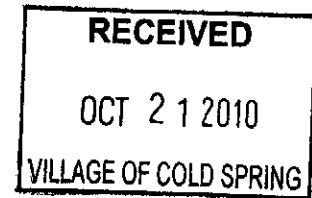


Donald Mac Donald
10 B Street
Cold Spring, NY 10516
845-265-4723 dmdarch@optonline.net



10.21.2010

Michael Armstrong - Chairman
Comprehensive Plan/LWRP Special Board
Village of Cold Spring
Cold Spring, NY 10516

RE: Draft Comprehensive Plan

Dear Michael and the Special Board,

I want to thank you for all the work and effort you have expended in producing a Comprehensive Plan. It will mean a great deal to the village in the near and far future.

I have a couple of comments i'd like to pass on. they are as follows:

Section 5.1 -

Over the past 5 years (at least) there has been much discussion about the suitability of the present Fire House site on Main Street, the difficulty/impossibility of remodeling at that site and meeting current and future Fire Company needs. It seems the Comprehensive Plan has concluded, as has the Fire Company, that relocation to a larger site is the only viable option.

What has always disturbed me about this discussion is I never hear really specific reasons detailing why the present site is inadequate. All I hear are conclusions. I believe the Plan's conclusion supporting a move would be a stronger one if the specific analysis that was done by the Fire Company evaluating their present facility is appended to the Plan. Further, I believe the discussion would be enhanced by presenting a "best case scenario" of what a renovation at the present site would, and would not yield.

Section 5.4.2-

Tie this to home occupation sections if any.

Section 5.17-

Though the Plan does not call for it, the idea is out there to move the Village Offices to the proposed inter-municipal Butterfield site.

First, I would really question what this move would actually save in terms of operating costs. Second, and a larger issue for me is this idea of taking an anchor activity center from Main Street and moving it to a peripheral Village location. This is exactly the kind of thing that "kills" and has helped "kill" original Main street locations everywhere.

In my opinion, without a vibrant Main Street the Village would be in rough shape..its as simple as that.

To that end, in my opinion, the Plan should discuss and evaluate the impact on the Main Street neighborhood losing the Fire House and Village Offices would cause. In my opinion, the loss would be diversity of activities, sheer foot traffic, and visual character. All these characteristics are important and should be considered.

It could well be there is language in the Plan now that address' my comments. I've read the Plan and I may well have missed those passages. And I full well realize the Board may disagree with me. But I wanted to voice my concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Donald Mac Donald", with a stylized, cursive script.

Donald Mac Donald

Jan Thacher
62 Chestnut St Apt 1 B6
Cold Spring NY 10516

Village of Cold Spring Special Board
For Comprehensive Plan
(Local Waterfront Revitalization Plan-?)

Village of Cold Spring Mayor & Trustees
85 Main St
Cold Spring NY 10516

10.21.10

Dear Board Members

Having gone through most of this document "*Draft Village of Cold Spring Comprehensive Plan September 29, 2010*". I don't yet feel I can congratulate you yet.

As most of you know I have been deeply involved with this most important project from the very beginning, over 5 years ago with the Ad Hoc group that prepared and help establish the Village of Cold Spring Special Board For Comprehensive Plan & Local Waterfront Revitalization Plan.

As far as I know I am a member of the Riverfront work group that prepared an extensive riverfront inventory and continue as acting Chair of the Village Character, History and Historic Preservation workgroup. Though brief, a stint as a Special Board member, until politics & health required my resignation from that board (6.09).

My 1st concern is early in this process (Ad Hoc stage) it was established we needed to update our 15yr old 1987 Master (Comprehensive) Plan. It was clear through experiences with existing and proposed development with in the village and along our (drinking) watershed a full LWRP was needed. An LWRP provides the support and interaction of State and Federal Government laws, statutes and grants. Which as you know this draft Comprehensive Plan, as the 1987 Master (Comp) plan, won't provide.

Pre 6.09 all of the grants and work product produced by any of the work groups was toward the LWRP standard. Requiring objective analization of all village accets and documentation to support those observations. As put forth by Jamie Rupert NYDOS (see; SB video #3: 7.1.07 & DOS pub "Making the Most of Your Waterfront").

This all seems to have changed some time after 6.09 why? I know Mr Armstrong (Chair SBGP) offers an explanation about no money from the state but in fact there never was any state money a confirmed grant but no actual money. We as villagers had pulled together slow but surly working towards the LWRP, what happened, why the change?

I also find it some what disconcerting that out of the many reports generated by all the work groups the only one represented in the "Appendix" is the survey done by the Economic Development wg again why? This is a missed opportunity that would aid the public in

evaluating the current status of the village and provide incites to future. As well as deeper understanding for your recommended "Actions". In short I don't see the 4 years worth of work, that as of 6.09 was 80-85% complete included. In this "draft" I see only selected bits.

Next there are many inconsistencies, contradictions, inaccuracies and omissions some minor some serious but all should be resolved before this "Draft" goes any further. Some brief examples;

Intro pp 6-12 draws very heavily from 2000 census data. This data is 10 years old, the village has changed dramatically in these past 10 yrs I see it in the Numbers of children alone. Need to rethink this chapter also can't read the charts.

1.1.2 Action: *Consider including form-based standards for new construction and reconstruction, and move away from strict separation of uses, to focus instead on providing for streetscapes, siting and scale of buildings, parking locations and off-street parking requirements, while allowing for exceptions on unique properties.*

1.2.1 Action: *Recognize the unique characteristics of the Village's historic neighborhoods by adopting standards to protect and reinforce their character in such areas as shared relationships of structures to streets, sidewalks, building height and mass, porches, roof character, materials, window styles, lot and street width.*

Some ware within the "Draft" (I don't seam to be able to locate it at the moment) it is suggested that 3ed stories on buildings should be considered.

These 3 examples I think demonstrate my concern: 1.2.1 & 1.2.1 say almost the same thing, both of them not taking into account these are the "Standards" by which the Historic District review Board already has in place. The 3ed story is a complete contradiction to both of your actions and would tend to negate our National Register District. I don't think this is something we want to do or is it ?

Lastly I did not see any mention of our 30-year-old sewer plant and its eventual need for replacement. Currently it does not meet regulations in terms of out flow. The majority of the pipes serving the system are over 100 years old.

On these 2 fundamental issues saw nothing, this is a glaring omission, but on the other hand there is 1.7-1.7.14 in the village character section on sidewalk improvements? This is infrastructure and I would think the sewer takes priority

I have more but no more time I urge you to rethink the readiness of this document sit down with the work groups and public using this as a base and get back to work on the LWRP.

Jan Thacher 10.21.10

Jan Thacher
62 Chestnut St Apt 1 B6
Cold Spring NY 10516

**Susan Wallach
2 Constitution Drive
Cold Spring, New York 10516**

October 21, 2010

To the Board Members of the Comprehensive Plan

First I would like to thank you all for donating your time, hard work, research, patience for creating a Comprehensive Plan for Cold Spring. I do agree that we need to work as a community and have goals to make sure that Cold Spring is a thriving village, yet work to maintain the very aspects of Cold Spring that draw residents to it.

Working off of the summary draft handed out at the meeting on October 14, 2010, I do have comments and suggestions.

1. I agree that we must protect the small town, historic and neighborly character of the Village. But your suggestion of adding third floors to the buildings doesn't make sense. First, it would change the look of Main Street.

Secondly, there is already a parking and traffic problem on Main Street—adding more business and apartments would increase this problem. And how does this help the regular person who lives in the village? Who does this help but the landlords who already overcharge?

Repairing the water mains is more important to the residents of the village than burying power lines (does this help the villagers or the tourists? If it's just the tourists, it seems an expense for the residents without giving anything back—please see your 4.2 and 4.2.1 of your draft report). We are the ones who have yellowing water coming out of our faucets. Helping the villagers seems should be a priority.

So, if we are to repair sidewalks, water mains and bury the power lines, do it in a way that is most cost-effective—it must all be done together. But as a person who lives in the village, the water mains are the most important repairs.

2. I do appreciate your plans for taking advantage of the river front, but I have some questions. Where does the money come from for maintaining all the plans for the river front? Who will clean up after the people who use on the RiverWalk? If some of the Walk is near residential areas, who will make sure that homes and property are not adversely affected by trash left behind, etc.?
3. I applaud Point 3—protecting the natural environment and conserving energy. But it seems inconsistent with some of your other plans of bringing more vehicles and more traffic into our village.

4. I also applaud your thoughts on making Main Street real with real shops for the residents, not just shops for the tourists. Business owners must have incentives to open a business other than antique shops.

You want to create metered parking on Main Street, which makes it more difficult for residents to then shop at these "real" stores. Why not give residents parking passes (perhaps with a limited time of 2 – 4 hours) so they don't have to pay for parking? What incentive would a resident have to shop on Main Street if it costs them money? The tourists should pay for parking.

5. I very much like the plans to move most of the village services up to the Butterfield. Again, upgrading sewer system sounds excellent if it will provide better water to the village. Again, I prefer suggestions that help the actual people who live here rather than the tourists.
6. Before creating user fees (which I don't understand, for whatever you call it—property tax, user fees, etc., it is still money the residents are spending. It doesn't seem as if property tax is being reduced, but just being called something different), why not focus on Putnam County readjusting their allocation of sales tax to Cold Spring? I know I don't know the history of Cold Spring's efforts in creating this change in Putnam County, but I would think it's worth pursuing again.
7. When I moved to Cold Spring five years ago, I purposely picked Constitution Drive because of the quiet, removed neighborhood. Your proposals to create the Lund Terrace to The Boulevard extension completely destroys the very reasons why we moved here.

When I was at the meeting on October 7, 2010, I didn't hear anything that showed me that the Committee is truly thinking of ways to maintain the quiet and safety of this small area of the Village.

This road would create

- a. More traffic up and down The Boulevard
- b. More traffic tie-ups to get onto Main Street
- c. More pollution
- d. More noise
- e. Cars going up and down The Boulevard very early and very late, disturbing the quiet of the neighborhood
- f. More people/cars in the neighborhood who are don't care about driving fast on residential streets, littering, the residents, etc.

Constitution Drive, The Boulevard, Forge Gate, Kemble are all part of a purely residential area. This proposed plan is sacrificing this neighborhood for commuters and tourists.

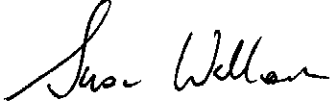
In the same vein, I don't agree with putting small businesses in a purely residential area. When the West Point/Marathon/Campbell area is completely clean of toxins (and it still isn't!), I can see a senior citizen complex or small housing. I didn't

move to Main Street or Route 9D where there are already businesses established. I didn't move to a neighborhood where tourists have a reason to come.

I moved to a neighborhood of small houses. I would like the quiet, the modesty, the privacy of our neighborhood maintained.

Again, I thank the Committee for all their time, efforts, and knowledge. I hope you incorporate my concerns into the draft.

Sincerely,

A handwritten signature in cursive script, appearing to read "Susan Wallach".

Susan Wallach

Summary of Draft Comprehensive Plan

Prepare for the future, Respect the past

The proposed Comprehensive Plan is built on ideas, information, opinions, hopes and dreams shared by residents and stakeholders over four years—in the survey, meetings, discussions, forums, working groups, conversations, emails and more. It updates and expands the 1987 plan and looks ahead 20 years and provides goals, objectives and actions to answer the question, “What do we want for the future of our Village?”

Today's Cold Spring is the product of its proud history growing up around the West Point Foundry, its spectacular natural setting on the Hudson River in the Hudson Highlands, and its very special people—neighborly, caring, and diverse with a rich community spirit. The appealing Main Street and most of the Village were developed before the advent of the automobile. When zoning was introduced in 1967 it generally followed a suburban model for people with cars, which, despite subsequent amendments, is inconsistent with the past and would not permit most of the current village to be built. It is the small town, historic character with a sense of safety and security that longtime residents and newcomers alike have come to cherish. At the same time, they understandably want modern conveniences, easy access by car, affordable living and low taxes. They look to the future with the Internet and new technologies of the information age. The world is changing at lightning speed and, although haltingly at times, Cold Spring wants to be part of it.

Balancing past and future, stability and change is the challenge for this plan. When adopted, all village land use regulations must be in accordance with the Comprehensive Plan under state law and all plans for capital projects in the village by other governmental agencies including the state and federal levels must take the plan into consideration. Because it gives a framework for the long term, the Comprehensive Plan is a valuable tool for village government, can assist with obtaining grants, and gives confidence to residents, businesses and investors that their efforts here will be worthwhile.

Highlights of the proposed plan include:

- 1 - Protect the small town, historic, neighborly and diverse character of the Village including improved walkability, updated zoning and other regulations, support for neighborhoods, improved signage and encouraging volunteerism.

- 2 - Take advantage of the riverfront location by improving access for passenger boats and special or historic boats, working together with the Boat Club, developing a RiverWalk, and developing Dockside as a natural park with a food concession.
- 3 - Protect the natural environment and conserve energy including a 20-year plan with shoreline and habitat protection, protection of scenic views, potential steep slopes protection, protecting the water supply, promotion of green technology and use of alternate energy.
- 4 - Enhance the economic vitality of the Village by encouraging businesses that serve residents, changing off-street parking requirements, considering a Business Improvement District, strong marketing, and improving both the Main Street and Chestnut Street commercial areas, while trying to keep Main Street "real".
- 5 - Ensure that community facilities and services meet Village needs and are efficient and affordable including fire protection, police and emergency services, upgrading the sewer system, working to keep the Post Office, and investigating shared or consolidated services if it can save money.
- 6 - Control the growth in property taxes by seeking other sources of revenue including metered parking on part of Main Street, switching to user fees for some services, applying for more grants, and finding ways to finance essential upgrades of aging infrastructure.
- 7 - Apply the principles of this plan to all new development including the West Point Foundry/Marathon/Campbell area, improving traffic flow with a link from Lunn Terrace to the Boulevard, a public path plus revenue from the village garage site, and possibilities for Butterfield.

Finally, this is a plan for action. This plan will be useless if it simply sits on a shelf. So there is a recommendation that the Village Trustees establish a Comprehensive Plan Advisory Committee and other measures to assist them in assuring that actions are vigorously pursued.

11 Marion Ave
Cold Spring, NY 10516
845-265-2907

Members of the Special Board
c/o Mary Saari, Village Clerk
85 Main Street
Cold Spring, NY 10516

October 17, 2010

Dear Members of the Special Board,

Thank you very much for developing and publishing the draft of the Comprehensive Plan. It is impressive in its scope, and I know it reflects many, many hours of hard work, so thank you.

Although the publication of this draft represents a major milestone in the development of the comprehensive plan, I think we still have a long way to go. Although it's the Village Board who must adopt the plan, my expectation was always that the Special Board would present them with a complete and essentially finished plan, one which the Village Board members in conjunction with the community had already helped to shape, rather than a draft they had to complete. My fear is that if you submit the plan in its current form it will not be adopted. Therefore I think much work lies ahead in shaping this draft into a plan we can call a shared community vision rather than a collection of suggestions, opinions, and ideas.

A comprehensive plan is essentially a land use plan, and in the area of land use regulation it is a powerful tool. The law is clear in stating that all future zoning changes must be in accordance with the comprehensive plan, so it's important we get this right. As you've noted, a comprehensive plan can be as short as one page. When it is, that page is usually a future land use map. The draft doesn't have a future land use map, and I think that's because the board hasn't reached a consensus on what it would look like. There are many ideas and suggestions, some brilliant, some unclear, some of which conflict, and some of which might not stand up to legal challenge because they place onerous requirements on specific properties. The land use recommendations are scattered throughout the draft and I'm left confused as to what exactly is being proposed.

