

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

Trustees Workshop Meeting  
8-18-2020

The Village of Cold Spring Board of Trustees held an online workshop meeting via video conference pursuant to Executive Order 202.1 on Wednesday, August 18, 2020 at 6:30 pm. Present were: Mayor Merandy and Trustees Marie Early, Lynn Miller, Frances Murphy and Steve Voloto.

**RESOLUTION 13-2020 AUTHORIZING SALE OF REAL PROPERTY AT 212 MAIN STREET**

**RESOLUTION OF THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF COLD SPRING AUTHORIZING  
THE MAYOR TO ENTER INTO A CONTRACT FOR THE SALE OF REAL PROPERTY**

The following was presented by Mayor Merandy and seconded by Trustee Murphy on August 18, 2020.

**Roll Call Vote**

<i>Names</i>	<i>Ayes</i>	<i>Noes</i>	<i>Abstain</i>	<i>Absent</i>
<i>Mayor</i> David Merandy	X			
<i>Trustee</i> Frances Murphy	X			
<i>Trustee</i> Marie Early	X			
<i>Trustee</i> Lynn Miller	X			
<i>Trustee</i> Steve Voloto	X			
<b>TOTAL</b>	5	0	0	0

**WHEREAS**, Tania L. Drinnon and Carol S. Drinnon are the owners of the property located at 212 Main Street, Cold Spring, New York (with a tax map identification number of Section 49.5, Block 2, Lot 4 (hereinafter known as the “212 Parcel”) and they have offered to purchase land adjacent to their lot and currently owned by the Village; and

**WHEREAS**, the subject land consists of approximately 368 square feet and it is further described in the description attached as Exhibit “A” (hereinafter the “Village Parcel”); and

**WHEREAS**, the Village Parcel is primarily a front stoop area extending from the 212 Parcel, and the Village Board has declared the Village Parcel as surplus and it is not needed for any municipal use as this Village Parcel is not used for highway purposes, for sewer or water purposes, has no environmental or

recreational or parkland component and is not used for the administration of fire or police purposes;  
and

**WHEREAS**, the sale of this Village Parcel will limit the Village's liability exposure and maintenance responsibilities and said sale will not interfere with the use of the Village sidewalk along Main Street because there is still more than adequate space for pedestrians; and

**WHEREAS**, Tania L. Drinnon and Carol S. Drinnon have offered to purchase the Village Parcel for fair and adequate consideration, which offer price is supported by a recent sale in the Village, which was based on an appraisal report from a New York State Licensed Appraiser; and

**WHEREAS**, the sale price would not be less than \$1,472.00 (ONE THOUSAND FOUR HUNDRED AND SEVENTY-TWO DOLLARS AND NO CENTS); and

**WHEREAS**, the proposed sale of the Village Parcel is an action subject to the State Environmental Quality Review Act ("SEQRA") and the Village Board has determined the sale of this small parcel is an "Unlisted Action" for which the Village has reviewed and completed a Short Environmental Assessment Form pursuant to SEQRA.

**NOW, THEREFORE, IT IS HEREBY:**

**RESOLVED**, that the Village Board declares itself the Lead Agency with respect to the SEQRA review of the sale of the Village Parcel since there are no other agencies that have authority to approve the sale; and let it be further

**RESOLVED**, that the Village Board of Trustees hereby issues a Negative Declaration (see attached) for this proposed action under SEQRA as it will not result in any significant adverse environmental impacts and an environmental impact statement is NOT required; and let it be further

**RESOLVED**, that the Village Board of Trustees hereby determines that the sale of the Village Parcel is in the public interest of the residents of the Village; and

**RESOLVED**, that the Village Board hereby authorizes the Mayor to execute any and all required agreements and documentation to effectuate the sale of the Village Parcel, subject to the review and approval as to form and content by the Attorney for the Village.

**BY ORDER OF THE VILLAGE BOARD OF THE VILLAGE OF COLD SPRING, NEW YORK.**

**RESOLUTION 14-2020 AUTHORIZING SALE OF REAL PROPERTY AT MOFFATT AND HEALY ROADS****RESOLUTION OF THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF COLD SPRING AUTHORIZING  
THE MAYOR TO ENTER INTO A CONTRACT FOR THE SALE OF REAL PROPERTY**

The following was presented by Mayor Merandy and seconded by Trustee Early on August 18, 2020.

**Roll Call Vote**

<i>Names</i>	<i>Ayes</i>	<i>Noes</i>	<i>Abstain</i>	<i>Absent</i>
<i>Mayor</i> David Merandy	X			
<i>Trustee</i> Frances Murphy	X			
<i>Trustee</i> Marie Early	X			
<i>Trustee</i> Lynn Miller	X			
<i>Trustee</i> Steve Voloto	X			
<b>TOTAL</b>	5	0	0	0

**WHEREAS**, Josh J. Meyer resides at 31 Douglas Lane, Cold Spring, New York and has offered to purchase land adjacent to his family's lot (owned by John and Judith Meyer) known as a portion of land located at the intersection of Moffatt Road and Healy Road consisting of two (2) tax lots: 49.6-1-11 and 49.6-2-20 currently owned by the Village; and

