



VILLAGE OF COLD SPRING
85 MAIN STREET, COLD SPRING, NY 10516
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Board of Trustees
Meeting Minutes – November 23, 2021

The Board of Trustees of the Village of Cold Spring held a Workshop on Tuesday, November 23, 2021 via videoconference as per Chapter 417 of NYS Laws of 2021. Present were Mayor Dave Merandy, Trustees Marie Early, Kathleen E. Foley, Frances Murphy and Tweeps Phillips Woods. Also present was John Furst, Village Attorney. D. Merandy called the meeting to order at 6:36 pm.

At 6:36 pm, D. Merandy made a motion to enter into a Closed Session to seek advice of Counsel. M. Early seconded the motion and it passed by a vote of 5-0-0-0. At 6:52 pm, D. Merandy made a motion to exit the Closed Session. M. Early seconded the motion and it passed by a vote of 5-0-0-0.

At 6:53 pm, D. Merandy made a motion to enter Executive Session to discuss the employment history of an individual. K. Foley seconded the motion and it passed by a vote of 5-0-0-0. At 7:01 pm, D. Merandy made a motion to exit Executive Session. K. Foley seconded the motion and it passed by a vote of 5-0-0-0.

At 7:01 pm, D. Merandy made a motion to enter Executive Session to discuss Collective Negotiations. F. Murphy seconded the motion and it passed by a vote of 5-0-0-0. At 7:07 pm, D. Merandy made a motion to exit Executive Session. M. Early seconded the motion and it passed by a vote of 5-0-0-0.

Board Business

D. Merandy made a motion to table agenda item #5 – request to purchase Village owned property at 45 Fair Street stating that he needed more time to consider the request. F. Murphy seconded the motion and it passed by a vote of 5-0-0-0.

Update on Garbage Bids

D. Merandy provided an update on the bids for garbage and recycling collection. A total of three bids were received. The annual costs for garbage and recycling collection (does not include costs for additional services/pick-ups – bulk, Sundays, brush) ranged from \$190,119 to \$650,000 (see attached spreadsheet).

K. Foley commented that a preliminary review with the Village Accountant, Michelle Ascolillo, indicated that the cost differential between the lowest bid and the Villages current costs could be made up in a number of ways, including not hiring a part-time mechanic.

D. Merandy stated that the current administration will hand this off to the incoming administration for finalization.

Highway Department

D. Merandy made a motion to increase the hourly wage of Cory Thomas from \$18.65 to \$22.00 retroactive to October 21, 2021. This is a temporary increase to acknowledge his role as acting Crew Chief in Robert Downey's absence. Salary will revert back to \$18.65/hour upon Mr. Downey's return to active duty. K. Foley seconded the motion and it passed by a vote of 5-0-0-0.

D. Merandy gave an update on a new dump truck, which would be used for sanding the roads during winter weather. The new truck will not be available until Spring 2022. In the meantime, the Village needs to be prepared for inclement weather. Options include:

- Retrofitting existing truck for a 4-yard sander at a cost of approximately \$7,000
- Use a smaller 2-yard sander on an existing truck
- Purchase a used dump truck

K. Foley asked Highway Crew Chief Robert Downey if it is worth investing \$7,000 to retrofit the 2001 truck? She then stated that she has had discussions with Philipstown Town Supervisor Richard Shea. The Town has a surplus truck that the Village could use via an Inter Municipal Agreement (IMA).

Discussion ensued regarding the various available options. R. Downey, after being asked by D. Merandy if the 2001 truck was worth retrofitting, replied that it would be good to have a second truck available.

D. Merandy commented that he would follow up with Philipstown regarding an IMA and the use of a surplus vehicle.

Planning Board Recommendation – 40 Main Street

Matt Francisco, Planning Board Chair, presented the Board's recommendation (attached) regarding parking waivers for a change of use application for 40 Main Street. The applicant is proposing to convert the use from retail to retail/office space. Per the Village Code, 44 parking spaces are required for the location – 7 for the retail spaces and 37 for the office space. The applicant is seeking a waiver for all 44 parking spaces. The Planning Board recommends granting the waivers for the retail aspect of the project (7 spaces less one grandfathered space for a total of 6) and for the applicant to work with the Village Board to find a creative solution to address the additional 37 spaces required.