Much in this plan is clearly not related to land use and as such represents only suggestions. There are lots of great ideas, although many seem beyond the scope of a comprehensive plan, but I think you should separate out the non-land use topics and move them to a separate section, to distinguish between those that have legally binding implications and those that don't. That would bring the land use issues into focus and clarify how future changes might impact different sections of the village.

I have made comments on many of the specific objectives and actions in the draft and am including them with this letter. I did not manage to comment on all sections but I hope others, especially other working group members, are able to do so. I am also interested to know what kind of feedback the consultants provided on the draft.

Although I understand we are looking at a draft rather than a finished piece of work, I didn't find the formatting of the document especially appealing. Although I did not comment specifically on the narrative sections, I enjoyed reading them. However, I found the 63 objectives and 317 actions difficult to process. I think this was because (a) there were so many, (b) there were many that were repeats or seemed out of place, and (c) there was insufficient narrative to frame many of the specific issues and explain how you arrived at your recommendations. I didn't look at many other plans but came upon the Village of Nyack's plan that I thought was attractively presented and was similar in terms of identifying objectives and recommendations, but described each of the issues in a way that made it easy to follow:

<http://nyack-ny.gov/sites/default/files/documents/trustees/nyackfinalcmp.pdf>

We're all anxious to see the plan complete, but it's so important that I urge you to take time to review all public comments carefully and work with the Village Board to incorporate their feedback as well before you turn it over to them.

Thank you for giving me an opportunity to comment on the draft plan.

Sincerely,

A handwritten signature in black ink that reads "Peter Henderson". The signature is written in a cursive, slightly stylized font.

Peter Henderson

Village Character

1. Goal: Preserve and enhance the small town, historic, neighborly, diverse and safe character of the Village.

1.1 Objective: Assure that zoning and land use regulations support the character of Cold Spring as set forth in this Plan and are internally consistent.

1.1.1 Action: Review and revise current zoning and land use regulations to recognize existing building forms and streetscapes and to make the regulations internally consistent, in keeping with the community's vision and goals included in this plan.

1.1.2 Action: Consider including form-based standards for new construction and reconstruction, and move away from strict separation of uses, to focus instead on providing for streetscapes, siting and scale of buildings, parking locations and off-street parking requirements, while allowing for exceptions on unique properties.

1.1.3 Action: Reaffirm and update performance standards that address negative impacts (such as noise, odors and noxious fumes, traffic, parking problems), while allowing for exceptions on unique properties.

1.1.4 Action: Ensure the Zoning Board of Appeals and the Planning Board have the proper training to carry out any new land use requirements and are properly equipped to regulate the adverse impacts of new development and redevelopment under the State Environmental Quality Review Act (SEQRA).

1.1.5 Action: Adopt minimum and maximum standards for setbacks and lot width that support narrow lots, thereby continuing the small town character for new development and redevelopment.

1.1.6 Action: In new development, permit cul-de-sacs only when connecting streets is physically impossible due to the presence of wetlands, water bodies, or steep slopes.

1.1.7 Action: Where possible, match historic materials or their appearance for sidewalks and curbs while enhancing safety and security.

1.1.8 Action: Enact regulations to prohibit outright teardowns of existing structures by instituting a demolition delay requirement to provide time to examine alternatives for a threatened structure.

1.1.9 Action: While emphasizing the historic Village character, avoid rigidity in regulations and encourage innovation within the traditional context.

1.1.10 Action: Assure that enforcement of land use regulations is effective, efficient and equitable, utilizing database resources from the County, Town and Village.

1.2 Objective: Maintain historic neighborhood characteristics.

1.2.1 Action: Recognize the unique characteristics of the Village's historic neighborhoods by adopting standards to protect and reinforce their character in such areas as shared relationships of structures to streets, sidewalks, building height and mass, porches, roof character, materials, window styles, lot and street width.

1.2.2 Action: Develop a map of Village neighborhoods that generally share common characteristics of streetscape and structures, albeit with some variations, including neighborhoods such as the broad Parrot/Parsonage area, the Mountain Avenue area, and the Whitehill area.

Comment [P1]: It would be helpful to define the specific elements of character you're referring to so the reader doesn't have to hunt through the entire plan to find out. For example: Ensure that new development and redevelopment maintains the existing character of Cold Spring, specifically:

- Encourage a mix of uses in the central business district
- Protect existing residential neighborhoods
- Require a mix of dwelling types within each neighborhood
- Require structures to reflect the existing character of the neighborhood
- Require lot widths and setbacks that reflect existing patterns
- Prohibit cul-de-sacs, unless impossible due to topography

Comment [P2]: Are you proposing a complete overhaul to a new form-based code for the entire village? This seems too ambitious, unnecessary, and expensive.

Comment [P3]: The SmartCode you reference later is not really appropriate for individual parcels like Marathon. Did the consultants discuss the pros and cons of a planned unit development, since that might be a way to achieve mixed use and negotiate concessions on a specific site.

Comment [P4]: Why should unique properties be exempt from environmental standards?

Comment [P5]: Merge with 1.1.1.

Comment [P6]: Does not seem to belong in this section.

Comment [P7]: Good for potentially significant buildings but what about lesser structures of no historic significance?

Comment [P8]: Seems like a repeat of what's above.

Comment [P9]: This seems redundant.

Comment [P10]: These sound like the existing historic district guidelines, but you've said people are opposed to expanding the historic district.

Comment [P11]: Seems like an unnecessary expense.

1.3 Objective: In order to respect Cold Spring’s small-town character and architectural heritage, modify the zoning where appropriate to be consistent with the objectives of this Comprehensive Plan, and, over time and as changes are proposed, bring existing properties that do not conform to the new zoning into conformity with it.

1.3.1 Action: Ensure that all signs, lighting, landscaping and other site issues that are the subject of subdivision, special use permit and/or site plan applications, are brought into compliance (to the greatest extent practicable) with the Zoning Law, as recommended in the Comprehensive Plan.

1.3.2 Action: Charge the Comprehensive Plan Advisory Committee (CPAC) with the task of identifying uses in the Village Zoning Law to be removed, district by district, because they are no longer consistent with the Comprehensive Plan recommendations and identify new uses to be added, district by district, that creates consistency between the Zoning Law and Comprehensive Plan.

1.3.3 Action: Update the zoning map so that it implements the recommendations of the Comprehensive Plan.

1.4 Objective: Provide a variety of housing types and sizes to maintain the Village’s existing population diversity.

1.4.1 Action: Amend the Zoning Law to require a variety of housing types and sizes in new major projects, consistent with traditional Village neighborhoods, to accommodate a variety of age and income groups and residential preferences. Allow single family, twofamily, multi-family, cottage dwellings, live-work and work-live units, among others, all with performance standards to control impacts.

1.4.2 Action: Delete the term “livable” in reference to “floor area” in the Zoning Law in order to avoid confusion with the definition of “habitable” spaces in the state Building Code that would require larger minimum area than appropriate for Cold Spring.

1.4.3 Action: Consider requiring a percentage of affordable units (defined as a percentage of median income) in new residential developments, or use incentive zoning to encourage construction of affordable housing.

1.5 Objective: Encourage restoration and adaptive re-use of historic structures.

1.5.1 Action: As part of special use permit requirements, amend the Zoning Law to allow for adaptive reuse of historic structures in the Historic District and those designated by the State or National Register, with a range of possible uses such as multi-family housing, B & Bs, business and professional offices, artisan shops, galleries, and antique shops, subject to performance standards (including parking and protection of the character of the historic structure).

1.5.2 Action: Allow the Village to be a recipient of conservation easements and façade easements and ensure there is a restricted stewardship fund in place for monitoring and enforcement and that the Village has the resources in place to permit monitoring and enforcement. Third party monitoring and enforcement, with a not-for-profit organization qualified under the Internal Revenue Code, is an option if the Village lacks the resources to do so.

1.5.3 Action: Amend the Village land use law, including the Historic District Review Board regulations, to ensure that existing architectural elements with historic value such as stone walls and other cultural features are incorporated into any proposed site development plan as assets to be preserved.

Comment [P12]: Sounds very much like 1.2.

Comment [P13]: You can’t change the zoning and force properties that were formerly in compliance to comply with the new rules.

Comment [P14]: I don’t think these elements are covered by our current zoning. They could be included in form-based zoning, so consolidate this with 1.1.2.

Comment [P15]: Please identify the Comprehensive Plan recommendations so it’s clear exactly what’s being proposed here.

Comment [P16]: Please identify the Comprehensive Plan recommendations so it’s clear exactly what’s being proposed here. Should include a future land use plan or proposed zoning map.

Comment [P17]: This action appears to be specifically there for Marathon. Rather than apply the new requirement village-wide, you might be able to do this with a planned unit development.

Comment [P18]: This doesn’t seem like the right place for a technical detail like this.

Comment [P19]: Same comment as 1.4.1.

Comment [P20]: This needs clarification and rewriting in plain English so we understand what is being proposed.

1.6 Objective: Improve the Historic District Review Board process by increasing public understanding and making the process more user friendly.

1.6.1 Action: Provide information for residents and for realtors to share with newcomers and prospects about the character of the Historic Districts and how they are sustained.

1.6.2 Action: Assure completion and publication of the current survey and updating of existing conditions information to assist the Historic District Review Board.

1.6.3 Action: Consider use of additional illustrations and graphics in the Historic District Design Standards.

1.7 Objective: Improve walkability in the Village.

1.7.1 Action: Complete a map of missing and substandard sidewalks so that a system of continuously linked walkways can be created throughout the Village.

1.7.2 Action: Establish a sidewalk maintenance program, including a Geographic Information System (GIS) database, to identify, schedule and fund needed repairs to all broken, cracked or misaligned sidewalks and curbs, and to install wheelchair ramps at all intersections.

1.7.3 Action: Replace broken, cracked or misaligned walks and curbs, whenever possible, with historic materials or look-alikes if they are less expensive, less slippery and safer for the walks, and granite for curbs.

1.7.4 Action: Install wheelchair “curb cut” ramps at all corners along Main Street, Chestnut Street, and Morris Avenue.

1.7.5 Action: Install textured high-visibility crosswalks at intersections of Main and side streets.

1.7.6 Action: Work with the New York State Department of Transportation (DOT) to implement the Putnam County recommendation to install textured crosswalks on Route 9D, but ensure that in-street pedestrian crossing cones or “penguins” are present at crosswalks for safety

1.7.7 Action: Install landscaped traffic calming bump-outs to improve pedestrian safety at intersections with high pedestrian traffic.

1.7.8 Action: Investigate installing stairway lifts in the pedestrian railroad underpass.

1.7.9 Action: Investigate re-designing the area in front of the small mall from Drug World to the Deli on Chestnut Street to improve safety, and to provide for a sidewalk, truck access, and parking.

1.7.10 Action: Investigate re-designing the area adjacent to the Haldane ballpark on Morris Avenue to provide for a sidewalk and safe, one-way access to parking.

1.7.11 Action: Establish guidelines for landscaping along streets, for strips between street and sidewalk and for traffic calming bump-outs for both appearance and safety.

1.7.12 Action: Install appropriately designed signs, kiosks or maps showing how sidewalks link to trails, such as Bull Hill, Breakneck Ridge, and the proposed Greenway.

1.7.13 Action: Work with Metro-North to install a wheelchair ramp on the north end of the southbound (western) station platform, to facilitate access to the river by wheelchair bound visitors arriving by train.

1.7.14 Action: Continue efforts to reduce traffic within neighborhoods during special events

Comment [P21]: This is a reflection of something happening right now rather than a plan for the future.

Comment [P22]: Is this relevant to a comprehensive plan?

Comment [P23]: There are too many individual actions here, many of which seem to be saying more or less the same thing. As with many of the other sections, this could be condensed to much less.

Comment [P24]: This is an expensive and overly ambitious project. I agree this should be done within the central business district, but not village-wide. There are other infrastructure projects of much higher priority.

Comment [P25]: Merge with 1.7.1 – same comment.

Comment [P26]: Same comment as above.

Comment [P27]: Repeat of 1.7.2.

Comment [P28]: Merge with 1.7.6.

Comment [P29]: Please add Benedict Road and Marion Ave behind Foodtown since the same issue exists here. Or, instead of one-of-a-kind site-specific references, find a way to address the issue more generally so it can be applied wherever there’s an issue of pedestrian safety.

Comment [P30]: Similar to 1.7.7.

Comment [P31]: There is no sidewalk to Breakneck Ridge.

Comment [P32]: Please identify where the location of the proposed Greenway.

Comment [P33]: This seems out of place and is vague. Of equal or greater concern is the amount of traffic trying to make it over the bridge for riverfront events.

1.8 Objective: Encourage description of the Village as “Cold Spring on Hudson.”

1.8.1 Action: Consider incorporating this description as appropriate and convenient into Village signage, documents and other uses.

1.8.2 Action: Encourage residents, businesses and others to use this description wherever convenient.

1.9 Objective: Make signage in the Village effective and reflective of Cold Spring’s 19th century character.

1.9.1 Action: Amend Village land use regulations to bring together all signage regulations and make them consistent with each other and appropriate to this traditional Village, including prohibition of back-lit signs.

1.9.2 Action: Improve signage, perhaps adopting a unified theme such as emphasizing the historic character of the Village, by:

- Asking the proposed CPAC to study and make recommendations on signage to the Village Board;
- Creating a unified system of way-finding signage that directs visitors from Village gateways to Main Street;
- Considering preparation of a guidebook for public signage that includes a coordinated style for directional signs, historical street signs and markers;
- Reviewing and updating guidelines for non-public signs.
- Considering rules that all discretionary signs be designed to tie in with a marketing/identity theme for the Village; including its history, the Hudson River, Hudson Highlands or a combination thereof;
- Considering guidelines that all public signs have a consistent color scheme, sizing, format, typeface, and signage materials. These signs should reinforce to the viewer that the Village is a unique place.
- Maintaining the informal flexibility that is one key to the Village character (see 1.10.2).

1.10 Objective: Enhance Village gateways.

1.10.1 Action: Use brief, simple wording for main gateway signs at the north and south entrances on 9D, the eastern entrance on route 301, for boats arriving at the Main Dock, and at Metro-North.

1.10.2 Action: Permit and encourage other informal, non-standardized signage such as currently exists and reinforces Village character, e.g. Lady Blue Devils, service organizations, churches, and the Fire Company.

1.10.3 Action: Work with volunteers, possibly the Garden Club, to improve and maintain simple landscaping of the gateways.

1.10.4 Action: Work with Metro-North to provide coordinated signs on platforms including directions to Main Street and the River.

1.10.5 Action: Explore the feasibility of Cold Spring signage at Routes 301 and 9, 84 and 9, and 84 and 9D.

1.10.6 Action: Conduct a design contest to re-decorate the 1929 railroad underpass to make it more appealing to residents and visitors.

Comment [P34]: I haven’t heard this idea discussed in public. Is there consensus on this?

Comment [P35]: Merge with previous action.

Comment [P36]: Seems to contradict the other bullets. This section could easily be condensed.

Comment [P37]: Merge into previous section on signage.

Comment [P38]: Merge into previous section on signage.

