.tivoliny.org.
- *Village of Cold Spring Comprehensive Plan.* Village of Cold Spring Board of Trustees, adopted 2012.
- *Village of Cold Spring Local Waterfront Revitalization Strategy.* Village of Cold Spring Board of Trustees, adopted 2012.
- *Village of Cold Spring Local Waterfront Revitalization Program.* Village of Cold Spring Board of Trustees, since 2012.
- *Town of Red Hook Centers and Greenspaces Plan and Code Amendments.* Intermunicipal Task Force and Town Board of the Town of Red Hook, adopted 2011. Available on-line at www.redhook.org. Designed to protect agricultural lands in the Town and permit compact, walkable neighborhoods adjacent to the Village. Recipient of the Pace University Land Use Law Center *Groundbreakers Award* (2009), the NYS Planning Federation *Pomeroy Award for Zoning Achievement* (2011), and Northern Dutchess Alliance *Charting our Course Award* (2012).
- *Village of Tivoli Zoning Amendments for Historic Overlay District, Pine Street Overlay District, and Area and Bulk Standards and Village of Tivoli Pattern Book.* Village of Tivoli Board of Trustees, adopted 2010. Available on-line at www.tivoliny.org.
- *Town of Lloyd Zoning Amendments.* Comprehensive revision of the Town's Zoning Law. Town Board of the Town of Lloyd, adopted 2010.
- *Village of Red Hook Zoning Amendments for Traditional Neighborhood Development District and General Business District.* Village of Red Hook Board of Trustees, 2009.
- *Village of Wappingers Falls Zoning Amendments for Signs, and Outdoor Lighting.* Designed to minimize energy use in outdoor lighting. Village of Wappingers Falls Board of Trustees, adopted 2007.
- *Village of Wappingers Falls Sign Design Manual.* Village of Wappingers Falls Board of Trustees, 2007. Available on-line at www.greenplan.org.

SELECTED HONORS AND AWARDS

- *Groundbreaker's Award*, Pace University Land Use Law Center, 2009
- *Heritage Award*, Egbert Benson Historical Society of Red Hook, 1998
- The Johns Hopkins University Fellowship, 1980 - 1988
- Canada Council Doctoral Fellowship, 1981 - 1985

AFFILIATIONS

- American Institute of Certified Planners
- American Planning Association

STEPHEN J. GABA, ESQ.

Drake, Loeb, Heller, Kennedy, Gogerty, Gaba & Rodd PLLC
555 Hudson Valley Avenue – Suite 100
New Windsor, New York 12553

Education:

Albany Law School of Union University (J.D., 1987)
Fordham University (B.A., 1983)

Employment History:

Drake, Loeb, Heller, Kennedy, Gogerty, Gaba & Rodd PLLC – New Windsor, New York
Partner, 2006 to present

Drake, Sommers, Loeb, Tarshis, Catania & Liberth, PLLC – Newburgh, New York
Partner, 1995 to 2006; Associate, 1987 to 1995

Practice Areas:

Municipal Law; Land Use & Development; Civil Litigation.

Bar Admissions:

New York State - 1988
United States Supreme Court – 1993
U.S. Court of Appeals, Second Circuit – 1993
United States District Court, Eastern District of New York – 1999
United States District Court, Northern and Southern Districts of New York – 1988

General:

Drake, Loeb, Heller, Kennedy, Gogerty, Gaba & Rodd PLLC, is a general practice law firm of fifteen attorneys. It is AV rated by Martindale-Hubbell. The firm presently serves as general counsel to the Town of Cornwall, Town of Philipstown and Village of Cold Spring and as Planning Board Counsel to the Town of New Windsor, as well as special counsel for other municipalities, including the Town of Newburgh, Town of LaGrange, Town of Blooming Grove, Village of Goshen, Town of Hyde Park, Town of Stanford, Town of Bethel, Dutchess County Water & Wastewater Authority and Dutchess County Resource Recovery Agency.



