

**“Foundry/Marathon/Campbell” Forum, May 8, 2010
Cold Spring Special Board for a Comprehensive Plan**

Notes from Economic Health of the Village
As it applies to the Foundry, Marathon and Campbell properties
May 8, 2010 VFW Hall

Michael Riesman, Facilitator
Richard Weissbrod, Recorder
Stephanie Hawkins
Linda Stanley
Seth Gallagher
Karen Jackson
Bradford Petrie
Michelle Woods
Drea Kaplan

Giam Crech sp
John Cass.... Sp?
Bob Leonard
Richard Linke
Ann Linke
Gayle Hamilton
Arinahos Serrados
Mike Turton

Question to the Group: “How can development or non-development of these areas improve the economic of the Village?”

Traffic and Parking

Many members of the Group discussed the difficulty of and potential increase in traffic flow whatever the development of these properties.

One Kemble Street resident observed that Kemble St. is now the only egress from the area and that could be expected to increase with any increase in development. A Constitution Drive resident also mentioned that commuters currently parking along the Boulevard created a peak-hour load as commuters returned to the Cold Spring station in the evening. Along this same line of argument, Another Constitution Drive resident wanted the Village to remain and retain its small town ambiance and not become another suburban center.

Access to the area via the old road extending from Chestnut St received little consideration and no support.

Lunn Terrace Extension

The possible Lunn Terrace extension and a Metro North parking lot, some thought, would only increase the pressure on Kemble St. One resident of Rock Street asked how would we pay for the Lunn Terrace development. One discussant suggested that commuters exist the possible parking lot only via Lunn Terrace.

Marathon Property

A Village Trustee mentioned that the current owner of the property paid approximately \$4 millions for it.

Existing/Continuing Environmental Issues

Another Group at this meeting focused on environmental issues for these properties. However, this Group did raise the issue of past and continuing toxic conditions (although remediated) and

how these might impact development. At presently, a toxic plume, originating at 20 feet below the surface and associated with VOCs, exists on the western border of the property.

Mixed Use

A Village resident raised the possibility of mixed use similar to other communities on the lower Hudson. These uses might consist of the retail, professional and residential. The Group did not reach a consensus that the Marathon area could successfully develop as a retail space given its distance from the two main streets. Also those of the Group living on Rock and Kemble Streets raised traffic concerns.

Members thought that strong demand for non-retail commercial space existed within the Village. Seth Gallagher confirmed this with his experience. Someone pointed out that non-retail commercial development that promoted opportunities for Village/local entrepreneurs and workers would have dual benefits. One Villager thought that Butterfield Common had many more advantages than the Marathon site in terms of professional and even retail space. Richard Linke echoed this view. . And another Rock Street expressed that a retail development, with mixed use or otherwise, would not work on the Marathon property.

Exclusively Residential

Michael Reisman referred to economic studies that showed residential was one of the worst choices from a net cost to the Village perspective.

Campbell Property

Scenic Hudson currently owns/administers the Campbell Property as well as the Foundry Property. Members of the Group did not seem aware of Scenic Hudson's intentions for the property. Would Scenic Hudson sell the house, connect it to the Foundry property, lease it to another group or individual, etc? A neighbor of the property did mention that she preferred not to have the property developed as another Boscobel creating a flow of visitors that would interfere with quiet of the area. (Increased traffic became an issue.)

And yet another neighbor preferred that the use of the property remain as it is: no eco-tourists, possibly a connection to the property via the Foundry trails. He went on to note that unintended use of the property has already changed conditions for residents of Constitution Drive

Michael Reisman asked for suggestions on how to use the Campbell property while minimizing the negative impacts on neighbors. One person suggested an entrance fee.