Comment [P39]: Merge into previous section on signage.

1.11 Objective: Improve other aspects of the appearance, safety and security of the Village while maintaining its informal friendly character.

1.11.1 Action: Amend the Village Code to strengthen outdoor lighting standards and make them consistent to assure safety and security, to minimize light pollution and excessive brightness (especially on the riverfront), control lighting on signs throughout the Village, and preserve the Village's nighttime character.

Comment [P40]: Addressed in 1.9.1.

1.11.2 Action: Amend the Site Plan requirements for commercial development to include locations for parking lots (e.g., requiring them to be located to the rear or side of buildings to minimize their visual effect or suitably screened if they are located to the side of buildings), and to require landscaping within and around parking lots.

Comment [P41]: Addressed in 1.3.1.

1.11.3 Action: Develop landscape guidelines that encourage use of native species and native hybrids, support safety of bump-outs and intersection sightlines, and require unpaved and permeable landscaped strips, where feasible, between sidewalk and street in all new streets and when existing streets are repaved.

1.11.4 Action: Address concerns about noisy motorcycle traffic by reviewing noise standards, adopting any changes required, and implementing effective enforcement.

Comment [P42]: We have a section on walkability and a section on cycling, but no section specific to vehicular traffic.

1.11.5 Action: Convene a meeting, annually or at other regular intervals, of landlords of buildings along Main Street and Chestnut Street to discuss concerns about public services, building upkeep, and current projects.

1.12 Objective: Support neighborliness and volunteerism in the Village.

1.12.1 Action: Support emergency services by encouraging employers, including the Village itself, to release employees to respond to emergency calls.

1.12.2 Action: Use the CPAC to assist with Village projects and programs, as called for throughout this Comprehensive Plan.

1.12.3 Action: Involve churches, synagogues, service organizations and other community groups whenever feasible in community programs, such as Community Day.

1.12.4 Action: Encourage neighborhood cooperation, such as helping neighbors in need, celebrations, block parties, the Halloween project on Parrott Street, and neighborhood activities such as coordinating landscaping in the area between sidewalk and street.

1.12.5 Action: Develop and implement a strategy to recruit volunteers, especially retirees, for Village and community organizations.

1.12.6 Action: Establish a volunteer clearinghouse for residents to register to be considered to assist with projects, listing their skills or other resources they could offer.

1.13 Objective: Increase citizen participation in local government.

1.13.1 Action: Establish term limits for service on appointed boards.

Comment [P43]: Need some narrative to explain how you arrived at this conclusion.

1.13.2 Action: Establish and publish policy and procedural guidelines to make public meetings more effective.

Comment [P44]: Need some narrative to explain the issue.

1.13.3 Action: Include sign-in and comment sheets at every public meeting.

Comment [P45]: Not within the scope of a comprehensive plan. Is there public support for this?

1.13.4 Action: Make a video record of every Village Board meeting and make it available to the public.

Comment [P46]: Doesn't seem within the scope of a comprehensive plan.

1.13.5 Action: Make audio podcasts of every Village Board meeting available to the public via the Village web site.

Comment [P47]: Doesn't seem within the scope of a comprehensive plan.

1.13.6 Action: Encourage residents to provide email addresses for alerts and Village information (such as notice of meeting times, election hours).

Comment [P48]: Doesn't seem within the scope of a comprehensive plan.

1.13.7 Action: Organize and fund a Resident's Newsletter Committee to prepare and distribute a regular newsletter on local government, to be distributed via the web and door to door.

Comment [P49]: Doesn't seem within the scope of a comprehensive plan.

1.14 Objective: Make the Village safer and more accessible to bicyclists.

1.14.1 Action: Install "Shared Road" signs on Fair, Main, and Chestnut Streets and Morris Avenue.

1.14.2 Action: Install bicycle racks at all Village-owned or managed parks, and encourage installation of bike racks at the Haldane ballpark lot, Foodtown, Lahey Pavilion, and other public parking areas.

1.14.3 Action: Amend the Zoning Law to allow the Planning Board to require bicycle racks and similar amenities, where feasible and appropriate, during the Site Plan review process.

1.14.4 Action: Prepare and provide, at the Visitor's Center, a map of recommended bike routes and of bike racks in the Village.

Comment [P50]: Should not be a municipally funded project.

Riverfront

2. Goal: Take full advantage of our location on the Hudson River.

2.1. Objective: Improve boat access to the Village at the Main Dock.

2.1.1. Action: Assure that the Main Dock has the improvements necessary to make it accessible for temporary docking of ferries, passenger boats, water taxis, historic and other special boats.

Comment [P51]: Have the issues of cadmium contamination and dredging been addressed?

2.1.2. Action: Establish a system of permits for such boats with revenue to the Village.

2.1.3. Action: Install sign saying "Cold Spring" on the river side of the railing.

Comment [P52]: Repeat of earlier action.

2.1.4. Action: Investigate the possibility of a floating dock at Dockside as an alternative for temporary docking of ferries, passenger boats, water taxis, historic and other special boats.

2.1.5. Action: Assure that the opportunity for crabbing and fishing is maintained.

2.2 Objective: Work with the Boat Club toward three inter-connected objectives for this Village-owned property:

Comment [P53]: Need some narrative that describes/explains the background to this section.

- Protect and enhance the benefit of the Boat Club for its members;
- Increase the benefit of this riverfront site for Village residents; and
- Generate revenue for the Village.

2.2.1 Action: Work together to develop a plan for the long-term use of the site.

2.2.2 Action: Recommend that the Village Board work with the DEC to remove the MGP contamination from below the structure as well as other parts of the site.

2.2.3 Action: Scenario A. In the event that the DEC and the Village agree to remove contamination below the building and it is torn down, re-think the uses of the entire property from the river to Market Street.

2.2.4 Action: Scenario B. If the structure remains in place, improve or redesign and rebuild the structure, including restrooms for the Boat Club and public restrooms accessible directly from the street with fee for use.

2.2.5 Action: Make the structure available for both the Boat Club and Village residents whichever scenario takes place, with opportunities for private use and use by outside organizations on a fee basis. Give consideration to reserving some space uniquely for Boat Club use and some uniquely for the Village such as storage, supplies, and refrigeration.

2.2.6 Action: Share the cost of improvements to the facility and docks when both the Village and the Boat Club benefit.

2.2.7 Action: Investigate ways to generate revenue for the Village from the Boat Club site.

2.2.8 Action: Encourage the Boat Club to have Open House days and other activities for the community.

2.2.9 Action: Work together to make the entrance signage more welcoming to residents.

2.2.10 Action: Require the Boat Club to pay for water/sewer and for supplemental trash collection, if any, as specified in the lease.

2.3 Objective: **Develop a RiverWalk to improve access to the river for pedestrians and bicyclists.**

2.3.1 Action: Provide signage and a map for multiple paths through the Village from the West Point Foundry Preserve (WPFP) to Mayor's Park and the proposed Greenway Trail at the north end of the Village:

- From Foundry Dock Park to the Boat Club, Bandstand and Dockside
- From Metro-North to Foundry Dock Park and to WPFP.
- Up Main Street from the Bandstand to Route 9D;
- From Main Street along Kemble Avenue to WPFP;
- From Main Street along Fair Street to the north end of the Village;
- From Fair Street to an overlook at the Village Garage site (refer to Areas with Potential for Village Garage site);
- From Grove Court, down the right of way, through the shopping area and along Marion Avenue and Furnace Street to Main Street.

2.3.2 Action: Design and construct segments of the above route that are missing or incomplete with the help of a landscape/engineering firm or West Point Cadets in phases as funds are available as follows:

- "Veterans Walk" with ramps and completion of missing sidewalks from Foundry Dock Park, along Market Street, down New Street to West Street
- Fair Street from the end of the sidewalk to the north end of Village
- Kemble Avenue from the end of the sidewalk to the WPFP with funding from Scenic Hudson or the developer of the Marathon site.

Comment [P54]: Could this be merged with section 1.7 on improving walkability since there is significant overlap?

- From Fair Street to the overlook on the Village Garage site.

2.3.3 Action: Conduct a feasibility study to create a RiverWalk Loop from Dockside with a causeway just west of and parallel to the railroad tracks to cross the tracks at Little Stony Point, or crossing at an alternate location, and connecting with other paths, contingent on funding from grants or other non-Village sources:

- Going south, returning to Main Street in the Village;
- Going north, connecting with the proposed Greenway Trail and leading to Breakneck trailheads.

2.4 Objective: Develop and implement a plan for Dockside Park.

2.4.1 Action: Engage a consultant to prepare a plan for basic park amenities which includes a path along the river, benches, restrooms, a trail up Dockside hill with a lookout, a small pavilion shelter, picnic tables and a small parking area, keeping the area “natural” to the fullest extent possible.

2.4.2 Action: Set opening hours for Dockside from dawn to dusk.

2.4.3 Action: Explore feasibility of acquiring or otherwise protecting the interests of the Village to have continuous open space on the two private lots on the west side of the entrance.

2.4.4 Action: Execute an agreement with an organization such as the Hudson Highlands Land Trust to develop and implement education and interpretation, both environmental and historic, for the site, including the cove at the north end, in order to increase appreciation for the natural setting and the need for shoreline preservation as well as the historic significance of the site.

2.4.5 Action: Permit Building Bridges Building Boats (BBBB) to build a structure on site for program needs, perhaps 900 square feet, long enough for two 26-foot Whitehall gigs, with a floating dock and moorings, all subject to approval by the Village, with BBBB responsible for insurance and for obtaining all necessary permits for the dock and moorings.

2.4.6 Action: Provide or otherwise facilitate a seasonal food and beverage (soft drinks, beer, wine) concession, offered first to local businesses, if local offer first is permitted by the State.

2.4.7 Action: Provide a gravel launch ramp to the river for non-motorized car-top boats, with permits to launch providing revenue to offset costs.

2.4.8 Action: Organize, recruit and train volunteers for weekend enforcement of park rules in cooperation with the State Office of Parks Recreation and Historic Preservation, if feasible.

2.4.9 Action: Seek funding for protection of the eroding shoreline.

2.4.10 Action: Establish a system of permits for the use of lawn space for private events with room for a possible tent, with revenue to the Village to offset costs.

2.4.11 Action: Assess the feasibility of moorings for sail and powerboat access to bring people to the Village without cars, with limitations on types of boats to control noise, with a small dock at Dockside to come ashore, and with revenue to the Village to offset costs.

2.4.12 Action: Consider asking Philipstown and Putnam County to share in the ongoing costs, and costs of improvements since non-Village residents benefit from the enjoyment of Dockside.

Comment [P55]: As far as I know, this is a fairly recent idea. Has there been significant public support for this idea?

Comment [P56]: Please provide some narrative explaining how you arrived at these recommendations. Would be helpful to summarize consensus from public forums, alternatives considered but rejected, etc.

Comment [P57]: I once saw a plan presented by OSI to the Cold Spring Planning Board that had, as far as I can remember, much of what's being suggested here.

2.4.13 Action: Consider all of the above issues regarding Dockside in finalizing the agreement with the State regarding Village management of Dockside.

2.5 Objective: Encourage community events at the Riverfront.

2.5.1 Action: Work with the Chamber of Commerce and other community organizations to schedule and coordinate concerts and other events both large and small at various riverfront locations from Mayor’s Park to Dockside, the Bandstand, Waterfront Park, the Chapel Restoration, and Foundry Dock Park.

2.5.3 Action: Provide a volunteer shuttle to facilitate access to events for seniors and people with limited mobility, to go from the Visitors Center on Main Street and the Metro- North parking lot to the Bandstand and Dockside.

2.6 Objective: If permits and fees are required for sail or powerboats at Dockside or the Boat Club, also have permits and fees for kayaks and canoes wherever they may launch.

2.6.1 Action: Establish a system of seasonal permits and fees for the year for kayaks and canoes similar to the system at state parks.

Natural Environment and Energy

3. Goal: Protect the natural environment and conserve energy.

3.1. Objective: Establish and implement a 20-year plan to protect and enhance the natural environment in the Village.

3.1.1. Action: Identify natural and cultural resources worthy of Critical Environmental Area (CEA) designation under SEQRA and prepare appropriate CEA documents for such designations.

3.1.2. Action: Identify and map steep slope areas and consider steep slope protection measures such as studying the Town of Ossining’s Steep Slopes Protection Law as a model.

3.1.3. Action: Research and identify methods of protecting shorelines from erosion.

3.1.4. Action: Implement a shoreline protection plan that includes protection of both habitat and vegetation.

3.1.5. Action: Allow the Village to accept conservation easements.

3.1.6. Action: Consider enactment of a new “Land Conservation” District in the Zoning Law for lands subject to conservation easements and other similar designations.

3.1.7. Action: Consider creation of a Conservation Advisory Council (CAC), under Section 239-x of the New York State General Municipal Law.

3.1.8. Action: Amend the Zoning Laws to include stronger provisions for reducing noise pollution.

3.1.9. Action: Consider local wetlands protection measures and explore the possibility of utilizing the expertise of the Philipstown wetlands inspector if the local measures are implemented.

3.1.10. Action: Build on the open space inventory conducted for this Plan and consider measures to preserve open space, such as conservation easements and incentive zoning.

Comment [P58]: Is there public consensus about wanting large events bringing large numbers of out-of-towners into the village?

Comment [P59]: You have a map on page 39.

Comment [P60]: Can you summarize the key points here?

Comment [P61]: The action should be “Protect shorelines from erosion.” Explain the issue, e.g. areas that are most at risk, why they’re at risk, agencies that need to be involved/can provide help, etc.

Comment [P62]: Merge with 3.1.3.

Comment [P63]: Please explain what these are and how they would benefit the village.

Comment [P64]: Merge with 3.1.5 and identify areas that could potentially be in the Land Conservation District.

Comment [P65]: What would this council do?

Comment [P66]: Merge with 1.1.3.

Comment [P67]: Identify at-risk wetlands and explain why they’re at risk.

Comment [P68]: Should be an appendix so we know what this refers to.

Comment [P69]: Merge with 3.1.5, 3.1.6.

3.1.11. Action: Work with state and federal governments to ensure thorough remediation of contaminants at the Marathon and Boat Club sites.

3.1.12. Action: Work with the New York State Department of Health and the Town of Philipstown to ensure the integrity of the Village water supply.

3.1.13. Action: Ensure that the sewage treatment plant will continue to operate in an environmentally sound manner.

3.1.14. Action: Consider floodplain protection measures, and ensure that residents are informed of any changes in the Federal Emergency Management Agency (FEMA) insurance floodplain map that may affect their properties.

3.1.15. Action: Consider enactment of established methods for maintaining Foundry Brook's forested riparian corridor.

3.2. Objective: Ensure that areas of scenic significance are protected and that new development avoids or minimizes impacts on natural resources to the maximum extent.

3.2.1. Action: Map scenic views, ensure that they are conserved, and identify specific measures to accomplish such conservation.

3.2.2. Action: Amend the Village Zoning law to implement New York State Coastal Management Program policies (Scenic Areas of Statewide Significance (SASS) regulation, 19 NYCRR Part 602, Policy 24). Integrate the State guidelines into the Planning Board's review of subdivisions and site plans which would require determination of whether a proposed development could affect scenic resources. Consider adoption of CEA designation for scenic resources as well.

3.2.3. Action: Consider enacting tools to mitigate impacts on views such as clustering or orienting structures to retain views, save open space and provide visual organization to a development.