The applicant has proposed utilizing the Municipal Parking lot Monday –Thursday for a TBD number of spaces (initially proposed at 20 spots) for a fee. The days and hours proposed are times the lot is least utilized.

Discussion followed on the merits and details of the proposal. Key points raised included:

- M. Early asked if 20 spaces/permits would be acceptable? D. Merandy suggested that maybe 30 spaces would be more appropriate.
- Would dedicated spots be required or permits issued allowing permit holders to park anywhere in the municipal lot?
- How would enforcement work if dedicated spots with signage were utilized?

D. Merandy polled the Board members to ask if they were willing to work with the applicant to find a creative solution? All members indicated that they are willing to move forward to find a solution. M. Early added that while she is for finding a solution she is not in favor of dedicating specific spaces in the municipal lot to the applicant.

D. Merandy asked when a decision needs to be finalized? M. Francisco stated that sooner the better. By law, the Planning Board has 60 days from the close of the Public Hearing (Nov. 11, 2021) to finalize its decision.

Approval of Bills: M. Early made a motion to approve Batch # 6264 in the amount of \$147,432.35. D. Merandy seconded the motion and it passed by a vote of 5-0-0-0.

Approval of Minutes

M. Early made a motion to accept the Minutes of the October 21, 2021 meeting as amended. D. Merandy seconded the motion and it passed by a vote of 5-0-0-0

M. Early made a motion to accept the Minutes of the October 21, 2021 meeting as amended. D. Merandy seconded the motion and it passed by a vote of 5-0-0-0

D. Merandy made a motion to accept the Minutes of the November 4, 2021 meeting as submitted. M. Early seconded the motion and it passed by a vote of 5-0-0-0

D. Merandy made a motion to accept the Minutes of the November 9, 2021 meeting as submitted. M. Early seconded the motion and it passed by a vote of 5-0-0-0

Public Comment

Irene Pieza, 6 Paulding Avenue, inquired about an application she had submitted for the use of Mayor's Park by the Boy Scouts. D. Merandy commented that the Recreation Commission would first review the application before submitting it to the Board for final approval.

Adjournment

D. Merandy made a motion to adjourn. M. Early seconded the motion and it passed unanimously. Meeting adjourned at 8:42 pm.

Submitted by: J. Vidakovich

Jeff Vidakovich

Jeff Vidakovich

Date

	AAA Carting	City Carting	Royal Carting	Current Village Costs	Notes
Annual Fee (inclusive of bins)					
Year 1	\$ 650,000.00	\$ 281,940.00	\$ 190,119.00	\$ 167,333.98	Includes employee wages, disposal fees, equipment repairs
Year 2	\$ 700,000.00	\$ 296,037.00	\$ 195,834.00		
Year 3	\$ 750,000.00	\$ 310,839.00	\$ 201,701.40		
Cost Per Refuse Bin					
35 Gallon	\$ 65.00	\$ 264.00	\$ 16.95		
65 Gallon	\$ 65.00	\$ 264.00	\$ 16.95		
95 Gallon	\$ 75.00	\$ 264.00	\$ 19.95		
Cost Per Recycle Bin					
35 Gallon	\$ 65.00	\$ 180.00	\$ 5.00		
65 Gallon	\$ 65.00	\$ 180.00	\$ 5.00		
Additional Services/Collections					
Sunday Morning					City Carting does not P/U on Sundays. Costs are for 2x week collection of public refuse
Year 1	\$ 75,000.00	\$ 19,536.00	\$ 11,653.20	\$ 6,971.59	
Year 2	\$ 80,000.00	\$ 20,513.00	\$ 12,002.79		
Year 3	\$ 85,000.00	\$ 21,539.00	\$ 12,362.87		
Brush					
Year 1	\$ 48,000.00	\$ 130,000.00	\$ 7,484.40	\$ 6,840.14	
Year 2	\$ 52,000.00	\$ 136,500.00	\$ 7,708.93		
Year 3	\$ 55,000.00	\$ 143,325.00	\$ 7,940.19		
Bulk (1x per year)					AAA - Bulk limited to 4 cubic yards; Service currently not supplied by Village
Year 1	\$ 48,000.00	\$ 43,300.00	\$ 7,410.00	\$ -	
Year 2	\$ 52,000.00	\$ 45,465.00	\$ 7,632.30	\$ -	
Year 3	\$ 55,000.00	\$ 47,738.00	\$ 7,861.26	\$ -	
X-Mas Tree (1x per year)					Royal Carting - X-Mas Tree P/U included in annual cost
Year 1	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	