**WHEREAS**, the subject lands consist of approximately 0.31 acres and 0.67 acres, totaling 0.98 acres and it is further described in the description attached as Exhibit "A" (hereinafter the "Village Parcels"); and

**WHEREAS**, the Village Board has declared these parcels as surplus and not needed for any municipal use as these Village Parcels are not used for highway purposes, no longer serve or are used as sewer or water purposes, have no environmental or recreational or parkland component and are not used for the administration of fire or police purposes; and

**WHEREAS**, the Parcel identified as 49.6-2-20 is within the Town of Philipstown's Scenic Protection Overlay District (Town Code §175-15) to protect and maintain the rural character; and

**WHEREAS**, the sale of these Village Parcels will limit the Village's liability exposure and maintenance responsibilities; and

**WHEREAS**, Josh J. Meyer has offered to purchase the Village Parcels for fair and adequate consideration, which offer price is supported by the Assessor's fair market value assigned to the Village Parcels on the final 2020 tax roll; and

**WHEREAS**, the sale price would not be less than \$21,500.00 (TWENTY-ONE THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS); and

**WHEREAS**, the proposed sale of the Village Parcels is an action subject to the State Environmental Quality Review Act ("SEQRA") and the Village Board has determined the sale of the small parcels is an "Unlisted Action" for which the Village has reviewed and completed a Short Environmental Assessment Form pursuant to SEQRA.

**NOW, THEREFORE, IT IS HEREBY:**

**RESOLVED**, that the Village Board declares itself the Lead Agency with respect to the SEQRA review of the sale of the Village Parcels since there are no other agencies that have authority to approve the sale; and let it be further

**RESOLVED**, that the Village Board of Trustees hereby issues a Negative Declaration (see attached) for this proposed action under SEQRA as it will not result in any significant adverse environmental impacts and an environmental impact statement is NOT required; and let it be further

**RESOLVED**, that the Village Board of Trustees hereby determines that the sale of the Village Parcels is in the public interest of the residents of the Village; and

**RESOLVED**, that the Village Board hereby authorizes the Mayor to execute any and all required agreements and documentation to effectuate the sale of the Village Parcels, subject to the review and approval as to form and content by the Attorney for the Village.

**BY ORDER OF THE VILLAGE BOARD OF THE VILLAGE OF COLD SPRING, NEW YORK.**

**DISCUSSION ON STATUS OF RESOLUTION 12-2020 THAT RESTRICTED PLACEMENT OF SIGNAGE AND MERCHANDISE ON VILLAGE SIDEWALKS.**

During the discussion it was noted that:

- It is desirable to modify this resolution so as to allow restaurants to place tables on the sidewalks
- The prohibition of signage is no longer needed
- Signage may not be placed further than 3'-0" from the building façade
- The 3'-0" limitation also applies to stoops. An additional 3'-0" from the stoop is NOT permitted.

Trustee Miller made a motion to rescind Resolution 12-2020. Trustee Early seconded and the motion passed unanimously.

**BOARD BUSINESS**

The Mayor has received an email from Jason Angell asking about holding a bike event this fall (similar to that held last year.) Board members noted that a police presence will be required. The Board will review the proposal prior to taking any action.

The Board discussed whether to hold the annual Halloween Parade. During the discussion it was noted that:

- Board consensus is not to hold the parade, but will not make a final decision until September
- Board would like to discourage trick or treating on Parrott Street, but cannot prohibit it
- The customary police presence should be maintained
- Board acknowledges that trick or treating on Parrott Street will occur regardless
- Trustee Miller will poll Parrott Street residents

Trustee Miller noted hearing regular gunshots from behind her property (possibly from the Cold Spring Cemetery.) She has not had a response from the police department.

#### **PUBLIC COMMENT**

Mike Turton (Highlands Current) asked whether the Board has contacted the NYS Parks Department about the increased number of rescues. *Mayor Merandy responded that he has received an email from the NYS PD about this issue and, with the support of Sandy Galef and Nancy Montgomery, a meeting is being planned.*

Mike Turton asked whether the Board has reached any decision about whether to participate with other county municipalities in NYS-mandated police department review and whether OIC Burke has attended any meetings. *Mayor Merandy responded that the Board has not made a decision and was not aware whether OIC Burke has attended any meetings.*

Kathleen Foley, 2 Locust Ridge, thanked the Board for the recent sales of Village property on Main Street noting that this will place these parcels on the tax rolls. She also noted that she attended (via Zoom) the recent County meeting about police department review, but that the audio quality was extremely poor and that she doesn't believe the County's efforts will be useful to the Village.

#### **CODE UPDATE REVIEW**

The Board continued its review of:

- Chapter 108 Streets and Sidewalks
- Chapter 104 Signs
- Chapter 111 Subdivision of Land
- Chapter 118 Taxation
- Chapter 124 Unsafe Buildings
- Chapter 127 Residential Parking Program

**ADJOURNMENT**

Mayor Merandy made a motion to adjourn. Trustee Early seconded and the motion passed unanimously at 8:19 pm.

Submitted by: M. Mell

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Mayor Merandy

Date