3.2.4. Action: Amend Village Zoning Law and Subdivision regulations to require submission of a resource analysis map for the site and surrounding area prior to the sketch plan phase to assist applicants and the Planning Board to design a subdivision or site plan around a site's natural features.

3.2.5. Action: Consider the creation of scenic overlay districts with their own special requirements.

3.3. Objective: Upgrade Storm Water Management in the Village.

3.3.1. Action: Map the existing storm water management system using GIS, including all surface water, culverts, dry wells, retention ponds, storm water pipes and culverts, gravel beds and any other features important to storm water management.

3.3.2. Action: Engage a consulting engineer to prepare a plan for storm water management in the Village.

3.3.3. Action: Develop and implement a local stormwater law with particular emphasis on the use of Low Impact Development (LID) techniques, such as those recommended by the DEC and EPA.

3.3.4. Action: Encourage pervious surfaces for all new commercial, multiple-automobile parking areas and explore converting impervious parking areas to surfaces that are pervious.

Comment [P70]: There are state and town laws in place, as well as a pending change in local zoning to create a water supply overlay district. This item needs to go into more detail regarding enforcement and additional protections that may be required.

Comment [P71]: The sewage plant does not currently operate in an environmentally sound manner. There have been numerous discharge violations and the plant is very energy inefficient. These issues will be expensive to fix, but I think we must make a commitment in this plan to do so.

Comment [P72]: Please explain what these are.

Comment [P73]: Please list specific locations.

Comment [P74]: It sounds as though the specific measure is the SASS policy described below. If so, merge with 3.2.2; otherwise need to research more by asking HHLT, etc.

Comment [P75]: This and 3.2.4 are perfect examples of actions, since they're very precise in explaining the issue and exactly what to do about it.

Comment [P76]: This requires much more explanation, for example, where they might be and what restrictions might be imposed.

Comment [P77]: This sounds like an example of an LID. If so, merge with 3.3.3 and list a few other techniques.

3.3.5. Action: Complete and implement plans for correcting drainage problems on lower Main Street, Mayor's Park, Benedict Avenue, Wall Street, Mountain Avenue, and Craigside Drive/Northern Avenue.

Comment [P78]: Please add Marion Ave.

3.3.6. Action: Prepare a plan for Back Brook to address flooding and erosion issues and enhance landscaping of its banks. The plan should include a survey of residents living along its banks, an independent drainage study, use of LID, exploration of acquiring easements for maintenance and daylighting those portions of the stream where it is feasible.

Comment [P79]: Please explain why this would be of benefit. The piped sections are for the most part running beneath roads.

3.3.7. Action: Encourage use of rain barrels, planting of street trees and rain gardens, and a reduction of impervious surfaces throughout the Village to reduce storm water runoff and Combined Sewer Overflow.

Comment [P80]: "Impervious"

3.3.8. Action: Regulate the use of pesticides in the Village.

Comment [P81]: Combined Sewer System refers to a system where sewage and storm water use the same pipe. We have a Municipal Separate Storm Sewer System (MS4). The issue is inflow and infiltration where storm water is getting into the sewer system when it shouldn't.

3.3.9. Action: Explore ways to prevent pollutants from entering the Foundry Cove via the storm water drain at the Foundry site.

Comment [P82]: Are we talking here about the discharge from the Chestnut Street/Benedict Ave collection system?

3.4. Objective: Protect and enhance trees in the Village.

3.4.1. Action: Map and inventory significant and "at-risk" trees in the Village.

3.4.2. Action: Create a tree planting plan for the Village making use of non-invasive, low allergenic, urban-tolerant species, both for places with no trees currently and to replace damaged and "at risk" trees".

3.4.3. Action: Identify places where tree roots are heaving sidewalks and route walks away from trunk, where feasible. Investigate alternatives to tree removal or root trimming, such as installing rubber sidewalks like New Rochelle and Hawthorne.

3.4.4. Action: Use the New York State Trees for Tribes program to obtain trees and bushes for the banks of surface water, including Back Brook.

3.4.5. Action: Expand the Water Treatment Plant tree nursery and make trees and bushes available to Village residents.

3.4.6. Action: Consider establishing the Village as a designated "Tree City USA."

Comment [P83]: Need a sentence or two explaining this program.

3.4.7. Action: Amend the Village Code to include a tree protection ordinance.

Comment [P84]: This whole section is weak, which is disappointing considering how many people in the village feel very strongly on this topic.

3.5. Objective: Improve energy efficiency and economy in the Village.

3.5.1. Action: Encourage and provide guidelines for "green" design and construction.

Comment [P85]: This is a very passive word for something many residents said was important to them. Merge with 3.5.2, which uses stronger language.

3.5.2. Action: Require that new development meet ENERGY STAR standards and encourage the use of LEED (Leadership in Energy and Environmental Design) or other similar standards.

3.5.3. Action: Consider introduction of piped natural gas to the Village, possibly using a utility tax on natural gas to offset some or all costs of a new supply line.

Comment [P86]: I think we (or the school) got a figure of \$5 million to bring natural gas to the village. It doesn't seem like something that would be funded by a municipality. Presumably the gas company would install a line if they thought there were enough potential customers.

3.5.4. Action: Conduct an energy audit for the Village government and establish a practice of formally reviewing options for alternative sources of energy for Village infrastructure not less than every five years, beginning in 2011.

3.5.5. Action: Explore use of low-wattage street lighting to improve energy conservation, visibility and public safety.

Comment [P87]: The GIPS group gathered data on existing street lighting, yet there is no mention of this or the NYSEDA programs that might assist.

- 3.5.6. Action: Identify ways to encourage use of alternative or renewable energy technologies by residents.
- 3.5.7. Action: Consider taking the 10% challenge like the Town of Red Hook in Dutchess County recently did, for business and residents to reduce energy use by 10% in one year.
- 3.5.8. Action: Encourage residents and businesses to conduct energy audits to promote energy efficiency.
- 3.5.9. Action: Encourage current suppliers of home heating oil to explore renewable/low global warming heating technologies.
- 3.5.10. Action: Encourage development of businesses that design, construct or supply green technologies.
- 3.5.11. Action: Encourage property owners to apply green technologies and conserve energy.
- 3.5.12. Action: Encourage residents and property owners to participate in caring for the environment.

Economic Vitality

4. Goal: Enhance the economic vitality of the Village.

4.1. Objective: Encourage businesses in the Village that provide local jobs, convenient services to residents, sustain property values, or provide more tax revenue than the cost of services for them, at a scale that respects the Village's small town character and the primary needs of residents year-round.

- 4.1.1. Action: Encourage commercial uses and "clean" light industries, in appropriate areas, with constraints on their potential negative impacts.
- 4.1.2. Action: Streamline the permitting process and procedures for business uses that are to be encouraged.
- 4.1.3. Action: Support local retailers through a "Buy Local" campaign.
- A critical first step is galvanizing enough interest within the community to support a "Buy Local" campaign.
 - Build capacity, for example, by supporting the Farmers' Market by collaborating on finding suitable locations, assisting with traffic control and parking.
 - Organize a steering committee. This committee could be led by the local Chamber of Commerce or through a Business Improvement District (BID). A BID is a defined area within which businesses pay an additional tax or fee in order to fund improvements within the district's boundaries.
 - Develop goals. There are many different ways to promote local businesses within our community. It is important that the steering committee first spend time defining their target audience of consumers and businesses for the campaign.
- 4.1.4. Action: Reduce the amount of required off-street parking (consistent with recommendations of the American Planning Association and the National Parking Association).
- 4.1.5. Action: Incorporate a shared parking factor for different hours and different uses and recognize that customers in a cluster of stores park once and walk, visiting more than one store.
- 4.1.6. Action: Within the Village set size limits to prohibit "big box" stores and limit stores from large chains. Ensure franchise/formula businesses are compatible with the character of the Village.

4.2. Objective: Make the Village a destination for visitors to shop, dine, be entertained, enjoy nature and cultural events, and stay overnight, so that visitors provide overall benefit to the community in local jobs, business opportunities, convenient services, controlled property taxes and sustained property values, at a scale that respects the Village's small town character and the primary needs of residents year-round.

4.2.1. Action: Consider establishing a Business Improvement District, or "self-taxing district", possibly funded by business owners through payments or through an allocation of parking meter revenues, in order to make improvements to infrastructure (such as burying power lines, repairing sidewalks, planting shade trees, or installing benches). BID's can fund and organize marketing efforts and special events, such as public celebrations and parades, that will attract visitors.

4.2.2. Action: Seek to maintain and enhance year-round opportunities for sustainable tourism based on the area's natural resources, historical heritage and cultural amenities, without diminishing the quality of life for residents.

4.2.3. Action: Consider encouraging the use of Village sites for weddings and private events.

4.2.4. Action: Investigate working jointly with Philipstown, Nelsonville, Peekskill and Beacon, possibly collaborating on joint marketing efforts.

4.2.5. Action: Encourage an increase in the number of overnight accommodations by:

- Permitting B & Bs throughout the Village as long as they adhere to performance standards for signage, lighting, noise and parking.
- Encouraging adaptive re-use of historic structures for B & Bs and inns;
- Amending the Zoning Law to permit small inns in appropriate locations;
- Amending the off-street parking requirements to reduce the number of spaces required for small inns and B & Bs, recognizing many visitors arrive by train;
- Considering ways of encouraging coordinated management and marketing of B & Bs, such as through a B & B association or a lodging association.

4.3. Objective: Increase the number of residents who work in the Village.

4.3.1. Action: Amend the home occupation regulations to regulate impacts rather than uses, to retain or strengthen performance standards, and to permit home occupations and telecommuting that meet these standards in all residential districts. Establish a permit procedure for monitoring and enforcement.

4.3.2. Action: Investigate permitting accessory apartments, subject to establishment and enforcement of regulations controlling negative impacts (such as overcrowding, proximity to neighbors), in order to increase property tax revenue when buildings with such apartments are reassessed, to provide affordable housing for seniors and others, and to allow more people working in lower-income jobs in the Village to live here.

4.3.3. Action: Facilitate changes of use from retail and residential to office space as long as appearance and impact are controlled.

Comment [P88]: This should be a separate objective, since the proposed changes are significant.

Comment [P89]: This is the first time I've heard this suggestion. Is there evidence of public support to allow B & B's village-wide?

Comment [P90]: Please identify locations that might be considered appropriate.

Comment [P91]: This should be a separate objective, since the proposed changes are significant and it's the first time I've heard this suggestion. It doesn't really belong here. I think the board needs to research this idea further and get more public input, or move this to a section "Topics for future discussion." It will be highly contentious and is very unlikely to be tax positive.

Comment [P92]: This belongs with the earlier proposal for form-based zoning.

4.3.4. Action: Investigate ways of supporting “business incubators” or “business accelerators” in the Village to lower the costs of start-ups organized by residents and others. By promoting local businesses these incubator and accelerator programs can mentor and facilitate jobs and business opportunities for local residents.

4.3.5. Action: Investigate ways of improving telecommunications in the Village, to facilitate access to voice and data communication networks, to make it easier and less costly for residents to telecommute from home.

4.4. Objective: Make Main Street accessible, attractive and well maintained.

4.4.1. Action: Improve access to parking by:

- Providing financial incentives for private parking lot owners to make some spaces available to the public, perhaps overnight or during limited times;
- Encouraging property owner cooperation in the consolidation of spaces behind Main Street;
- Assessing the feasibility of a parking facility adjacent to and east of the railroad station, within easy walking distance of Main Street;
- Assessing the feasibility of expanding Village-owned parking east of the Boat Club to Market Street.
- Strengthening parking enforcement, including the booting of scofflaws;
- Erasing lines between spaces to increase capacity;
- Metering spaces along Main Street with a rate set to encourage turnover (1 in 7 vacancy);
- Encouraging merchants and employees to park away from the Main Street area;
- Considering expansion of metered parking to side streets off Main Street, subject to the strict condition that the Village first obtain a waiver from the State prohibition on exempting residents from parking meter charges.
- Consider the use of parking permits in places where on-street parking demand is high and residents cannot park near their homes, or where homes lack any off-street parking spaces.

4.4.2 Action: Consider development of new facilities on Main Street to serve residents such as a community center, meeting facilities, or a movie theater, subject to a review of parking and traffic impacts. These could be public, private or public-private partnerships. Potential sites could be those vacated if any facilities move elsewhere or those that otherwise become available.

4.4.3 Action: Consider retention of existing “real” or “civic” services on Main Street, such as the Village Hall or, if it is prudent to move the Village Hall to Butterfield for fiscal and shared services reasons, to turn the Village Hall into a theater, museum, or other public use, or a private use that would generate tax revenue.

4.4.4 Action: Encourage retail classes such as health/beauty/fitness services, art galleries, and specialty shops.

4.4.5 Action: Change the regulations to permit 3-story buildings on Main Street as long as they fit the streetscape, in order to give building owners an incentive to maintain and improve their property.

4.4.6 Action: Bury power lines on Main Street if feasible.

4.4.7 Action: Establish and implement a plan to plant more trees along Main Street especially if the power lines are buried. If the lines cannot be buried, make sure such plantings do not interfere with power lines.

Comment [P93]: Parking should be a separate objective since it's been identified as very important by so many people.

4.4.8 Action: Encourage greater communication between businesses, employees and residents to better meet Main Street needs.

4.4.9 Action: Consider the Main Street approach as advocated by the National Trust for Historic Preservation National Main Street Program.

4.5. Objective: Make the Chestnut Street area safer and more attractive.

4.5.1. Action: Develop a plan to improve traffic flow for all vehicles in the Chestnut Street commercial area, defined as the area enclosed by Wall Street, Marion Avenue, Chestnut Street and the south end of the shopping plaza on the south side of Benedict Road, with the plan to include a truck route and delivery analysis and recommendations to improve truck access to all stores and facilities in the Chestnut Street commercial area, and to improve visibility and pedestrian safety. Work with local businesses to identify truck routes that would result in the fewest conflicts with traffic in the Village.

4.5.2. Action: Evaluate the existing traffic light and upgrade with modern technologically advanced systems as necessary, to meet the needs of the community in this area.

4.5.3. Action: Improve the streetscape and landscaping in the Marion Avenue area on the west side of the Chestnut Street commercial area, to better screen deliveries from residences and to improve walkability.

4.5.4. Action: Define a pedestrian route from Grove Court through shopping to Marion Avenue, Furnace Street and Main Street.

4.5.5. Action: Whenever changes are made, encourage integration of the design with the traditional Village, but avoid excessive “cute-ness.”

4.5.6. Action: Consider metering some parking to improve access.

4.5.7. Action: Consider diagonal parking in some areas.

4.5.8. Action: Improve pedestrian safety with traffic calming and pedestrian crossings.

4.5.9. Action: Install benches and consider other amenities such as street trees.

4.5.10. Action: Consider the eventual development of the Butterfield site and assure a good entrance from the Chestnut Street/Route 9D area for both pedestrian and vehicular access and facilitate the connection between the Foodtown area and the Butterfield site.

4.5.11. Action: Consider the Main Street approach as advocated by the National Trust for Historic Preservation National Main Street Program.

Community Facilities and Services

5. Goal: Ensure that community facilities and services meet the Village’s needs and are efficient and affordable.

5.1. Objective: Provide adequate, efficient, and safe facilities for the Cold Spring Fire Company now and with room for expansion over the next 20 years.