	AAA Carting	City Carting	Royal Carting	Current Village Costs	Notes
Year 2	\$ 6,000.00	\$ 5,250.00	\$ -	\$ -	
Year 3	\$ 7,000.00	\$ 5,512.00	\$ -	\$ -	
Additional Bins - Refuse					
95 Gallon					
Bin	\$ 40.00	\$ 68.00	\$ 19.95		
Collection (annual)	\$ 480.00	\$ 264.00	\$ 239.40		
65 Gallon					
Bin	\$ 40.00	\$ 60.00	\$ 16.95		
Collection (annual)	\$ 480.00	\$ 264.00	\$ 203.40		
35 Gallon					
Bin	\$ 40.00	\$ 60.00	\$ 16.95		
Collection (annual)	\$ 480.00	\$ 264.00	\$ 203.40		
Additional Bins -Recycling					
65 Gallon					
Bin	\$ 35.00	\$ 60.00	\$ 5.00		
Collection (annual)	\$ 420.00	\$ 180.00	\$ 60.00		
35 Gallon					
Bin	\$ 35.00	\$ 60.00	\$ 5.00		
Collection (annual)	\$ 420.00	\$ 180.00	\$ 60.00		
2 Yard Dumpster					
Dumpster	\$ 30.00	\$ 1,200.00	\$ 25.00		
Collection (annual)	\$ 1,560.00	\$ 2,400.00	\$ 1,300.00		

Village of Cold Spring - Planning Board

85 Main Street, Cold Spring, NY 10516
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Dear Mayor Merandy:

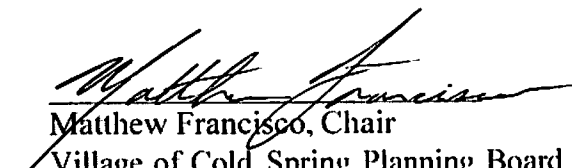
The Planning Board is currently reviewing a site plan review/change of use application for the property located at 40 Main Street, identified as Section 48.12, Lot 2, Block 4 (the "Property"). The Property is owned by 40 Main Street CS, LLC.

The applicant is proposing to renovate the existing building by reconfiguring the existing retail to include a combination of retail and office space. The project does not involve any exterior modifications and the existing footprint of the building will remain the same. The reconfigured building requires a total of forty-four (44) spaces as per the Village's off-street parking requirements set forth in Section 134-18.E(1) of the Village Code. That is seven (7) parking spaces for the retail space, where the retail space consists of approximately 1,068 square feet; and thirty-seven (37) spaces for the office space, which consists of approximately 5,496 square feet. The Applicant is providing zero (0) off-street parking spaces associated with the office aspect and zero (0) off-street parking spaces associated with the retail aspect. The applicant thus seeks a waiver from the Village Board of Trustees, pursuant to Section 134-18.E(7), for all forty-four (44) spaces.

The Planning Board feels the waiver provisions set forth in Section 134-18.E(7) are generally appropriate for the retail aspect of the project. Thus, the Planning Board recommends granting the waiver for six (6) of the seven (7) retail related off-street parking spaces (one space is automatically grandfathered and does not need a waiver).

However, the Planning Board cannot recommend granting a waiver for the remaining thirty-seven (37) office related off-street parking spaces required under the zoning code. The parking spaces associated with an office use will involve longer-term parking with much less carryover to other uses along Main Street. Cars are only permitted to park on Main Street for a maximum of four (4) hours, but an office use will leave cars parked for approximately eight (8) hours. The Planning Board recommends that the Village Board work with the applicant to find a mutually agreeable solution to this off-street parking issue for the office use aspect. For example, the Planning Board has no objection to the applicant's proposed use of the Fair Street municipal lot on Mondays through Thursdays.

Finally, it should be noted that the Planning supports the proposed office use on Main Street, but for resolving this off-street parking issue.


Matthew Francisco, Chair
Village of Cold Spring Planning Board
Dated: November 22, 2021

Cc: Village Clerk
40 Main Street CS, LLC (via Timothy Rasic, Architect)