VILLAGE OF COLD SPRING

85 MAIN STREET, COLD SPRING, NY 10516

TEL: (845) 265-3611

FAX: (845) 265-1002

WEB: WWW.COLDSPRINGNY.GOV

J. RALPH FALLOON, MAYOR
mayor@coldspringny.gov
BRUCE CAMPBELL, TRUSTEE
trustee.campbell@coldspringny.gov
MATT FRANCISCO, TRUSTEE
trustee.francisco@coldspringny.gov
STEPHANIE HAWKINS, TRUSTEE
Hawkins.ColdSpring@gmail.com
CHARLES HUSTIS III, TRUSTEE
trustee.hustis@coldspringny.gov

MARY SAARI, CLERK/TREASURER
vcsclerk@bestweb.net
ELLEN MAGEEAN, ACCOUNTANT
STEPHEN J. GABA, ATTORNEY
WILLIAM BUJARSKI, BUILDING INSPECTOR
building@coldspringny.gov
CODE ENFORCEMENT TEL: (845) 265-3964

August 7, 2013

New York State Energy Research and Development Authority
17 Columbia Circle
Albany, New York 12203-6399

Re.: *Village of Cold Spring Letter of Support*
Cleaner-Greener Communities Phase II Implementation Grants
Category 2: Comprehensive Planning

To Whom It May Concern:

I have been authorized by the Village of Cold Spring Board of Trustees to express our support of the Village of Cold Spring's application for funding to prepare a series of amendments to the Village's Zoning Law and related regulations. The Village has spearheaded a multi-year comprehensive planning effort that began in 2006 with the appointment of a Comprehensive Plan/Local Waterfront Revitalization Plan Special Board. Since that time, we have prepared and adopted a new Village Comprehensive Plan (in 2012), we accepted and then had accepted by the New York Department of State a Local Waterfront Revitalization Strategy (LWRS), and we have now prepared in draft form a Local Waterfront Revitalization Plan (LWRP) using funds from the Hudson River Valley Greenway and the New York Department of State's Division of Coastal Resources under Title 11 of the Environmental Protection Fund.

The Village supports continuation of the planning process to update our Village Code so that it is consistent with the recommendations of the Plan, LWRS and draft LWRP documents. All three documents recommend that the Village update its Zoning and other regulations so that they support a Smart Growth planning strategy in the Village and move Cold Spring towards becoming a more sustainable community. The Village Board of Trustees is solely responsible for adopting amendments to the Village Code in accordance with New York State Village Law and Municipal Home Rule Law. We fully support moving forward with the application for funding through NYSEDA's Cleaner-Greener Communities Program.

For the Village of Cold Spring Board of Trustees,

J. Ralph Falloon, Mayor
Bruce D. Campbell, Deputy Mayor on behalf of Mayor Ralph Falloon



VILLAGE OF COLD SPRING

85 MAIN STREET, COLD SPRING, NY 10516

TEL: (845) 265-3611

FAX: (845) 265-1002

WEB: WWW.COLDSPRINGNY.GOV

J. RALPH FALLOON, MAYOR
mayor@coldspringny.gov
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August 7, 2013

New York State Energy Research and Development Authority
17 Columbia Circle
Albany, NY 12203-6399

Re.: *Village of Cold Spring Letter of Commitment*
Cleaner-Greener Communities Phase II Implementation Grants
Category 2: Comprehensive Planning

To Whom It May Concern:

I have been authorized by the Village of Cold Spring Board of Trustees to confirm our commitment to prepare a series of amendments to the Village's Zoning Law and related regulations, if funding becomes available from New York State through the above captioned Cleaner-Greener Communities Program. The total project cost is estimated at \$100,000 and the Village hereby commits to providing up to a \$25,000 in-kind match if awarded the funds. We plan to provide our match through the volunteer services of Village residents to be appointed to a Zoning Committee as well as through the use of Village secretarial support services and the expense of public meetings.

For the Village of Cold Spring Board of Trustees,

J. Ralph Falloon, Mayor

Bruce D. Campbell, Deputy Mayor on behalf of Mayor Ralph Falloon