5.1.1. Action: Fund construction of a new firehouse with sufficient space to house the existing equipment plus a ladder truck:

Comment [P94]: Please identify the key points of this program and why it would be appropriate for the village.

Comment [P95]: Why is this suggestion specific to the Chestnut Street area?

Comment [P96]: I think this is impractical and undesirable for this location since there are so many areas for free spill-over parking. Chestnut Street is a state road and most of the other parking areas are private property.

Comment [P97]: Please identify specific locations where this would improve the existing situation.

Comment [P98]: This sounds good but the plan should be more specific about what and where. As with many of the other suggestions this is too vague.

Comment [P99]: Same comment as 4.4.9.

Comment [P100]: I didn’t find anything on roads and bridges in the plan, other than the Lunn Terrace extension. For example, there’s nothing about the Lunn Terrace bridge and I remember Ellen Rosenthal wrote extensively on the poor condition of the bridge. There’s also no mention of the fact that this bridge provides the only vehicular access to the riverfront. We didn’t find another suitable route over the tracks, but since you’re emphasizing bringing more people to the riverfront for “large” events, etc. it’s a vulnerability that should be noted.

- First choice is to locate the facility on the Butterfield Hospital site, in the existing parking area;
- Second choice is to locate it on Cedar Street in the location of the Putnam County Ambulance Corps and the American Legion, subject to resolution of traffic issues.

5.1.2. Action: Consider sharing of fire company facilities with police, ambulance corps, and other services to economize, if the firehouse is moved.

5.2. Objective: Provide the most cost-effective fire protection possible.

5.2.1. Action: Investigate options for a consolidated fire protection district and assess whether it would result in a tax increase for Villagers; if the action would result in increased taxes for Villagers, no further action should be taken.

5.2.2. Action: Investigate ways of boosting volunteer participation in the fire company, and assess whether financial incentives such as the Fireman's Service Award are effective, or should be changed.

Comment [P101]: This seems out of scope for a comprehensive plan.

5.3. Objective: Provide facilities for a community center serving residents of all ages, and government administrative offices.

5.3.1. Action: Assess existing facilities and determine the feasibility of funding new facilities for a community center (for residents of all ages), and government administrative offices at the Butterfield Hospital site (or other locations) through a sale of existing properties, grants, or other means.

5.3.2. Action: Assess the feasibility and desirability of locating a community center on the site of the current Village Garage on Fair Street.

5.4. Objective: Maintain the efficiency and effectiveness of police services.

5.4.1. Action: Investigate increased use of auxiliary police and volunteers for traffic control and special events.

5.4.2. Action: Assess the introduction of community policing and neighborhood watch programs.

5.4.3. Action: Consider moving the police facilities to the Butterfield site; work with the police department to identify their needs at the site.

5.4.4. Action: Consider periodic reviews of the level, quality, innovation and cost-effectiveness of police protection services, including contract services, and remain flexible when considering the most effective means of providing these services to the community.

Comment [P102]: I don't remember any of these suggestions, except perhaps 5.4.3, being discussed in the GIPS group. Were these ideas discussed at a public forum? I do remember discussing possible increased use of the county sheriff.

5.5. Objective: Improve the efficiency of the sewer system.

5.5.1. Action: Promote the extension of the Cold Spring sewer system to Nelsonville, to spread the costs over a larger number of users and enhance public health and well-being. To be acceptable, the proposal must yield net savings to Cold Spring residents within 10 years of initiating operation.

- Consider working to establish a Sewer Improvement District (with Town oversight).
- Consider combining sewer extension projects with other projects involving street excavation in Nelsonville.

5.5.2. Action: Address inflow and infiltration problems in sewer lines and take steps to fully comply with New York State standards, giving priority to areas of greatest leakage.

Comment [P103]: It seems that Nelsonville should be approaching us.

Comment [P104]: The condition should be immediate savings, not 10 years. We should not be spending money to expand the system to serve Nelsonville.

Comment [P105]: Need to explain the potential benefits of this arrangement, especially since there is no expertise in sewer management in Philipstown. This should be part of a larger discussion of municipal service consolidation.

Comment [P106]: This is a Nelsonville issue.

5.5.3. Action: Boost energy efficiency of pumps and the processing facility, where cost effective, using a 10-year payback period when evaluating the investment.

5.5.4. Action: Encourage low-volume toilets and other low-volume plumbing fixtures.

5.5.5. Action: Develop a plan to reduce Combined Sewer Overflow focusing on source controls as opposed to end-of-pipe controls. Include source controls such as reduction of impervious surfaces, Green Streets, increased street trees, use of rain barrels, rain gardens and green roofs.

5.6. Objective: Ensure a safe, reliable and sufficient supply of water to the community cost-effectively, fully compliant with federal, state and county guidelines.

5.6.1. Action: Plan for and fund any required dam repairs, following the recommendations of engineers.

5.6.2. Action: Work with the Town to ensure the establishment of the Philipstown Aquifer District and work to protect the watershed.

5.6.3. Action: Work with the New York DEC to add the lower dam to the DEC's dam inventory.

5.6.4. Action: Improve the water delivery system to meet a minimum standard of 75% of the NFF, using the most cost-effective means.

5.6.5. Action: Consider mandating installation of sprinkler systems in any new construction in areas of the Village with less than 100% NFF.

5.6.6. Action: Establish a 10-year plan of maintenance and improvements to the water filtration and delivery system.

5.6.7. Action: Ensure continued access to the Catskill Aqueduct water.

5.6.8. Action: Investigate the feasibility of using Catskill Aqueduct Water as the primary water supply for the Village, if the ongoing cost of using that water supply is more cost effective than repairing and maintaining the current primary water supply system.

5.7. Objective: Protect the Cold Spring water supply watershed and the safety of its water supply.

5.7.1. Action: Commission a professional evaluation of the Cold Spring water supply, including its watershed. This should include:

- A review of the Cold Spring Watershed Overlay District as designated in the Philipstown Comprehensive Plan for completeness and adequacy.
- Preparation of a new, revised map of the Watershed Overlay District delineating all watercourses, wetlands and water bodies within an appropriately sized overlay district.

5.7.2. Action: Develop, establish and implement a comprehensive watershed protection plan in collaboration with the Village of Nelsonville, the Town of Philipstown, the State of New York, and local homeowners.

5.7.3. Action: Work with the New York State Department of Health and the Town of Philipstown to update the Cold Spring Watershed Rules and Regulations (New York Compilation of Codes, Rules and Regulations, Title 10, Section 137.2).

Comment [P107]: If the building code does not address these issues, please make detailed recommendations since they are probably in a model code somewhere.

Comment [P108]: This was addressed in 3.3.7.

Comment [P109]: This is a repeat of 3.1.12.

Comment [P110]: This doesn't seem like a planning issue.

Comment [P111]: This needs to be a separate topic, with some narrative explaining the issue. Also separate out the water supply and the water distribution system, since they are both hugely important but very distinct issues. Why 75%? I think I know the answer but it needs to be clear to all.

Comment [P112]: This issue is not directly related to the water supply. It also implies that existing homes are at risk. The action should be to reduce the risk to existing structures, which you say in 5.6.4.

Comment [P113]: Merge with 5.6.4. The water distribution system deserves much more coverage in this plan. Compared to something like "walkability" it gets scant attention. The system is 100+ years old and needs major attention. It can be done over an extended period, but it has to be done. Same with sewer.

Comment [P114]: Interesting idea but should research first to see if this is remotely feasible. It seems unlikely but is worth asking.

Comment [P115]: Combine water supply issues with 5.6 since there is much overlap.

5.8. Objective: Make garbage collection and recycling in the Village more efficient while providing incentives to recycle and minimizing the use of the Village Garage site.

5.8.1. Action: Consider charging for garbage collection with user-fees in the way water and sewer are now paid for. [See also Action 6.2.1, Property taxes]

5.8.2. Action: Consider seeking garbage collection agreements with Nelsonville, the Chestnut Ridge and Forge Gate complexes.

5.8.3. Action: Consider seeking garbage collection agreements with appropriate local businesses.

5.8.4. Action: Establish a fund (similar to the water and sewer funds) to replace garbage trucks on a 15-year cycle.

5.8.5. Action: Complete implementation of the new system for recycling, including singlstream collection and direct delivery of recycled material to the sorting facility. Prepare to make delivery to the new single-stream facility in Beacon when it is opened.

5.8.6. Action: Consider a system to credit recycled materials' weight or charge residents for the number of garbage cans, to provide an incentive to recycle.

5.8.7. Action: Avoid establishment of a hazardous-waste materials ("hazmat") disposal site inside the Village and instead work with the Town to locate this on the Town recycling lot. Publicize the location of the hazmat site, and encourage its use.

5.8.8. Action: Consider establishing dog-waste composting units in appropriate locations in areas where dogs are exercised.

5.8.9. Action: Prepare and budget for extra garbage collection on busy weekends.

5.8.10. Action: Consider making all leaf, Christmas tree and lawn waste mulch available to the proposed community garden/or residents.

5.9. Objective: Retain the location of the Cold Spring Post Office within a commercial area in the Village.

5.9.1. Action: Work with business owners, Village officials, postal service management and our 19th District congressional representative to find ways of keeping the post office in a commercial area in the Village.

5.10. Objective: Make truck deliveries to businesses and stores in the Village safer and less disruptive.

5.10.1. Action: Arrange for a traffic study to plan truck delivery routes through the Village, and implement this by changing signage and notifying delivery companies of appropriate routes through the Village. (This may also require working with GPS companies to change their routing.)

5.10.2. Action: Consider a prohibition on blocking sidewalks when making deliveries.

5.11. Objective: Improve maintenance of Village facilities.

5.11.1. Action: Consider establishing a Village position of Facilities Manager to do long term planning for several Village facilities (Visitor's Center, Bandstand, railroad underpass, etc.).

Comment [P116]: This section could provide more specific recommendations (lots of "consider"). I know there's a cost-benefit analysis on municipal versus private trash collection that could be referenced.

Comment [P117]: If there's a cost-benefit argument for doing this then we need some narrative explaining so. It could be part of a larger discussion of municipal service consolidation.

Comment [P118]: As residents, do they not get their trash collected? What about Springbrook?

Comment [P119]: This should be part of a recommendation to establish a rolling 5-year capital improvement plan.

Comment [P120]: It seems as though this has happened already.

Comment [P121]: This sounds expensive and complicated to implement on a small scale. Is there much support for this idea?

Comment [P122]: This seems an unnecessary expense.

5.11.2. Action: Install changing tables in both restrooms at the Visitor's Center.

Comment [P123]: Not a land use planning issue.

5.11.3. Action: Install signage at the Bandstand (No dogs, No skateboarding, No campfires)

Comment [P124]: Not a land use planning issue.

5.12. Objective: Maintain responsive Ambulance Services.

Comment [P125]: The ambulance service is not a village function.

5.12.1. Action: Work with the Town of Philipstown to evaluate the consolidation of the Philipstown Volunteer Ambulance Corps and the Garrison Volunteer Ambulance Corps.

5.12.2. Action: Consider moving the Ambulance service to the Butterfield site.

5.13. Objective: Improve Village zoning / land use regulation enforcement and the regulatory approval process.

5.13.1. Action: Establish enforcement and better document submission requirements of the Village zoning / land use regulations for officials involved with zoning administration and enforcement.

5.13.2. Action: Establish clear procedures, duties, responsibilities and record-keeping functions for officials involved with zoning administration and code enforcement.

5.13.3. Action: Review land use regulations set forth in the Village Code and modify as necessary to ensure clarity and internal consistency.

5.14. Objective: Establish a community garden.

5.14.1. Action: Identify an area in the Village that could be set aside for resident use as a garden, possibly at the Sewage Treatment plant. Ideally, it would be located near the Community Composting area.

5.14.2. Action: Establish guidelines for use of the community garden.

5.14.3. Action: Appoint resident volunteers to oversee operations of the community garden.

5.15. Objective: Improve the Village government's information technology services.

5.15.1. Action: Document the current Information Technology services used by the Village government and departments.

5.15.2. Action: Ask the CPAC to evaluate the current Information Technology needs of the Village government and departments and make recommendations.

5.15.3. Action: Make an Information Technology review part of the Village budget preparation not less than every other year.

5.16. Objective: Improve the technology and communications facilities infrastructure in the village.

5.16.1. Consider encouraging introduction of a fiber optic (FIOS) network in the Village.

5.17. Objective: Investigate ways of saving money through shared intergovernmental services and consolidation.

5.17.1. Action: Investigate ways of improving purchasing procedures and reducing costs through cooperative purchasing with the State, the County, the Town, and other municipalities.

5.17.2. Action: Support the consolidation of assessment services throughout Putnam County, and make all assessments available online.

5.17.3. Action: Work with other municipalities to identify situations where shared or consolidated services could reduce costs and apply for Shared Municipal Services Grants when appropriate.

5.17.4. Action: Investigate co-locating and/or consolidating Justice Courts of Nelsonville, Cold Spring and Philipstown.

5.17.5. Action: Consider co-locating the Village and Town Highway Departments.

5.17.6. Action: Consider cooperative agreements to address administration functions such as code enforcement, permitting and database management.

Property Taxes

6. Goal: Control the growth in property taxes.

6.1 Objective: Seek additional sources of revenue for the Village to offset property taxes.

6.1.1 Action: Investigate installation of parking meters as a significant revenue source, starting with Main Street, with an effort to minimize negative impacts on residents and businesses.

6.1.2 Action: Work to obtain the Village's fair share of the sales tax revenue from the County.

6.1.3 Action: Establish a Grants Advisory Committee to research and seek grant opportunities for Village projects.

6.1.4 Action: Consider charging a utility tax.

6.1.5 Action: Consider the Village sharing in mooring fees.

6.1.6 Action: Consider seeking additional payments in lieu of taxes (PILOTs).

6.1.7 Action: Work to change or seek an exemption to State law to allow the Village to add a tax on room occupancy (at hotels, inns, B & B's, etc.) as an additional source of revenue.

6.1.8 Action: Investigate the potential of revenue-sharing or leasing of a potential new parking facility east of Metro-North Station (also see 4.4.1).

6.1.9 Action: Create a Cold Spring Village Community Foundation dedicated to preserving the quality of life in the Village of Cold Spring using the talents and resources of the private citizens and non-government funding.

6.2 Objective: Pay for more services with user fees rather than property taxes.

6.2.1 Action: Investigate funding garbage collection through user charges:

- To facilitate incentives to recycle, reducing garbage collection costs;
- To facilitate revenue development through service extensions;
- To reduce reliance on property taxes;

6.2.2 Action: Consider charging residents on private streets for snow removal.

6.2.3 Action: Investigate additional ways of generating revenue from user fees.

Comment [P126]: Much of this section seems out of scope for a comprehensive plan. I think it's OK to recommend changes in land use, infrastructure, etc. that will generate revenue, but I'm not sure if this is the right place to propose things like user fees, utility taxes, fiscal management guidelines, tax increment financing, etc. Did the consultants provide input? The law says the plan might include "Specific policies and strategies for improving the local economy in coordination with other plan topics." It's an important discussion though and I think setting up a financial advisory committee is a great idea, using these ideas as a starting point.

6.2.4 Action: Review procedures and guidelines setting sewer and water unit charges for commercial establishments and accessory apartments, and ensure they are enforced.

