

**Village of Cold Spring
Village Board of Trustees
85 Main Street, Cold Spring, New York 10516**

**Workshop Meeting
10/3/17**

The Village of Cold Spring Board of Trustees held a meeting at the Cold Spring Village Hall, 85 Main Street on Tuesday, October 3, 2017 at 7:30pm. Present were Mayor David Merandy and Trustees: Lynn Miller, Marie Early, Frances Murphy, and Steve Voloto.

New Business:

Mayor Merandy made a motion to hire AKRF as the planning/engineering consultants for 126 Main Street and 35 Main Street, as per the HDRB's request. Trustee Early seconded and the motion passed unanimously.

Request from Karen Parks re: discuss installation of stoop and sidewalk at 126 Main Street:

Karen Parks presented drawings of the proposed installation of a stoop and sidewalk at 126 Main Street. The stoop, railings, sidewalk, and building overhangs could all potentially end up on Village property.

Trustee Early asked why the entrance to the building could not be recessed into it, since the Board is currently trying to get rid of the stoops they have. K. Parks stated that, though that is a possibility, the slope of the street will potentially require at least one step into the property.

Trustee Murphy asked if the plan involves doing away with the entrance to the retail space. K. Parks stated that the plan does involve getting rid of the current entrance to the retail space and creating entrances directly from the sidewalk with an accessible paved area along the side of the building.

Trustee Early asked why steps would be required to enter the first floor of the building if the level is to remain the same upon reconstruction. K. Parks stated that the new construction's first floor would be a few inches higher than the existing first floor.

Mayor Merandy stated that he would not allow construction on Village property unless the applicant purchased it.

Trustee Murphy asked if the proposal included a three foot passageway between the new construction and the Silver Spoon. K. Parks stated that the passage would be five feet between the buildings.

Mayor Merandy asked K. Parks to provide the Board with rough sketches of the proposed stoop. She agreed to provide the Board with the requested drawings.

Trustee Early stated that the proposal could be accommodated if the Board agrees to sell the property or authorizes the construction of the stoop.

Trustee Murphy asked what would be in the five foot passageway. K. Parks stated that the proposal is to have a gravel path with paving stones in the passageway.

Resolution 27-2017 Authorizing the Mayor to enter into a contract for the sale of real property:

Mayor Merandy made a motion to authorize the signing of the contract. Trustee Murphy seconded. The motion passed via roll call vote:

Roll Call Vote				
Names	Ayes	Noes	Abstain	Absent
<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			
TOTAL	5	0	0	0

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

WHEREAS, Gail Greet Hannah is the owner of the property located at 66 Main Street, Cold Spring, New York (with a tax map identification number of Section 48.12, Block 2, Lot 22 (hereinafter known as the "66 Parcel") and she has offered to purchase land adjacent to her lot and currently owned by the Village; and

WHEREAS, the subject land consists of approximately 152 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 stoop extending from the 66 Parcel, for which the Village Board has declared 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, Gail Greet Hannah has 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\$ 608.00 SIX HUNDRED AND EIGHT 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 of the contract of sale as to form and content by the Attorney for the Village.

Approval of Minutes:

Mayor Merandy made a motion to approve the 9/5 CSVV meeting minutes. Trustee Murphy seconded and the motion passed unanimously.

Hydroelectric Presentation:

Paul Curran of BQ Energy presented a proposal to install a privately owned hydroelectric turbine system at the Water Treatment Plant in Cold Spring. BQ Energy would sell the electricity generated by the turbine to the Village at a 15% discounted rate, potentially generating \$10,000 per year in savings on energy costs. BQ Energy would own the project & equipment and provide any necessary maintenance. The electricity generated would be sold via a net metering system. The plan does not require an investment from the Village and BQ Energy would handle the development, drafting of legal agreements, and DEC permitting for the project.

The Village would be required to be the lead agency under SEQR and responsible for reviewing plans and issuing necessary building permits. The Board could be involved in talks with the DEC if they so choose. The Board would have to review all legal agreements; BQ Energy would reimburse the Village for that if necessary.

Trustee Miller asked if the proposed project would interfere with the recreational use of the nearby pond. Engineer Gabriel Salas stated that the use of the pond would not be affected.

Trustee Early asked if this is the company's first hydroelectrical project. P. Curran answered that it is.

Trustee Early asked how much the company would make on this project. P. Curran answered that the projected rate of return is between 8% and 9%.

Trustee Voloto asked what impact the project would have on the CCA agreement. A BQ Energy representative answered that he does not foresee a measurable impact.

Mayor Merandy asked if outflow from the sewage plant is being considered for use in the project. P. Curran answered that that has not been considered yet and would be a separate project.

Trustee Murphy asked what brought the company to Cold Spring. P. Curran answered that it makes sense to do a project of this scale locally.

Trustee Miller asked if the development of more similar projects is part of the BQ Energy business plan. P. Curran answered that they do intend to do more projects like this in the future.

Mayor Merandy stated that the Board is interested and they will consider the proposal moving forward.

Public Comment:

Frank Haggerty reported a sidewalk hazard. Mayor Merandy stated that the hazard is on private property. Frank Haggerty also reported that there is an inoperable light on 9D. Trustee Early stated that she would contact Central Hudson.

Beth Sigler stated that the planning/engineering agreement that was passed tonight was an earlier version that did not contain necessary revisions regarding the 35 Main Street proposal, which belongs to her client. Trustee Early stated that she would follow up on the issue tomorrow.

Adjournment:

Mayor Merandy made a motion to adjourn. Trustee Early seconded and the motion passed unanimously. The meeting was adjourned at 8:38pm.

Submitted by Thomas Califano