6.3 Objective: Strengthen financial management to control costs.

6.3.1 Action: Set a capital budgeting program, which includes:

- Identifying and prioritizing capital projects, major equipment acquisitions;
- Setting a calendar and funding plan;
- Tracking progress on capital projects.

6.3.2 Action: Establish fiscal management guidelines, including:

- Setting an appropriate planning time horizon;
- Setting standards for municipal borrowing;
- Setting Water, Sewer and General Fund balance targets;
- Identifying and reporting risks in budgets and plans.

6.3.3 Action: Review and report on all personnel costs annually, including contracts and pension obligations.

6.3.4 Action: Establish a Financial Advisory Committee to assist the Village Board.

6.3.5 Action: Establish a School liaison committee to work with Haldane on costs, on a school district consolidation review, and on changing to something other than the property tax to fund education.

6.4 Objective: Maximize tax contribution of properties in the Village, including new developments.

6.4.1 Action: Encourage commercial, “clean” light industries and mixed-use development, which generally generate more in tax revenues than they require in services.

6.4.2 Action: Consider requirement of fee-simple ownership in any new residential development.

6.5 Objective: Control costs for government services.

6.5.1 Action: Review all employee benefits and pension costs.

6.5.2 Action: Bring unaccounted-for water (e.g., resulting from leaking pipes) to less than a 10% difference between water processed and water metered.

6.6 Objective: Make the best use of borrowing to cover capital projects.

6.6.1 Action: Investigate use of Tax-Increment Financing (TIF) for some projects, exercising caution regarding the continuing burden of debt to the community and the risks if property values do not increase as projected. A TIF uses projected increased tax revenue from improvements as a basis for bond funding.

6.6.2 Action: Evaluate bond funding options available to the Village.

Areas with Potential

7. Goal: Apply the vision, goals and objectives in this Plan to all new development within the Village.

7.1 Objective: Ensure that all significant properties in the Village that become available for development, whether owned by the Village or simply located in the Village, are developed in compliance with this Comprehensive Plan.

7.1.1 Action: Ask the CPAC to assist the Village Board in evaluating, in light of the Comprehensive Plan, proposed plans for any property that, because of its size, location, or historic significance, is of special importance to the Village.

7.1.2 Action: Mandate that any new development or proposed subdivision of a property be evaluated in light of the goals, objectives and actions of this Comprehensive Plan.

7.1.3 Action: Explore the use of form-based zoning for new development and redevelopment, using the illustrated SmartCode's standards as a basis for the zoning changes.

7.1.4 Action: Explore ways to encourage improvements in appearance of properties.

7.2 Objective: Ensure that development of the properties in the Marathon / Campbell / West Point Foundry Preserve (MCWPF) area results in improvements that:

- Are well integrated in the fabric of the community;
- Protect the natural environment and the health of residents;
- Promote the economic health of the Village through positive tax impact and economic activity

7.2.1 Action: Ensure that the existing infrastructure (water, sewer) is adequate, or that covering the cost of any new infrastructure necessitated by new development or redevelopment is made a pre-condition of any development and is paid for by the developer.

7.2.2 Action: Make appropriate access to and from the MCWPF area a prerequisite for any development there, ensuring that development does not create traffic problems that will unreasonably adversely affect current residents.

7.2.3 Action: Reaffirm and update performance-impact standards to minimize traffic and noise disturbance, noxious fumes, and other nuisances.

7.2.4 Action: Limit truck access by route, size and time.

7.2.5 Action: Prior to any development in the MCWPF area, require the completion of an independent traffic study and an independent engineering study to assess the cost and feasibility of a two-way road link from Lunn Terrace to the west end of The Boulevard, possibly in conjunction with a parking facility east of the Metro-North station.

7.2.6 Action: Work with the MCWPF area property owners and residents of Forge Gate to assess the feasibility of converting the currently private Forge Gate Drive into a public right of way.

Comment [P127]: The goal is to apply the goals?

Comment [P128]: I don't think ensuring compliance with the plan should be an objective of the plan.

Comment [P129]: This does not seem appropriate. Zoning and subdivision regulations must be in accordance with the comprehensive plan. Then it's up to the zoning and planning boards to enforce the regulations (see objective 5.13).

Comment [P130]: I don't think you can do this. Same issue as above.

Comment [P131]: This is a repeat of 1.1.2 – same comment.

Comment [P132]: Is this referring to new properties or existing properties? Either way, it seems vague and out of place.

Comment [P133]: How would you implement these requirements for these specific properties? I don't see how you can apply conditions to specific properties, especially if they aren't seeking discretionary zoning changes (Campbell and WPF). This section has many elements that could be or have been generalized in other sections. What's left suggests you're recommending a change of use for Marathon from I-1 to low density mixed use in return for transferring a portion of the property to the village for public use, except there's the almost impossible requirement to mitigate any traffic impact.

Comment [P134]: I doubt you can mandate this, especially for specific properties.

Comment [P135]: See comment under 7.2.5. Does Scenic Hudson not already have Planning Board approvals for WPF?

Comment [P136]: Repeat of 1.1.3.

Comment [P137]: This seems like a village-wide issue.

Comment [P138]: It's hard to see how you can extract such concessions for Campbell and WPF if they aren't seeking discretionary zoning changes or special use permits. It seems that Scenic Hudson did us a favor acquiring a property that's zoned R-3 and being ready to change the zoning to protect the open space.

Comment [P139]: Same comment as above.

7.2.7 Action: Require that any new development along Kemble Avenue include plans for pedestrian and bicycle access to the Foundry site that are in keeping with Village character and meet the approval of the Planning Board, and that implementation of such plans be made a condition of approval of any development.

7.2.8 Action: Amend the Zoning Law (and possibly the Historic District Law) to require appropriate scale, setbacks, streetscape and design features consistent with Village character.

Comment [P140]: This is a repeat of 1.1.2 and 1.1.5.

7.2.9 Action: Promote energy-efficient design, technologies and materials in any new development in the MCWPF area.

Comment [P141]: This is already covered in a non-site specific way in 3.5.1 and 3.5.2.

7.2.10 Action: Protect views of the ridge from the Foundry trail and Foundry Cove through conservation easements, local enforcement of SASS guidelines, and/or creation of a ridgeline protection overlay district.

Comment [P142]: This is already covered in a non-site specific way in 3.2.2.

7.2.11 Action: Work towards protection of the archeological remains in the MSWPF area and ensure public access to them.

Comment [P143]: This is already covered in a non-site specific way in 1.5.3.

7.2.12 Action: Create an area plan for the Marathon site illustrating compatible development; adopt the area plan as a conceptual plan in the Zoning Law and enact Zoning Law text and map amendments that are consistent with the Comprehensive Plan's recommendations.

Comment [P144]: Not at all clear what this means. This seems like a big red flag.

7.2.13 Action: Consider the use of an overlay zoning district and require special use permits for any development on the former Marathon site with mixed-uses (including residential, recreational, open space, work-live, small retail business and offices), subject to a stipulation that any residential development be fee-simple.

Comment [P145]: This needs to be consistent with 1.1.2 and 7.1.3 because it's not clear what's being proposed. Is it form-based zoning village-wide, for this site only, or a mixed-use overlay on an I-1 zone?

7.2.14 Action: Ensure the environmental integrity and safety of the former Marathon site by making certain that a thorough study and remediation of contaminants at the site are performed before development begins.

Comment [P146]: Please explain what this means and why it would benefit the village.

7.2.15 Action: For residential development on the Marathon site:

- Keep development on a scale in terms of streetscape and mix of structure size and income levels that is consistent with the character of the community, in part by establishing limits on the number and size of residential units.

Comment [P147]: Covered in 3.1.11.

- Consider requiring a percentage of affordable units or using zoning incentives to encourage construction of affordable housing. Consider first preference on some residential units for seniors or emergency services volunteers.

Comment [P148]: This is a repeat of 1.4.3.

- Explore the possibility of a conservation development where a minimum amount of protected open space is mandated by the subdivision review process.

Comment [P149]: Merge with next bullet (assuming conservation development and conservation subdivision are the same).

- Consider amending the Subdivision Regulations and Zoning Law to permit conservation subdivision, with the 4-step design process that identifies unbuildable lands, and special features of the site around which development is designed.

Comment [P150]: Please explain this.

- Prohibit gated communities, cul de sacs, and private roads.

Comment [P151]: Maybe this is something worth negotiating on if in return you can save the ridge and achieve other objectives.

7.2.16 Action: For commercial development on the Marathon site, encourage businesses that would be tax positive and have low impact on the community in terms of traffic, noise, etc. Investigate the possibility of attracting scalable technology, research, design, communications, "clean" light industrial or "green" companies

Comment [P152]: ?

that could employ Village residents, and serve as anchor tenants, work-live space or space for artists and craftsmen, and year-round or seasonal restaurants or retail.

7.2.17 Action: Continue to engage in dialogue with the owner of the Marathon site on the plans including to preserve a portion of the property as open public space, possibly for active recreation (include a swimming pool, track and ball fields and/or a dog run).

7.2.18 Action: Ensure that any parking development on the Marathon site is secondary to other principle uses of the site, hidden from surrounding uses, and that any such parking areas have pervious surfaces or are underground if feasible.

7.2.19 Action: Work with Metro-North to develop a long-term strategy for commuter parking in conjunction with the Marathon site and nearby site development.

7.2.20 Action: Rezone the Foundry and Campbell areas to recreation or other designation that is publicly accessible and primarily open.

7.2.21 Action: Develop uses of the Campbell property that provide for public access and result in possible revenue to the Village, while minimizing the impact on residents of adjacent areas.

7.2.22 Action: Explore ways to encourage visitors to the Foundry and potentially Campbell area to spend more money at Village businesses.

7.3 Objective: Make the best possible use of the Village Garage site's scenic location overlooking the Hudson River and its proximity to Main Street businesses.

7.3.1 Action: Evaluate the feasibility of alternate uses of the Village Garage site, including the assessment of possible contamination.

7.3.2 Action: Ask the CPAC to identify alternative locations or arrangements for the vehicle maintenance facility, equipment storage, highway department offices, sale storage, recycling dumpsters, and the storage or archival materials currently housed on the site.

7.3.3 Action: Work with local business organizations such as the Chamber of Commerce and Western Putnam Economic Development Council (WPEDC) to identify and to promote to potential investors alternative uses for the site, possibly in conjunction with other nearby properties, to generate revenue for the Village, consistent with the Comprehensive Plan, such as a small inn or meeting facility, with some of the property set aside as public open space, including a path and overlook with views of the river.

7.3.4 Action: Make completion of a thorough, independent traffic study a condition of any development approval.

7.3.5 Action: Consider the potential need to expand the sewage plant if Nelsonville and other parts of Philipstown connect to the Village sewerage system.

Comment [P153]: Was there support for this idea at the public forum? I think I heard the opposite at the forum.

Comment [P154]: Not within the scope of a comprehensive plan.

Comment [P155]: This is a repeat of 3.3.4.

Comment [P156]: This doesn't seem wise given the contamination or practical given the cost.

Comment [P157]: This seems out of place and vague.

Comment [P158]: Since "Recreation" is not an existing zoning district type, please outline permitted uses, etc. for this new zone.

Comment [P159]: This seems out of scope.

Comment [P160]: Merge with 7.3.3.

Comment [P161]: Discussions have been around consolidation with the town highway dept.

Comment [P162]: "salt"

Comment [P163]: Gone already

Comment [P164]: "of"

Comment [P165]: It sounds as though the proposal is to sell the site and rezone it B-1. Can you specify the "other nearby properties"?

Comment [P166]: Should not be specific to this site. This should be part of an environmental impact study for any major development.

Comment [P167]: There's already space available behind the plant, where the drying beds used to be. It's hard to see how it might need to expand onto the garage site. I think this action is based on one comment by one person.

7.4 Objective: Make the best possible use of the Butterfield Hospital site's location in the Chestnut Street / Route 9D business district, including any potential for savings in providing government services and generating additional tax revenue, while preserving the lawn for the Village gateway.

7.4.1 Action: Consider consolidating Village functions for police, administration, some highway department offices, and Village courts in the Butterfield Hospital location, subject to an assessment of the impact of moving some or all of such functions from Main Street.

7.4.2 Action: Consider use of part of the Butterfield building for private offices, research or other revenue-generating uses.

7.4.3 Action: Consider relocating the Cold Spring Fire House to the site, with preferred access to Paulding Avenue, not directly onto Route 9D.

7.4.4 Action: Work with the Philipstown government and the American Legion to encourage relocation of the functions currently provided at the VFW Hall, American Legion and the Philipstown Volunteer Ambulance Facility to the Butterfield Hospital site, and collaboratively explore alternate uses for those properties.

7.4.5 Action: Promote preservation of the Butterfield lawn as a "Village Green".

7.4.6 Action: Assess the feasibility of having more than one entrance to the site to mitigate traffic impacts and give consideration to a smooth connection with the Chestnut Street / Route 9D commercial area.

Comment [P168]: This is a Planning Board site planning issue.

7.5 Objective: Make the best possible use of the Grove's location near the Butterfield Hospital site, including any potential for generating revenue from a sale or lease for use as a private home, B & B or other compatible purpose.

7.5.1 Action: Consider planning for the Grove in conjunction with planning for the Butterfield site.

7.5.2 Action: Assure that the Grove's status on the National Register of Historic Places is maintained.

7.5.3 Action: Ask the CPAC to evaluate alternate uses of the property and to make recommendations.

7.5.4 Action: Consider the feasibility of a public/private joint venture with a for-profit company or non-profit organization to use the property.

7.5.5 Action: Work with local business organizations such as the Chamber of Commerce and WPEDC to identify and to promote to potential investors alternative uses for the site, to generate revenue for the Village.

7.6 Objective: Make the best possible use of the Village Hall building on Main Street, including any potential for generating revenue from a sale or lease of all or part for use commercially, in the event that municipal functions are relocated.

7.6.1 Action: Ask the CPAC to evaluate alternate uses of all or part of the property and to make recommendations.

7.6.2 Action: Consider the feasibility of a public/private joint venture with a for-profit company or non-profit organization to use all or part of the property.

7.6.3 Action: Work with local business organizations such as the Chamber of Commerce and WPEDC to identify and to promote to potential investors alternate uses for all or part of the site, to generate revenue for the Village.

7.7 Objective: Make the best possible use of the Cold Spring Fire House site, including the possible sale or lease of all or part of the property, if the Fire House is moved.

7.7.1 Action: Ask the CPAC to evaluate alternate uses of the property, including other public uses (such as a meeting hall), commercial lease, or sale, and to make recommendations.

7.7.2 Action: Consider the feasibility of a public/private joint venture with a for-profit or nonprofit organization to use the property.

7.7.3 Action: Work with local business organizations such as the Chamber of Commerce and the WPEDC to identify and promote to potential investors alternative uses for the site, to generate revenue for the Village.

7.8 Objective: Anticipate the possible move of Philipstown Town functions out of the current Town Hall on Main Street.

7.8.1 Action: If Town functions move from the current Town Hall, encourage adaptive reuse of the historic Town Hall.

7.8.2 Action: If Town functions move from the current Town Hall, consider appropriate uses of the property to the north of the Town Hall.

7.9 Objective: Preserve Mayor's Park.

7.9.1 Action: Rezone Mayor's Park to Recreation.

7.9.2 Action: Develop ways to increase revenue generated from user fees, to continue maintenance of the park.

7.10 Objective: Preserve St. Mary's Lawn

7.10.1 Action: Work with St. Mary's Church to maintain the lawn as open space, possibly through conservation easements or through re-zoning.

Comment [P169]: What's the issue here? If it's preservation of a historic building then I think this is already covered elsewhere.

Comment [P170]: The American Legion building?

Comment [P171]: Seems out of scope.

October 18, 2010

To: Boardmembers of the
Comprehensive Plan,

Before we express our views, we would like to thank all the board members for your hardwork, research, patience, listening and for all the long hours put into the plan.

1) adding or rezoning for 3 story buildings in town will not only take away the village character and historic charm but also would add to the parking problems and congestion.

2) riverfront improvements for visitors and residents could include boat docking rentals, boat trips/sightseeing, walkway from boat club to Breakneck, concerts, carshows, farmers market, concessions and the cost to maintain and patrol the above must be considered.

3) Protecting the natural environment yes. But to put more roads, attractions, walkway trails, buildings could hurt the environment due to the added garbage, Pedestrian/Auto traffic wear and tear, other waste.

4) strong marketing for businesses including some kind of incentives for stores other than antique and restaurants.

5) Community facilities and services to possible move up to Butterfield sounds good but keeping a small office in town for the police as a sub station could be looked into. But the water main service must be one of the top priority and therefore if repair the water mains you look into fixing the sewer system and bury electric lines and repair sidewalks + roads so you do not go back 2 yrs and start again. Move the village garage, OK, but to where.

6) control of property taxes are a must, but also control of the school taxes must be considered. Also if we do not receive some or part of the Putnam County sales tax, then why not, we deserve our fair cut, and the parking meters will give some income but there should be a window sticker stating a Cold Spring resident to which a 30 min - 2hr. free parking time giving. maybe a tag hanging from mirror, 1 tag per resident.

7) West Point Foundry needs to be spruced up with no more additional building
marathon site should be totally clean first then maybe a small amount of housing and a senior center, to where seniors can go and enjoy.

Campbell property - it has been a resident home for many years, the area of families have felt safe, and have had peaceful and quiet

Cont

- 7) family development to which we would like to keep. Therefore build nothing. Again keep the residential area residential.

The Lund Terrace to Boulevard link is not needed or wanted.

It will mainly serve useful only to Metro North and Visitor parking and another way for the commuters to enter and exit. It will bring:

1. more traffic congestion
2. more commuter traffic + parking problems
3. Unsafe conditions for residential areas of the Boulevard, Forgegate, Kemble Ave Constitution Dr.
4. more auto pollution

In our view lets keep the residential area for residents and business area for business.

Thank You
Bob + Eva Leonard Jr
1 Constitution Dr.
Cold Spring
845 265 3728

To The Special Board for The Comprehensive Plan;
October 17, 2010

We have been told, in the Putnam County News and Recorder of October 13, 2010, to mark our calendar for this meeting tonight, Thursday, October 14, 2010. The fact is that this meeting has been announced in the PCN&R as the 7:30 p.m. meeting this week of the Cold Spring Local Waterfront Revitalization Plan [LWRP] Special Board which, in contradiction of this, really and merely, is the Comprehensive Plan Special Board chaired by Michael Armstrong as stated on the report. Nowhere do we see the LWRP work on this intensely complex environmental and historical Village of small lots and services in this report. This report before us cannot even begin to be a preliminary or foundational report for the LWRP which really is the plan that is needed for this Village. So how can this report be approved?

The summation at the beginning of this report and the Comprehensive Plan itself, as it is written, is a denial of the LWRP work that has been done, and, consequently, when it speaks honestly of its actual substance, begs not to be approved.

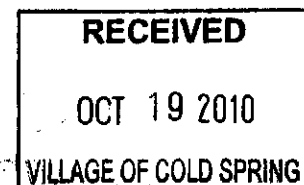
Clearly, this report, entitled Comprehensive Plan, is not an LWRP. It would be ludicrous of the Village Board to approve a report on a plan that does not reflect the hard work toward attaining the LWRP, the hard work of the Special Board for the LWRP previously chaired by Carol Casparian, Z, and Karen Dunn: that Board's four years of work, its future huge amount of work, its funding, its volunteers, its working groups, and its participating public.

The LWRP is the only plan that can protect the Village. This cannot be a work with deadlines but, once enacted, it has the force of law and it allows for grants. The Master Plan comprehensive plan of 1987 could not protect the Village because it did not have the force of law, and so the Village boards could ignore it, utterly.

What has happened to all the work that is not reflected in this report? What has happened to the statement on the character of the Village which finally emerged and was submitted after numerous revisions by the History working group of the LWRP Special Board, the previous Special Board? What has happened to all the four years of hard work that, shockingly, is not reflected in this report, which is a report that has little relationship to an LWRP, or as misleadingly stated in this report, to a scarcely existent, or non-existent, draft LWRP, whatever that can possibly be?

As members of the History working group of the LWRP Special Board, the previous Special Board, we can say that there is an astoundingly big difference between a comprehensive plan that does not protect the Village and an LWRP that actually does.

Phyllis L. Pustilnik Seymour W. Pustilnik
Phyllis L. Pustilnik and Seymour W. Pustilnik
Cold Spring Village
October 14, 2010



Comprehensive Board

Ladies and Gentlemen:

You should be commended for the draft of the Comprehensive Plan. It is evident that you have spent a considerable amount of time producing it. I cannot, however, say that I agree with all of its conclusions and assumptions.

In describing the historical influences on the village character, you mention the Parrott gun used during the civil war. You might also want to mention that its inventor Robert Parker Parrott lived in Cold Spring and was a superintendent at the West Point Foundry. Other historical personalities to include would be General G Kimball Warren .Born in Cold Spring; General Warren graduated second in his class at West Point. During the Civil War he was Gen Meade's engineering officer. At the battle of Gettysburg, Gen Warren noticed that the Union's left flank at Little Round Top was exposed and unguarded. Gen Warren alerted Gen Meade to the danger and with the help of the 20th Maine the rebel attack on the Union flank was averted. Gen. Warren's sister Emily is equally distinguished. She married Washington Augustus Roebling. When Roebling was incapacitated due to the bends, Emily supervised the Brooklyn Bridge project to its completion. These individuals enhanced the historical significance of the Village and their influence on history should be emphasized.

In reviewing your goals and objectives, I would certainly agree that # 1 is "to Preserve and enhance the small town, historic, neighborly, diverse and safe character of the Village". I would certainly agree with the objective regarding zoning and land use regulation. One of your actions calls for avoiding rigidity in regulations and encouraging innovation within the traditional context.(1.1.9, pg 15).On Page 18 however you are requiring a variety of housing types and sizes in new major projects .In the spirit of avoiding rigidity I think you should change the word *require* to the word *allow for* in action 1.4.1.

I do not think we need a Comprehensive Plan Advisory Committee. I think the Planning Board, Zoning Board of Appeals and the Architectural Review Board are capable of overseeing the plans implementation with the input of the public and current members of the current comprehensive plan board .If it is deemed necessary to have such a committee , then I think it should be comprised of at least 1 member from the ZBA, at least 1 from the Planning Board and at least 1 from the Architectural Review Board, as well as members from the comprehensive Board and the public at Large.

I feel the Historic District should be expanded to include most of the Village.

To improve mobility in the Village, The action to install wheel chair *curb cut* ramps at all corners along Main Street, Chestnut Street and Morris Ave should also include Fair St. There is a lot of pedestrian traffic between Main Street and the Village lot and this will help wheel chair traffic on Fair Street

To make the village safer and more accessible to bicyclists, I think shared roadway is not enough. I think these roads (Fair, Morris, and Chestnut Street) are wide enough to designate a shoulder or a portion of it as a bicycle path.

I think that adding a third story to buildings will detract from the small town character of the village. All the buildings will go to a third story if allowed (where is the diversity?). Building a parking lot on the east side of the tracks will benefit the railroad but certainly take away from the small town character of the village as well as destroy trees needlessly. If the railroad would have its way this whole village would be one big parking lot for its outside commuters. The village lot on Fair St is still available to handle the overflow from the railroad. The road connecting Lunn Terrace with the Boulevard would be too costly and infringe on Forge Gate. It would be wiser to pursue converting the Forge Gate Street to a Village Street which would allow for village plowing in the winter and possible garbage pickup by the Village which could be incentives for condominium complex to allow it.

Regarding the Village garage, why move it? We just built it. It is out of sight but centrally located in the village. This is favorable when it snows. The sanders and plows are located strategically in the Village making it easier to plow the Village. We could expand some of the village Fair St property to accommodate overflow parking for Village events.

I was told at one of the workshop meetings that the waterfront revitalization Plan has not been developed. I would think that would be crucial to developing a comprehensive plan.

For the comments listed above, I would not rush to approve this plan. This has been a good first start but that is all it is-- a first start. We should learn lessons from Phillipstown's recently adopted plan and its implementation. There should be further discussion and review of this plan and, where appropriate, it should be revised.

Respectfully submitted,

Richard M Turner

265-2516



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October 13, 2010

VIA FEDERAL EXPRESS

Village of Cold Spring
85 Main Street
Cold Spring, NY 10516

Attn: Chair and Members of the Village of Cold Spring Comprehensive Plan Committee/Board

Re: Draft of Village of Cold Spring Comprehensive Plan

Dear Chair Michael J. Armstrong and Special Board Members:

This firm represents various owners of the property that is referred to in the Draft Village of Cold Spring Comprehensive Plan as the "12-acre Marathon site" and we are writing to convey some initial comments about this draft document.

As an initial housekeeping matter, the reference to the former battery plant encompassing the entire 12-acre Marathon is inaccurate. Further, if the document is going to give the level of detail currently provided, the document should likewise provide detail about the clean-up efforts and the fact that the site has been removed from the list of Superfund sites.

Secondly, what is referred to as the 12-acre Marathon site (the "Site") has remained undeveloped for many years based, in part, of the Village's interpretation of the Code to prevent otherwise lawful development. Nonetheless, in an effort to ascertain the best use of the Site, the Village should study and consider re-zoning the Site to a use that is either consistent with the surrounding residential development (which would address other concerns set forth in the draft) or which will encourage development along the lines discussed in the Comprehensive Plan. And the potential for re-zoning should be reflected in the Comprehensive Plan.

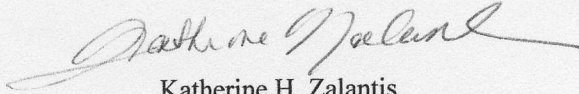
Third, while we applaud the Comprehensive Plan's touching upon the possibility of an affordable development on the Site, the Comprehensive Plan falls far short of addressing and

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studying this possibility let alone sufficiently analyzing or discussing how such a potential development could be implemented. Again, any meaningful discussion of affordable development would necessarily have to include the possibility of re-zoning. Standing alone this discussion is meaningless.

Very truly yours,

SILVERBERG ZALANTIS LLP



Katherine H. Zalantis

KHZ:

October 19, 2010

I would like to address this letter about the Comprehensive Plan to both the Special Board and Village Board

First of all, I would like to offer my congratulations on the publication of the Comprehensive plan.

I was part of a small group who worked to get the comprehensive planning committee off the ground many years ago, and remain grateful for Mayor Philips in his efforts establishing the first Special Board and working with them as they defined the enormous task ahead. I stayed as active as possible in the planning effort, working with the waterfront and open space committee and assisting in the survey work and in the public meetings. Through our survey, our many committees, our many open meetings, a vast amount of input was collected. And although the input covers many topics and issues, the overarching theme is that the people of Cold Spring love where they live and want to protect their lifestyles as much as possible.

Don't waste time "sweating the small stuff". There is so much contained in this document that needs to be done, now that the voice of the community has been heard. Don't get buried in language or style. Look at recommending this plan as a step. It is just one of many steps. But until it is approved, it is nothing but a document on the shelf, much like our last one, in 1987, was. Don't waste all that effort again!

Nothing in this plan will happen automatically just because the Special Board votes to recommend it and the Village Board votes it in. Even after its final adoption, it will be up to the Village Board to start to address the contents as they see fit, as appropriate to the time and situation. Some of the suggestions, such as changes in zoning, will need a lot more debate and clarification, as well as legal guidance. Other issues, the Village Trustees, as elected officials, can consider and make decisions on. Some items may never get done because of time or money, others will be easily executed. Its up to the Village Trustees to decide how to proceed.

But please do proceed. Do what needs to be done to put this wonderful document into action. Approve it not just because of the years of work, and countless hours of volunteer time. Proceed because there are incredibly good ideas contained in it, ideas from the people of Cold Spring, your fellow residents and constituents, which will preserve our wonderful lifestyle and help keep Cold Spring both viable and beautiful for the next generation.

Judith Rose
7 Marion Ave
Cold Spring, NY
845-265-2387

From: jgeppner@hotmail.com
To: armstrongmichaeljohn@gmail.com
Subject: RE: Thoughts on Comp Plan?
Date: Tue, 19 Oct 2010 18:36:16 -0400

Mike, yes, thanks for asking. I've been meaning to send you a note about it but I've been a little behind schedule.

My reaction was largely positive and liked the approach and the form it took. I particularly liked the talk about impact as opposed to use, the ideas about Marathon, and the business friendly ideas for Main Street and the village as a whole. Much of it was impressive. But I did have a few concerns.

Here they are, in no particular order...

First, and probably most significantly, I found the language in certain parts of the report--especially in the beginning--to be far too vague to be helpful. Contrast the language in the beginning to a more specific section, like the Marathon section, and you'll see what I mean. There were a number of points which began by saying the village will "Encourage..." some broad principle. Again, I don't remember the exact lines but they existed primarily in the beginning of the report. I can give examples if it would be helpful. In any case, I found a danger in such vague language. The village priorities are not difficult to ascertain and there are strong majorities behind many of them, such as protecting green space for instance. The question, and the art, is in the how -- and this is where the village needs guidance, the very guidance that the comprehensive plan is tasked to offer. In short, the sections that do not propose specific actions are more harmful than helpful because they give a mandate without a road map.

Second, I did not like the strong push toward "historic" consistency throughout the village. Enough bad decisions are currently being made under the heading of "historic" which is ill-defined and a code word for a kind of backwardness. I was glad to see the term limits on the boards, which should lower abuse, but to I still thought the proposal to vet ideas by how well they live up to the historic character of the village to be a bad idea. What is historic? The word whips up excitement among the villagers but what does it mean? Some things should be preserved, yes, but let's be very specific about what those things are. Otherwise we are inviting a host of unintended consequences -- such as scaring away precious business investment.

Third, when you look at the demographics of boat traffic in the area, I believe encouraging boats to dock in the village can possibly make us more closely resemble the worst aspects of Newburgh. Some restrictions on what kind of boat traffic would be helpful. Do we really want lower Main Street to be like Little Stoney Point on a busy weekend?

The last one is more of a personal preference. But the idea of a parking lot of ANY size I find nothing less than maddening. In my view, any car traffic on that very small but beautiful piece of land is too much. And any sane population that didn't suffer from an antipathy to any culture that is not car obsessed and terrified of the slightest amount of physical effort would never even posit such an idea. When I feel strongly about something and want a more reasonable view I often ask my wife what she thinks. She said, "You should always putting a parking lot on your best real estate."

So, yes, I had some reservations about certain parts about the report but given its scope and the number of ideas put forward I thought the number of things I didn't like in it were rather small. I also thought you did an incredible job of putting this thing together, which as I know was an enormous task.

Let me know if you'd like some examples of the first point.

Hope this helps,
James

Attachment A

| BEACON COMPREHENSIVE PLAN - PRIORITY OBJECTIVES | | | | | | | | | |
|-------------------------------------------------|---------------------------------------------|---------------------------------------------------------------|----------------------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|--------------------------------|--------------------------------|--------------------------------------------------|
| | Objective | Supported by Survey | Supported by Visioning Workshops | Time to Completion | Action Steps | Comp. Plan Reference | Responsible Parties | Target | Comments |
| | Open Space Preservation | 2nd highest rank in 'Planning Goals' | yes - in Vision Statement | Open Space Plan – Summer 2007 & ongoing | Form Committee - Feb. 2007; Prioritize University Settlement, Hiddenbrooke, other lands; apply for grants | Chapter II, Objectives C, D, Rec. E.7; Ch. VII, Obj. E, F | Open Space Committee | 100 acres / 5 years | Coordinate with Conservation Advisory Commission |
| | Encourage Growth on Main Street | 3rd in 'Planning Goals' | yes - in Vision Statement | ongoing & Main Street Plan - Mar. 2008 | Form Committee - Mar. 2007; develop plan; amend zoning | Ch. IV, Obj. B; Ch. V, Obj. A; Ch. VIII, Obj. A, C | Main Street Planning Committee | Maximum 5 vacant storefronts | |
| | Main Street Square | no relevant question | yes - in Vision Statement | Square open - 2010; Main Street Plan - Mar. 2008 | | Chapter VIII, Objective C | Main Street Planning Committee | N / A | multiple small parks in the long term |
| | Fishkill Creek Access and Path | access to specific open space areas 3rd in 'Services' | page 16 in Visioning Report; on 'Vision Target Areas' map | Fishkill Creek Corridor Plan – 2008 | Form Committee - Apr. 2007 | Chapter II, Objective C; Ch. VII, Obj. E | Fishkill Creek Committee | 2,000 feet new trail / 5 years | Hudson - Fulton - Champlain Quadricennial 2009 |
| | Parks | 2nd in 'Services'; 5th in 'Planning Goals'; 3rd in Question 3 | yes - in Vision Statement | ongoing | | Chapter VII | Recreation Commission | N / A | staffing needs and/or more volunteers |
| | Waterfront-Main Street Connections | no relevant question | yes - in Visioning Report - page 10 | wayfinding system - 2007 | Form Wayfinding Committee | Chapter V, Rec. D.2; Ch. VIII, Obj. E | City Council & Committee | N / A | |
| | Waterfront / Train Station Area Development | mid-rise or high-rise' ranked lowest (16th) among 'Housing' | yes - 'physical connection' in Vision Statement and on page 10 | Urban design plan - 2010 | Formalize Ad Hoc Committee; develop plan; amend zoning | Ch. IV, Obj. B; Ch. V, Obj. D; Ch. VIII, Obj. E | Committee | 100 new d.u. / 5 years | coordinate with Metro-North and Long Dock |

Comments regarding the Draft 1 version of the Cold Spring Comprehensive Plan

Provided by:
Jean-Pierre and Rita Seibel
7 Main Street
Cold Spring, NY 10516
(347) 853-4173

General:

Great work was executed on the first Draft of the Comprehensive plan. It includes much of the comments and feedback provided by village residents that was provided in the many forums that were provided for input.

The current document could be improved by developing the content to a level of consistency. For example:

- A strategy must be set for Cold Spring. Are we a tourist destination or not? If so, we should move forward with most of the recommendations set forth in this plan. If not, then we should revise the plan to only address the village residence needs. If not resolved, some of the recommendations in this plan are in direct conflict of each other.
- Several of the action steps start with the word 'Consider'. This seems weak for this type of plan. It may add weight to the action to change the wording to 'If possible'. For example; 1.1.2 currently says "Consider including form-based standards . . ." could read "If Possible, include form-based standards for new construction" This type of wording raises the bar on the action. It's easy to not do something and say I considered it. It's much different from me to say it wasn't possible. I would need to provide evidence as to why not. In other cases where something needs to be investigated, use that term, or evaluate, as they carry more weight.
- In some action items the word convenient is used. This also provides a low bar for compliance. As above the word if possible is stronger. Item "1.8.1 Action: Consider incorporating this description as appropriate and convenient into village signage, documents and other uses." This could read "1.8.1 Action: Where possible and appropriate, incorporate this description into village signage, documents and other uses." Change is rarely convenient.

We request the following be included:

- Include the establishment of a marketing plan for Cold Spring on the Hudson.
- Include a plan for the maintenance of the existing bridge and devise at a minimum and emergency 2nd egress plan for lower main.
- Establish and enforce a maintenance policy for the village property between the sidewalks and street.

- Remove the documented limitation of Dockside being open from dawn to dusk. Why improve the area if we are limiting access before we even determine the new use of the area. There is already a law that prohibits loud noise in the area after a certain hour. This should be enough to maintain a peaceful environment.
- Address current flooding of lower Main Street by extending the existing concrete stones on the south side of main and the west side of West street.
- Organize community improvement groups by area – for example lower main, Parrott area, etc.
- Define a standard approach to how existing items will be grandfathered into new codes
- Within the tree protection ordinance, include provisions to ensure that buildings can be protected by the appropriate tree maintenance procedures. For example, an unhealthy tree or limbs that could harm a house or other building by falling on it should be permitted to be removed. This should also include provisions for personal safety such as trees too close to windows that could enable unauthorized access.
- Please provide further details for items 6.1.4, 6.1.6, 6.2.1.
- Provide an explanation of traffic calming bump-outs. Is this the same as a speed bump? I continue to support the concept of speed bumps in the lowest speed areas, such as the bridge over the metro north tracks or in areas where children play.

Scenic Hudson, Inc.

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www.scenichudson.org



October 18, 2010

Mr. Michael Armstrong, Chair
Village of Cold Spring
85 Main Street
Cold Spring, NY 10516

Dear Chairman Armstrong,

Scenic Hudson applauds the work of the Comprehensive Plan Special Board and everyone who has assisted in crafting this vision for the Village. As you may know, Scenic Hudson continues to work with the Village to ensure that Foundry Dock Park and the West Point Foundry Preserve serve as a source of pride for Cold Spring, providing open space and recreational opportunities for residents, and generating economic benefits in a manner that reflects the vision of the community as expressed in the Draft Comprehensive Plan. Our comments regarding the draft comprehensive plan pertain to the Village's waterfront and our parks and the area around them.

Local economy

Based on our staff review of the draft plan, we are pleased that our investment in the Village is consistent with the plan's recommendation--not only for the open space value afforded by these parks, but also by virtue of the fact that our parks promote recreation--and heritage-based tourism that attracts visitors who also shop on Main Street. Therefore, we support the recommendations that encourage visitors to the Preserve and Kemble Estate area to support local businesses.

West Point Foundry Preserve area

Scenic Hudson supports the recommendations that encourage pedestrian corridors and paths to the Preserve from Main Street and other points in the Village. One way a connection between Main Street and the Preserve can be achieved is by encouraging contextually appropriate development on the Marathon site in order to maintain the village fabric.

If the Preserve and Foundry were to be rezoned to recreation as stated in recommendation 7.2.20, Scenic Hudson recommends that permitted uses include business, office, or an inn for example or identify another zoning district that would allow these uses that could add to Village revenue, as stated in a previous recommendation.

Viewshed protection

Scenic Hudson also supports recommendations that seek to protect the magnificent views by

mapping the important viewsheds and considering the adoption of CEA designation for scenic resources and/or the creation of scenic overlay districts with their own special requirements. In Action 3.2.3, the Village can further protect its important viewsheds by adding “building mass, scale, and form, as well as external building materials and earth tone colors” as issues to be considered and ways to mitigate the visual impact.

Incorporating principles of *Revitalizing Hudson Riverfronts* into the plan

Scenic Hudson recently published *Revitalizing Hudson Riverfronts*, an illustrated guide that identifies ways to direct development into existing built areas such as Cold Spring, but further, provides strategies, tools, and techniques for urban design that would result in more sustainable riverfront communities. Scenic Hudson recommends the Village adopt *Revitalizing Hudson Riverfronts* as an appendix to the draft comprehensive plan in order to guide future planning decisions.

For example, the draft comprehensive plan acknowledges that the Village garage results in an incompatible land use near the waterfront and that the site could be used for a higher and greater use. Scenic Hudson supports the relocation of the facility and operations to another site within the Village. We believe that the recommendations in *Revitalizing Hudson Riverfronts* will be a useful guide in identifying appropriate uses and site design for the redevelopment of the garage site.

Local Waterfront Revitalization Program (LWRP)

After some confusion and discussion about the LWRP at the October 14th public hearing, it may be helpful to simply include a recommendation that states the progress of the LWRP process and identify the next steps in the comprehensive plan.

Future Land Use Map

Core to a comprehensive plan is the Future Land Use Map (FLUM). This map identifies, on a broad scale, the communities’ vision for future land use patterns in the community. The FLUM then helps establish the zoning code recommendations, which the Special Board may or may not want to proceed with given the resource constraints. Nonetheless, a FLUM ought to be included in the comprehensive plan.

Implementation strategies

There are many great recommendations and action steps identified in the plan. In order to implement these strategies many communities include a matrix listing the recommendation and its priority by setting an approximate date or range of dates for completion. For example, the goal to draft and adopt a new recreation zoning district could be a mid-range strategy (3-5 years). Attached is a sample from the City of Beacon’s comprehensive plan.

Furthermore, Scenic Hudson agrees that another strategy is to create a Comprehensive Plan Advisory Committee to assist the Village Board in implementation of the comprehensive plan.

Conclusion

Scenic Hudson commends the Comprehensive Plan Special Board for developing a draft plan that, when implemented, should establish Cold Spring as a model Hudson waterfront

community. Thank you for providing this opportunity to comment on the draft comprehensive plan this evening.

Sincerely,

Mark Wildonger, AICP
Planner

Encl. Attachment A

Attachment A

| BEACON COMPREHENSIVE PLAN - PRIORITY OBJECTIVES | | | | | | | | | |
|-------------------------------------------------|---------------------------------------------|---------------------------------------------------------------|----------------------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|--------------------------------|--------------------------------|--------------------------------------------------|
| | Objective | Supported by Survey | Supported by Visioning Workshops | Time to Completion | Action Steps | Comp. Plan Reference | Responsible Parties | Target | Comments |
| | Open Space Preservation | 2nd highest rank in 'Planning Goals' | yes - in Vision Statement | Open Space Plan – Summer 2007 & ongoing | Form Committee - Feb. 2007; Prioritize University Settlement, Hiddenbrooke, other lands; apply for grants | Chapter II, Objectives C, D, Rec. E.7; Ch. VII, Obj. E, F | Open Space Committee | 100 acres / 5 years | Coordinate with Conservation Advisory Commission |
| | Encourage Growth on Main Street | 3rd in 'Planning Goals' | yes - in Vision Statement | ongoing & Main Street Plan - Mar. 2008 | Form Committee - Mar. 2007; develop plan; amend zoning | Ch. IV, Obj. B; Ch. V, Obj. A; Ch. VIII, Obj. A, C | Main Street Planning Committee | Maximum 5 vacant storefronts | |
| | Main Street Square | no relevant question | yes - in Vision Statement | Square open - 2010; Main Street Plan - Mar. 2008 | | Chapter VIII, Objective C | Main Street Planning Committee | N / A | multiple small parks in the long term |
| | Fishkill Creek Access and Path | access to specific open space areas 3rd in 'Services' | page 16 in Visioning Report; on 'Vision Target Areas' map | Fishkill Creek Corridor Plan – 2008 | Form Committee - Apr. 2007 | Chapter II, Objective C; Ch. VII, Obj. E | Fishkill Creek Committee | 2,000 feet new trail / 5 years | Hudson - Fulton - Champlain Quadricennial 2009 |
| | Parks | 2nd in 'Services'; 5th in 'Planning Goals'; 3rd in Question 3 | yes - in Vision Statement | ongoing | | Chapter VII | Recreation Commission | N / A | staffing needs and/or more volunteers |
| | Waterfront-Main Street Connections | no relevant question | yes - in Visioning Report - page 10 | wayfinding system - 2007 | Form Wayfinding Committee | Chapter V, Rec. D.2; Ch. VIII, Obj. E | City Council & Committee | N / A | |
| | Waterfront / Train Station Area Development | mid-rise or high-rise' ranked lowest (16th) among 'Housing' | yes - 'physical connection' in Vision Statement and on page 10 | Urban design plan - 2010 | Formalize Ad Hoc Committee; develop plan; amend zoning | Ch. IV, Obj. B; Ch. V, Obj. D; Ch. VIII, Obj. E | Committee | 100 new d.u. / 5 years | coordinate with Metro-North and Long Dock |

Comments regarding the Draft 1 version of the Cold Spring Comprehensive Plan

Provided by:
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General:

Great work was executed on the first Draft of the Comprehensive plan. It includes much of the comments and feedback provided by village residents that was provided in the many forums that were provided for input.

The current document could be improved by developing the content to a level of consistency. For example:

- A strategy must be set for Cold Spring. Are we a tourist destination or not? If so, we should move forward with most of the recommendations set forth in this plan. If not, then we should revise the plan to only address the village residence needs. If not resolved, some of the recommendations in this plan are in direct conflict of each other.
- Several of the action steps start with the word 'Consider'. This seems weak for this type of plan. It may add weight to the action to change the wording to 'If possible'. For example; 1.1.2 currently says "Consider including form-based standards . . ." could read "If Possible, include form-based standards for new construction" This type of wording raises the bar on the action. It's easy to not do something and say I considered it. It's much different from me to say it wasn't possible. I would need to provide evidence as to why not. In other cases where something needs to be investigated, use that term, or evaluate, as they carry more weight.
- In some action items the word convenient is used. This also provides a low bar for compliance. As above the word if possible is stronger. Item "1.8.1 Action: Consider incorporating this description as appropriate and convenient into village signage, documents and other uses." This could read "1.8.1 Action: Where possible and appropriate, incorporate this description into village signage, documents and other uses." Change is rarely convenient.

We request the following be included:

- Include the establishment of a marketing plan for Cold Spring on the Hudson.
- Include a plan for the maintenance of the existing bridge and devise at a minimum and emergency 2nd egress plan for lower main.
- Establish and enforce a maintenance policy for the village property between the sidewalks and street.

- Remove the documented limitation of Dockside being open from dawn to dusk. Why improve the area if we are limiting access before we even determine the new use of the area. There is already a law that prohibits loud noise in the area after a certain hour. This should be enough to maintain a peaceful environment.
- Address current flooding of lower Main Street by extending the existing concrete stones on the south side of main and the west side of West street.
- Organize community improvement groups by area – for example lower main, Parrott area, etc.
- Define a standard approach to how existing items will be grandfathered into new codes
- Within the tree protection ordinance, include provisions to ensure that buildings can be protected by the appropriate tree maintenance procedures. For example, an unhealthy tree or limbs that could harm a house or other building by falling on it should be permitted to be removed. This should also include provisions for personal safety such as trees too close to windows that could enable unauthorized access.
- Please provide further details for items 6.1.4, 6.1.6, 6.2.1.
- Provide an explanation of traffic calming bump-outs. Is this the same as a speed bump? I continue to support the concept of speed bumps in the lowest speed areas, such as the bridge over the metro north tracks or in areas where children play.